

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

No: CHE/ES/2036/T/337(NEW) **15 OCT 2016**  
**COMMENCEMENT CERTIFICATE**

To,

✓ **M/s. Lohitka Properties L.L.P. C.A. to owner**

Sheth House, Next to Dindoshi Fire Station,  
Gen. A.K.Vaidya Marg, Malad(East),  
Mumbai-400097

Sir,

With reference to your application No. **2083** dated **25.07.2016** for development permission and grant of Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 Proposed building No.10 on property bearing C.T.S.No. 514, 531(pt.), 531/1 to 14, 532A and 534 of village Nahur at L.B.S.Marg, Mulund(West), 'T' Ward,

The Commencement Certificate / Building Permit is granted subject to compliance of conditions mentioned in Layout approval u/no. **CE/521/BPES/LOT** dated 15/02/2006 and IOD u/no **CHE/ES/2036/T/337 (NEW)** dated **15 OCT 2016** and 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.
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 Municipal Commissioner of 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 condition subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner of 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 appellant 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 Town Planning Act, 1966.
7. This CC shall be re-endorsed after obtaining IOD for work beyond plinth.
8. 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.

Municipal Commissioner of Greater Mumbai has appointed **Shri.A.G.Tambewagh, Executive Engineer (Building Proposal) E.S.II** to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto 14 OCT 2017 and restricted for the work upto top of plinth.



**Executive Engineer  
(Building Proposal)E.S.II  
For  
MUNICIPAL CORPORATION GREATER  
MUMBAI**



# MUNICIPAL CORPORATION OF GREATER MUMBAI

## FORM 'A'

### MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/2036/T/337(NEW)/CC/1/New

#### COMMENCEMENT CERTIFICATE

To.

M/s Lohitka Properties LLP CA to Owner  
Ground & 3rd floor, Prius Infinity, Paranjape B  
Sceme, Subhash Road Vile Parle (East), Mumbai -  
400 057.

Sir,

With reference to your application No. **CHE/ES/2036/T/337(NEW)/CC/1/New** Dated. **07 Dec 2018** 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 **07 Dec 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 1 C.T.S. No. **514, 531(pt), 531/1 to 14, 532A & 534** Division / Village / Town Planning Scheme No. **NAHUR - T** situated at **LBS Marg** Road / Street in **T 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. **Executive Engineer (BP) ES II** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 6/12/2020

