



का. अ. / इपक (बु क्षेत्र) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
ET-192	24 JAN 2024

## 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.)

### COMMENCEMENT CERTIFICATE

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

Date : 23 January, 2024

#### To

Ten-x Reality 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 Plinth 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 Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/(BP)/GM/MHADA-97/1319/2023/IOA/1/Old dt. 19 December, 2023 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 laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate liable to be revoked by the VP & CEO, MHADA 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 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 22 January, 2025

**Remarks :** 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)

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.



Name : Rupesh  
Muralidhar Totewar  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 23-Jan-2024 18:

**Executive Engineer/B.P.Cell  
Greater Mumbai/MHADA**