

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/ 9402 /BSI/WS/AH/AK of

COMMENCEMENT CERTIFICATE

28 JUL 2009

This I.O.D./G.C. is issued subject to the provision of Urban Land Ceiling and Regulation Act, 1976

To,
M/S Patel Engineering Ltd.

Sir,

With reference to your application No. 1858 dated 14/07/2008 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 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of commercial bldg. CTS No. 216-A, B & C at premises at Street Patel Estate Rd. village Bandivali plot No. situated at Jogeshwari (W). in W/W Ward.

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

1. The land vacated in 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 & 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 42 of 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 N. S. LALAJI Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 27 JUL 2010

This Commencement certificate is for carrying out the work upto top of Basement as per phase I of Phase programme approved on date 21/07/09.

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

Executive Eng. Building Proposals

(Western Subs.) 'H/East', 'H/West' & 'K/East', 'K/West' /Wards

FOR

MUNICIPAL CORPORATION OF GREATER MUMBAI

TRUE COPY

For
SP ASSOCIATES
ARCHITETS ENGINEERS

RECEIPT NO.: 0132256

Receipt/SAP Doc No: 1003168277

BRIHANMUMBAI MAHANAGAR PALIKA

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WARD

D.P. DEPARTMENT

Receipt/SAP Doc No: 1003168277

Reference No: CHE/BP/9919/18

Date: 15.01.2018

Collection at: 4110 (H (West) Ward)

Received From : M/S PATEL ENGINEERING CO. LTD

Address:

State Name: MAHARASHTRA

State Code:

PAN No.:

GST No.: 27AAALM0042L3Z4

UIN No.:

Place of Supply: Mumbai, Maharashtra

Registered:

Building UID No. :

Sr. No.	HSN Code	Activity Code	Description of Activity
1	999119	999119	Revalidation Fees
2	999111	999111	Fines

TOWARDS	AMOUNT (Rs.)	CHQ/DD/PO DT	CH/DD/PO NO	BANK NAME	BRANCH NAME
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Cheque Received Subject to Realisation

RECEIPT NO.: 132257

Receipt/SAP Doc No: 1003168277

BRIHANMUMBAI MAHANAGAR PALIKA

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TOWARDS	AMOUNT (Rs.)	CHQ/DD/PO DT	CH/DD/PO NO	BANK NAME	BRANCH NAME
Revalidation Fees 11	19,800.00	10.01.2018	594288	KOTAK MAHINDRA	NARIMAN POINT
Fines 11	89,100.00	10.01.2018	594288	KOTAM MAHINDRA	NARIMAN POINT
TOTAL	108,900.00				

Amount in Words: (ONE LAKH EIGHT THOUSAND NINE HUNDRED RUPEES ONLY)

Remarks: CE/9402/WS/AK

Received By
Cash Receiving Clerk

Net Amount	CGST	SGST	UTGST	IGST	Gross Value
108,900.00	0.00	0.00	0.00	0.00	108,900.00

PAN NO.: AAALM0042L

FOR BRIHANMUMBAI MAHANAGAR PALIKA

GST NO.: 27AAALM0042L3Z4

Common Seal

Checked by

Auth

gnatory

Regd. Office: Mumbai

(Terms and Conditions)

E.&O.E.

Cheque Received Subject to Realisation



To,

Date :

The Sub Engineer,

Building proposal

W.S./ K/WN-2 Wards,

Mumbai Municipal Corporation,

R.K. Patkar Road, Bandra, (W),

Mumbai – 400 050.

Sub. : Proposed Commercial building on plot bearing C.T.S.No. 216-A, B & C of Village Bandivali at Patel Estate Road, Jogeshwari (W.), Mumbai.

Ref. : CE/9402/WS/AK

- | | | |
|---|---|---|
| 1. File No. | : | CE/9402/WS/AK |
| 2. Details of Proposal | : | Proposed Commercial building on plot bearing C.T.S.No. 216-A, B & C of Village Bandivali at Patel Estate Road, Jogeshwari (W.), Mumbai. |
| 3. Name of the Owner | : | M/s. Patel Land Developers Ltd. |
| 4. Date of I.O.D. | : | 16/03/2009 |
| 5. Date of C.C. | : | 28/07/2009 |
| 6. Progress of work | : | |
| 7. Date of expiry of C.C. / last revalidation | : | 16/03/2015 |
| 8. Revalidation fees details | : | 27/07/2015 to 27/07/2018 |
| a. Paid before due before date on | : | 27/07/2018 |
| b. Amount due | : | |
| i. Revalidation Fees | : | Rs. 19,800/- |
| ii. Penalty for late payment | : | Rs. 89,100/- |
| iii. Total Amount paid | : | Rs. 1,08,900/- |
| c. Receipt No. | : | |

The above details are verified by me and are correct; kindly revalidate the above proposal for further period of 1 year.

Yours faithfully,

For M/s. Spaceage Consultants
(Licensed Surveyor)



MUNICIPAL CORPORATION OF GREATER MUMBAI

Demand Note Details

File No. : CE/9402/WS/AK **Demand Note** : CHE/BP/9919/18
Applicant Name : M/S. PATEL ENGINEERING CO.LTD **Generated On** : 15/01/2018
Architect : PARAG PADMAKAR MUNGAL **Ward** : K/W Ward
Property Address : Plot No.: - , CS CTS : 216A,216B & 216C , Road/Street Name: PATEL ESTATE
ROAD , TP Scheme : - , Division / Village : BANDIVALI-KW , Gut No. : - , FP No. : -

Charges Head	GL Code	Fund Code	Department Code	Fund Centre	Function Code	Amount in (Rs.)
Building Permission						
1. Revalidation charges (Normal Fees)	140402700	11	37	2002376601	11106000000	19,800.00
2. Fines and Penalties	140200200		-	2002376601		89,100.00
Grand Total :						108,900.00

In Words

Rupees One Lacs Eight Thousand Nine Hundred Only

Note: Charges in Rupees

(Valid for 1 Month)

Date : 15/01/2018

Municipal Corporation of Greater Mumbai

* Instruction for Online Payments - Payment gateway provider will levy additional convenience charge/ surcharge for each online transaction. Please keep note of it while making e-Payments.

