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Sign BSB
26.10.17



Slum Rehabilitation Authority

No. SRA/ENG/2672/MW/ML/AP

Date :- **25 OCT 2017**

To,
Mukesh Bahadur of
M/s. Consultants Combined.
B-101, Manek Kunj (Meghwadi),
Dr. S.S.Rao Raod, Lalbaug,
Mumbai-400 012.

Sub: Amended IOA of Sale bldg. under slum rehabilitation scheme on plot bearing CTS No. 23(pt), 24(pt), 25, 26(pt), 27(pt), 97(pt), 98, 99, 100(pt), 101(pt), 102(pt) & 112(pt) of village Borla, at Khardev Nagar, N.G. Acharya Marg, Chembur (East), Mumbai, for :- "Sant Gadge Maharaj CHS Ltd."

Ref: Your proposals submitted vide letter dtd. - 15/06/2017

Gentleman,

With reference to above, the amended plans submitted by you for the Sale building are hereby approved by this office subject to following conditions.

1. That all the conditions mentioned in LOI under No. SRA/ENG/1401/MW/ML/LOI, dated 29/07/2011 & 12/04/2016 shall be complied with.
2. That all the conditions mentioned in IOA under No. SRA/ENG/2672/MW/ML/AP, dated 30/09/2011 and amended on 20/04/2016 shall be complied with.
3. That the revised NOC from E.E. (T & C) of MCGM for parking layout shall be submitted.

One set of amended plans is returned herewith as token of approval.

Your's faithfully

Seah

25.10.17
Executive Engineer- III
Slum Rehabilitation Authority

[Signature]
23.10.17
S.E. (SRA)-M/W

[Signature]
25.10.17
A.E. (SRA)-M/W

No. SRA/ENG/2672/MW/ML/AP

COMMENCEMENT CERTIFICATE

SALE BUILDING

TO,

M/s. Balan & Chheda Developers Pvt.Ltd.
83, N.G. Acharya Marg, Chembur (E),
Mumbai-400 071.

25 FEB 2014

Sir,

With reference to your application No. 888 dated 04/08/2011 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. ~~22(pt.), 23(pt.), 24(pt.), 25(pt.), 26(pt.), 27(pt.), 97(pt.)~~
~~98(pt.), 99, 100(pt.), 101(pt.), 102(pt.) & 112(pt.)~~

of vilage Borla T.P.S. No. _____

ward M/W Situated at Khardev Nagar, N.G. Acharya Marg,

Chembur (E), Mumbai.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI

U/R No. SRA/ENG/1401/MW/ML/LCI dt. 29/07/2011

IDA U/R No. SRA/ENG/2672/MW/ML/AP dt. 30/09/2011

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 and on behalf of Local Authority
The Slum Rehabilitation Authority

P. Bandgar 24/2/2014
Executive Engineer (SRA) (E.S.)
FOR

CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

P. Bandgar 24/2/2014
Executive Engineer
Slum Rehabilitation Authority

copy to ① Asst m/c m/w ward
② off m/w m/w ward
S.E. (SRA) A.E. (SRA.)
24-02-14 24/02/14

ISSUED
SIGN

SRA/ENG/2672/mw/ml/AP 22 JUL 2014

This c.c. is further extended up to top slab of 16th upper floor of the proposed Sale building as per approved plans dt. 30/09/2011.

[Signature]
22-07-2014
S.E.(S.R.A.) A.E.(S.R.A.)

[Signature]
Executive Engineer
Slum Rehabilitation Authority

ISSUED
SIGN

SRA/ENG/2672/mw/ml/AP 2 SEP 2018

This c.c. is re-endorse cum extended full RCC work from 17th to 19th upper floors including O.H. Tank & Lift machine Room by restricting Brick work for the same of the proposed Sale Bldg. as per approved amended plans dt. 20/04/2016.

ISSUED
SIGN

[Signature]
12/09/16
S.E.(S.R.A.) A.E.(S.R.A.)

[Signature]
12/09/16
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2672/mw/ml/AP 26 OCT 2017

This is continuation with above, this cc is re-endorse and further grant full cc for the entire work as per approved amended plans dt. 25/10/2017.

[Signature]
25.10.17
S.E.(S.R.A.) A.E.(S.R.A.)

[Signature]
25.10.17
Executive Engineer
Slum Rehabilitation Authority