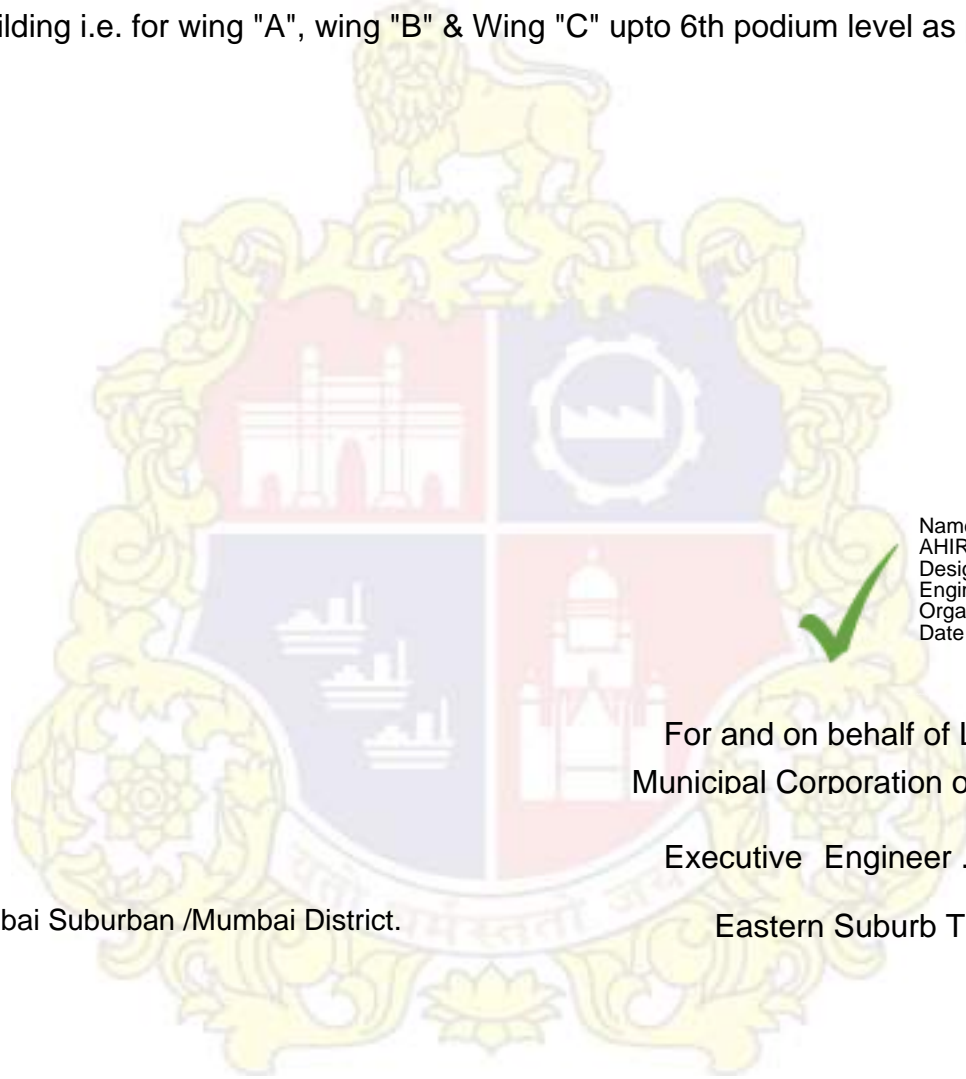
Issue On : 07 Dec 2019

Valid Upto : 06 Dec 2020

Application Number : CHE/ES/2036/T/337(NEW)/CC/1/New

Remark :

plinth C.C. for entire building i.e. for wing "A", wing "B" & Wing "C" upto 6th podium level as per approved plan dt. 21.11.2019



Name : LOTAN SUKADEO  
AHIRE  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 07-Dec-2019 17: 27:19



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

Executive Engineer . Building Proposal

Eastern Suburb T Ward Ward

Cc to :

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

AKR/3051/2020

Date: 24<sup>th</sup> November, 2020

To,  
**The Sub Engineer**  
2nd Floor, Building Proposal,  
L.B.S. Marg, Papar Mill Compound,  
Vikhroli-(w), Mumbai.

- Name of the owner: - M/s. Lohitka Properties LLP CA to Owner
1. File No.: - **CHE/ES/2036/T/337(NEW)**
  2. Details of proposal: - : Proposed Building No.10 on plot bearing CTS No. 514, 531(pt), 531/ 1 to 14, 532A(pt) & 534 of village Nahur Mulund (west).
  3. Date of I.O.D.: - 15.10.2016.
  4. Date of C.C.: - 15.10.2016
  5. Progress of work :- stilt + 3<sup>rd</sup> podium for wing A & B
  6. Date of expiry of I.O.D. / C.C. / last revalidation 14.10.2020
  7. Revalidation fee details;  
A) Paid before / after due on **14.10.2020**  
B) Amount due  
i) Revalidation fee 8,560/-  
ii) Penalty for late payment NIL  
iii) Total amount paid 8,560/-

The above details are verified by me and are correct. You are now requested to revalidate the C.C. upto **15.10.2021.**

Thanking you,  
Yours faithfully,  
**For Aakar Architects & Consultants**

Ameet Ganpatrao Pawar

Digitally signed by Ameet Ganpatrao Pawar  
DN: cn=Ameet Ganpatrao Pawar, o=Aakar Architects & Consultants, ou=Maharashtra,  
2.5.4.20=a5e755e0f8f4d88c794c09627e78505ab717db5d153d  
aead2a30fde55e1e1,  
serialNumber=991218e92c5407a23076c47f93433e7a2636fcb350  
9ecce26286c756b7e01, cn=Ameet Ganpatrao Pawar  
Date: 2020.11.26 12:23:33 +05'30'

**Architect**  
**Ameet G. Pawar**  
**(Lic. No. CA/2004/34543)**

Transaction Status  
Payment Received

Receipt Number	: CHE/BP/46396/20	Receipt Date	: 30-Nov-20
Reference Number (Challan Number)	: CHE/BP/46396/20	File Number	: CHE/ES/2006/T/0337(NEW)
Transaction Number	: VBO19514687079		
Received From	: M/s Lohika Properties LLP	Architect / L.S. Name	: AMEET GANPATRAO PAWAR
Received Address	: Ground & 2nd floor, Pirus Infinity, Panajape B Scheme, Subhash Road Vile Parle (East), Mumbai - 400 057.		
Address	: MCGM	GST Number	: 27AAALM0042L324
State Name	: MAHARASHTRA	UIN Number	: —
State Code	: 27	Place of Supply	: Mumbai, Maharashtra
PAN Number	: —	Registered	: No

Sr. No.	Activity	Description	Net Amount (INR)	CGST	SGST	IGST	Gross Value (INR)	Mode of payment	Transaction Details
1	CHE/BP/46396/20	Payment against challan generated	8,560.00	—	—	—	8,560.00	Online	Transaction No - VBO19514687079 Date - Bank -

Amount in Words : Rupees Eight Thousand Five Hundred Sixty Only

\* Note - If Paid by Cheque, then it is Subject to Realisation.