



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-97/1319/2026/FCC/7/Amend

Date : 09 October, 2026

To

Ten x Realty Limited And CRD
Realtors Pvt. Ltd .

Pokharan road no.1, Jekegram,
Thane - 400616.

Sub : Proposed redevelopment of on plot bearing C.T.S. No.C.T.S.No.418/A(pt), 418/24to38(pt), 418/45to62, 76to79, 93to117,136to167, 223to225, 230to293, 322to365, 445to465, 461, 500to536, 549to550, 552to553, 556to564, 573to589, 594, 608, 615to628 Village Bandra (E), Nirmal Nagar, Mumbai -400051.

Dear Applicant,

With reference to your application dated 19 January, 2024 for development permission and grant of Further 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 to **Proposed redevelopment of on plot bearing C.T.S. No.C.T.S.No.418/A(pt), 418/24to38(pt), 418/45to62, 76to79, 93to117,136to167, 223to225, 230to293, 322to365, 445to465, 461, 500to536, 549to550, 552to553, 556to564, 573to589, 594, 608, 615to628 Village Bandra (E), Nirmal Nagar, Mumbai -400051..**

The Commencement Certificate/Building permission is granted 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.
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. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. 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 laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
 - 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 VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA 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 IOA 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.

VP & CEO / MHADA has appointed Shri. Rupesh M. Totewar, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 22 January, 2027

Issue On : 23 January, 2024

Valid Upto : 22 January, 2025

Application No. : MH/EE/(BP)/GM/MHADA-97/1319/2024/CC/1/New

Remark :

This part C.C. is granted upto plinth, as per approved plans dtd. 19.12.2023, for ht. upto 0.30 mt. above Ground i.e 1st Basement + 2nd Basement + Plinth level for Rehab Towers A and B & 3rd Basement + 2nd Basement + 1st Basement + Plinth level for Sale Towers 1, 2, 3 and basement appurtenant thereto only) as marked 'A, B, C, D' & 'L, M, N, O, P') on plan at page 1763.

Note:- (Existing 13.40 m. wide layout road & proposed realigned 13.40 m. wide road as shown in approved plan should be kept intact, No excavation below road is allowed till conditions No. 20 of IOA dtd. 19.12.2023 is complied)

Issue On : 09 May, 2024

Valid Upto : 22 January, 2025

Application No. : MH/EE/(BP)/GM/MHADA-97/1319/2024/FCC/1/New

Remark :

This Part CC is granted upto plinth level ht. upto 0.30 mt. (i.e 3rd Basement + 2nd Basement + 1st Basement + Plinth level for Sale Towers 04) as marked 'N,O,P,Q, & R' on plan at page 1763, this Plinth CC area is not included in existing road, as per approved plans dtd. 19.12.2023.

Note:- (Existing 13.40 m. wide layout road & proposed realigned 13.40 m. wide road as shown in approved plan should be kept intact, No excavation below road is allowed till conditions No. 20 of IOA dtd. 19.12.2023 is complied)

Note:- That the Guidelines for reduction of Air Pollution issued by Chief Engineer(D.P.) BMC dt. 15/09/2023 & Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 shall be strictly followed on Site.

Issue On : 19 December, 2024

Valid Upto : 22 January, 2025

Application No. : MH/EE/(BP)/GM/MHADA-97/1319/2024/FCC/1/Amend

Remark :

This plint CC is re-endorsed as per approved amended plan dated.11.12.2024 and Part CC granted upto plinth level ht. 0.30 mt. (i.e 3rd Basement + 2nd Basement + 1st Basement + Plinth level for Sale Towers 5 & 6 and basement appurtenant thereto only) as marked 'S-T-U-V) on plan at page 1763.

Note:- (Existing 13.40 m. wide layout road & proposed realigned 13.40 m. wide road as shown in approved plan should be kept intact, No excavation below road is allowed till conditions No. 20 of IOA dtd. 19.12.2023 is complied)

Note:- That the Guidelines for reduction of Air Pollution issued by Chief Engineer(D.P.) BMC dt. 15/09/2023 & Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 shall be strictly followed on Site.

Issue On : 22 May, 2025

Valid Upto : 22 January, 2026

Application No. : MH/EE/(BP)/GM/MHADA-97/1319/2025/FCC/2/Amend

Remark :

This plinth CC granted upto plinth level ht. upto 0.30 mt. (i.e 2nd Basement+ 1st Basement + Plinth level for Rehab Towers C) as per approved plans dtd. 11.12.2024.

Note:- (Existing 13.40 m. wide layout road & proposed realigned 13.40 m. wide road as shown in approved plan should be kept intact, No excavation below road is allowed till conditions No. 20 of IOA dtd. 19.12.2023 is complied)

Note:- That the Guidelines for reduction of Air Pollution issued by Chief Engineer(D.P.) BMC dt. 15/09/2023 & Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 shall be strictly followed on Site.

Issue On : 25 August, 2025

Valid Upto : 22 January, 2026

Application No. : MH/EE/(BP)/GM/MHADA-97/1319/2025/FCC/3/Amend

Remark :

This C.C. is now further extended for Rehab Tower 'A' upto top of 23rd upper residential floors { i. e. building comprising of 2 nos. Basements +Ground floor + 1st to 23rd upper Residential floors + LMR/OHT as per approved Amended plans vide letter no. MH/EE/(BP)/GM/MHADA 97/1913/2024 dt. 11.12.2024}.

