



## SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/3104/MW/STGL/AP **17 JAN 2015**

### COMMENCEMENT CERTIFICATE

TO,

SALE BLDG.

M/s. Spenta Housing Corporation,

3, A/B, Rajabhadur Mansion,  
20, Ambalal Doshi Marg, Fort,  
Mumbai 400 023.

Sir,

With reference to your application No. 7098 dated 13/02/2014 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. -

C.T.S. No. 343(pt)

of village Chembur,

T.P.S. No. -

ward M/West

Situated at Lal Dongar, Tal. Kurla, Sion-Trombay Road,  
Chembur, Mumbai 400 071.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. SRA/ENG/1306/MW/STGL/LOI dt. 22.09.2011  
IDA U/R No. SRA/ENG/3104/MW/STGL/AP dt. 13.03.2014  
and on following conditions.

1. The land vacated in consequence of 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 reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced 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 C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
  - (c) The C.E.O. (SRA) 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 and 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 C.E.O. (SRA) has appointed Shri. P. B. Bandgar

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to Plinth level for part portion of sale building  
i.e. to wing 'A' to 'D' as marked as "A to Y" with basement marked  
as "L-M-S" as per hatched in red colour as shown on plan at  
pg. 489 as per approved plans dtd. 13.08.2014

For and on behalf of Local Authority  
The Slum Rehabilitation Authority  
  
Executive Engineer (SRA) E.S.  
FOR  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

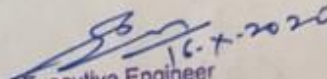
SRA/ENG/3104/MW/STGL/AP - 6 OCT 2020

This C.C. is further extended upto full height i.e. upto top of 23rd upper floor including LMR & OHWT to Wing 'E' of Sale Building as per approved amended plans dtd. 28/05/2019.

  
06.7.2020  
Executive Engineer  
Slum Rehabilitation Authority

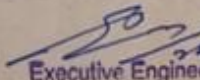
SRA/ENG/3104/MW/STGL/AP 16 OCT 2020

This C.C. is re-endorsed as per approved amended plans dated 16/10/2020 of Sale Building.

  
16.7.2020  
Executive Engineer  
Slum Rehabilitation Authority


SRA/ENG/3104/MW/STGL/AP 24 NOV 2020

This C.C. is further extended upto 6th upper floor to wing 'F' of sale building as per approved amended plan dated 16/10/2020.

  
24.11.2020  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/3104/MW/STGL/AP 15 APR 2021

This C.C. is Re-endorsed for wing 'A' to 'I' and grant plinth C.C. to wing 'J' & 'K' alongwith basement underneath and extend C.C. upto 15th floor to wing 'F' and restrict the C.C. of wing 'E' upto 15th floor of sale Building as per approved amended plans dtd. 04/03/2021.

  
15/04/2021  
Executive Engineer  
Slum Rehabilitation Authority  
M/W