BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-7346/2021/(178 (PT.) And Other)/M/E Ward/MANKHURD-E/FCC/1/Amend

COMMENCEMENT CERTIFICATE

To,
M/s MAKWISE HOMES LLP, CA to Owner
B 902, lOARDS CHS LTD,
Plot no 35/35A, Sector 15,
CBD, Belapur, Navi Mumbai

Sir,

With reference to your application No. **P-7346/2021/(178 (PT.) And Other)/M/E Ward/MANKHURD-E/FCC/1/Amend** Dated. **30 Apr 2021** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **30 Apr 2021** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **-** C.T.S. No. **178 (PT.), 173, 176 (PT.) & 179 (PT.)** Division / Village / Town Planning Scheme No. **MANKHURD-E** situated at **MANKHURD AGARWADI ROAD** Road / Street in **M/E Ward** Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
   a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
   b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
   c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **A.E.(B.P.)E.S. M Ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 28/11/2024

Issue On : 29 Nov 2023 Valid Upto : 28 Nov 2024

Application Number : P-7346/2021/(178 (PT.) And Other)/M/E Ward/MANKHURD-E/CC/1/New

Remark :

C.C. up to stilt slab level as per approved IOD plans dated 15.09.2023.

Approved By

Exe. Engineer BP ES-I

Executive Engineer

Issue On : 25 Oct 2024 Valid Upto : 24 Oct 2025

Application Number : P-7346/2021/(178 (PT.) And Other)/M/E Ward/MANKHURD-E/FCC/1/New

Remark :

Further C.C. upto 12th floor excluding CC of Flat No. 2 on 12th floor of wing B and restricting further CC of Wing A & wing 'B 'for 13th and 14th floor (restricted for availing installment facility and setback area) as per approved IOD plans dt. 15.09.2023 .

Approved By

Asst.Engineer Bldg Proposal "M"ward

Assistant Engineer (BP)

Issue On : 20 May 2026 Valid Upto : 28 Nov 2026

Application Number : P-7346/2021/(178 (PT.) And Other)/M/E Ward/MANKHURD-E/FCC/1/Amend

Remark :

Further CC is granted upto 18th upper floors for Wing A & upto 17th upper floors excluding CC of Flat No. 1 , & 3 on 17th floor of wing B and restricting further CC of Wing A i.e for 19th and 20th floor & wing 'B' for 18th, 19th & 20th floor (restricted for availing installment facility and for setback area to be handed over to BMC) as per approved Amended plans dt. 10.04.2026, subject to timely renewal of B.G., SWM NOC, Workmen's compensation policy etc., and taking all sorts of precautions/safety measures during construction

along with precautionary measures for air pollution, as proposed

Digitally signed by VIKAS BHASKAR PATIL
Date: 20 May 2026 17:58:27
Organization :Brihanmumbai Municipal Corporation
Designation :Assistant Engineer (BP)

For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal

Eastern Suburb M/E Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.