Note:- (Existing 13.40 m. wide layout road & proposed realigned 13.40 m. wide road as shown in approved plan should be kept intact, No excavation below road is allowed till conditions No. 20 of IOA dtd. 19.12.2023 is complied)

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dtd. 15/09/2023, Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

Issue On : 06 March, 2026

Valid Upto : 22 January, 2027

Application No. : MH/EE/(BP)/GM/MHADA-97/1319/2026/FCC/4/Amend

Remark :

This plinth CC is Re-endorsed as per approved plan dated.10.02.2026 and CC granted upto plinth level ht. upto 0.30 mt. (i.e 3rd Basement + 2nd Basement + 1st Basement + Plinth level for Sale Towers 07 & 08) and basement appurtenant there to only as marked U-V1-W-X-Y-Z) on plan at page 1763.

Note:- (Existing 13.40 m. wide layout road & proposed realigned 13.40 m. wide road as shown in approved plan should be kept intact, No excavation below road is allowed till conditions No. 20 of IOA dtd. 19.12.2023 is complied)

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dtd. 15/09/2023, Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

Issue On : 05 May, 2026

Valid Upto : 22 January, 2027

Application No. : MH/EE/(BP)/GM/MHADA-97/1319/2026/FCC/5/Amend

Remark :

This Full C.C. up to terrace level for Rehab tower B (i.e. Top of 22nd upper floor + LMR/OHT) & Sale tower number - 01 (i.e. Top of 22nd upper floor + LMR/OHT) as per approved plan dated.10.02.2026.

Note: The work of realigned 13.40 m wide layout road can be taken up

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC/vide No. 214 & 14449 dt.15/09/2023 Hon'ble Municipal Commissioner (BMC) vide No. 1102 dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 and Municipal Commissioner (BMC) vide No. 6526 dtd. 13.05.2025 shall be strictly followed on site.

Issue On : 29 June, 2026

Valid Upto : 22 January, 2027

Application No. : MH/EE/(BP)/GM/MHADA-97/1319/2026/FCC/6/Amend

Remark :

This FCC is granted for sale tower 2 from ground to 20th floors & sale tower 3 from stilt to 14th floors, for Rehab tower A & B (i.e. top of 23rd upper floors + LMR/OHT) & Sale tower1 (i.e. top of 23rd upper floors + LMR/OHT) as per approved plan dated.10.02.2026.and this revokes the earlier issued Plinth CC for sale towers 5 & 8 for the portion affected by diversion of existing 13.4m wide layout road as per plan here marked attached in console.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC/ vide No. 214 & 14449 dt.15/09/2023 Hon'ble Municipal Commissioner (BMC) vide No. 1102 dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 and Municipal Commissioner (BMC) vide No. 6526 dtd. 13.05.2025 shall be strictly followed on site.

Issue On : 09 October, 2026

Valid Upto : 22 January, 2027

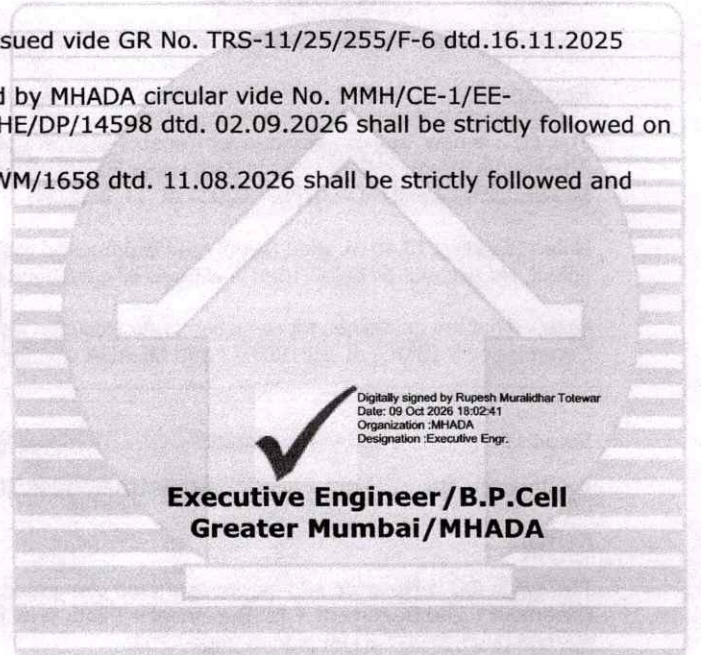
Application No. : MH/EE/(BP)/GM/MHADA-97/1319/2026/FCC/7/Amend

Remark :

This full CC is granted for Rehab tower C from ground to 23rd floors (i.e. top of 23rd upper floors + LMR/OHT) as per approved plan dated.10.02.2026.

Note:- 1. The guidelines regarding Tree within the plot issued vide GR No. TRS-11/25/255/F-6 dtd.16.11.2025 shall be followed/comply, if applicable.
2. That the guidelines for reduction of Air Pollution issued by MHADA circular vide No. MMH/CE-1/EE-1/A/3179095/26 dtd.28.04.2026 and BMC circular No. CHE/DP/14598 dtd. 02.09.2026 shall be strictly followed on site.
3. SOP issued by BMC for SWM vide Circular No. DMC/SWM/1658 dtd. 11.08.2026 shall be strictly followed and complied.

महाडा
MHADA



Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner H East Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Bandra Division / MB.
6. A.E.W.W H East Ward MCGM.
7. A.A. & C H East Ward MCGM
8. Architect / LS - SANGITA SUYOG SHET.
9. Secretary Niramal Nagar CHS-1, Association Ltd.