

**BRIHANMUMBAI MUNICIPAL CORPORATION****FORM 'A'****MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

No P-14887/2023/(258 A)/R/C Ward/BORIVALI-R/C/FCC/3/Amend

COMMENCEMENT CERTIFICATE

To.
Shri. Mahek D. Modi Director of Modis Navnirman
Limited
Shop no 1, Ground Floor, Rashmi Hights, M.G.
Road, Kandivali (w), Mumbai-400067.

Sir,

With reference to your application No. **P-14887/2023/(258 A)/R/C Ward/BORIVALI-R/C/FCC/3/Amend** Dated. **17 Feb 2023** 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 **17 Feb 2023** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **0** C.T.S. No. **258 A** Division / Village / Town Planning Scheme No. **BORIVALI-R/C** situated at **Mahashmardini Mandir Road** Road / Street in **R/C 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. **JAGANNATH SHRIRAM GAVHANE** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Issue On : 18 Dec 2023

Valid Upto : 17 Dec 2024

Application Number : P-14887/2023/(258 A)/R/C
Ward/BORIVALI-R/C/CC/1/New

Remark :

This C.C. is granted for work upto plinth level only, as per approved IOD plans dtd 27.09.2023.

Approved By
Exe.Engr.(BP)WS-II R-1
Executive Engineer

Issue On : 10 Apr 2024

Valid Upto : 09 Apr 2025

Application Number : P-14887/2023/(258 A)/R/C
Ward/BORIVALI-R/C/FCC/1/New

Remark :

This C.C. is granted and further extended for building consisting of Wing 'A' & 'B' comprising of (Part) Ground Floor + (Part) Stilt + 1st Floor + 2nd & 3rd Podium floor + Amenity floor + 1st to 6th upper floors as per approved IOD plan dtd 27.09.2023 by restricting the work of 7th upper floor.

Approved By
SWAPNIL B. PATIL AE BP R-II
Assistant Engineer (BP)

Issue On : 16 Apr 2025

Valid Upto : 15 Apr 2026

Application Number : P-14887/2023/(258 A)/R/C
Ward/BORIVALI-R/C/FCC/1/Amend

Remark :

This C.C. now re-endorsed for building consisting of wing 'A' & 'B' comprising of (part) Ground floor + (Part) Stilt + 1st floor + 2nd & 3rd Podium Floor + Amenity floor + 1st to 6th upper floors as per approved Amended Plan dtd. 28/03/2025

Approved By

SWAPNIL B. PATIL AE BP R-II

Assistant Engineer (BP)

Issue On : 29 May 2025

Valid Upto : 28 May 2026

Application Number : P-14887/2023/(258 A)/R/C
Ward/BORIVALI-R/C/FCC/2/Amend

Remark :

This C.C. is granted and further extended for building comprising of Wing A & B comprising of wing – A (Part) Ground floor + (Part) Stilt + 1st Floor + 2nd & 3rd Podium floor + Amenity floor + 1st to 14th upper floors & Wing B (Part) Ground floor + (Part) Stilt + 1st Floor + 2nd & 3rd Podium floor + Amenity floor + 1st to 13th upper floors as per approved amended plan dated 23.05.2025

Approved By

SWAPNIL B. PATIL AE BP R-II

Assistant Engineer (BP)

Issue On : 02 Feb 2026

Valid Upto : 17 Dec 2026

Application Number : P-14887/2023/(258 A)/R/C
Ward/BORIVALI-R/C/FCC/3/Amend

Remark :

This CC is granted and further extended for building comprising of Wing 'A' & 'B' comprising of Wing-A (Part) Ground Floor + (Part) Stilt + 1st Floor + 2nd & 3rd Podium floor + Amenity floor + 1st to 17th upper floors + LMR + OHT & Wing-B Ground Floor + (Part) Stilt + 1st Floor + 2nd & 3rd Podium floor + Amenity floor + 1st to 17th upper floors+ LMR + OHT as per Amended Plans approved on 09/01/2026.



Digitally signed by JAGANNATH SHRIRAM GAVHANE
Date: 02 Feb 2026 15:27:22
Organization : Brihanmumbai Municipal Corporation
Designation : Assistant Engineer (BP)

For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Cc to :

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

Assistant Engineer . Building Proposal

Western Suburb II R/C Ward Ward

