



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2162/GS/ML/AP

Date:

7 MAR 2017

To,

Architect,  
Shri. Anand V. Dhokay  
Architect & Designer, F-63, "Palm Acres",  
Mahatma Phule Road,  
Mulund- (E).,  
Mumbai- 400 081.



**Sub.** : Part Bare Shell Occupation Permission to Sale Tower 01 and Tower 02 of proposed in S.R. Scheme on plot bearing C.S. No.286(pt), 793(pt), 913, 1/913, 1A/913, 914, 1/914, 2/914, 3/914, 4/914, 915, 1629(pt), 6/1629 7E/1629 of Lower Parcel Division, Pandurang Budhkar Marg, Worli, Mumbai-400 025 for "Mahalaxmi Co-Op. Hsg. Soc. Ltd."

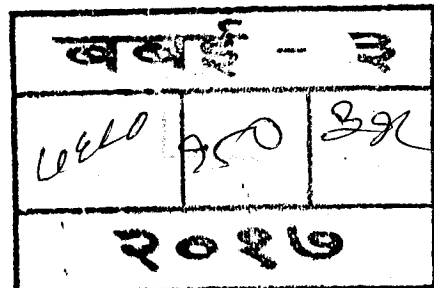
**Ref.** : Your Application dated 22/02/2017.

Gentleman,

With reference to above, the part development work of Sale Tower 01 and Tower 02 consisting of 03 Basement + Ground + 10 Parking Floors + 01 Mech. Floor + 01 Mechmezz Floor + 2 Amenities Floor + 1 File Check Floor + 16<sup>th</sup> to 51<sup>st</sup> upper Residential Floor for 265 no. Sale Residential Tenements under S. R. Scheme on the plot bearing C.S. No.286(pt), 793(pt), 913, 1/913, 1A/913, 914, 1/914, 2/914, 3/914, 4/914, 915, 1629(pt), 6/1629 7E/1629 of Lower Parcel Division, Pandurang Budhkar Marg, Worli, Mumbai-400 025 for "Mahalaxmi Co-Op. Hsg. Soc. Ltd.", which is completed under the Supervision of Architect Shri. Anand V. Dhokay, License No.CA/87/10855, Structural Engineer Mr. Sameer Shah of M/s. Buruhappold Engineering Lic. No. STR/S/196 and Site Supervisor Shri.Kishor Parmar, Lic. No.P/458/SS-I, may be occupied (Bare Shell) on the following conditions:-

1. The certificate under Section 270A of BMC Act shall be submitted.

Administrative Building, Prof. Anant, Kanekar Marg, Bandra (East), Mumbai - 400 051.  
Tel. : 2656 5800, 2659 0405 / 1879, Fax : 022-2659 0457, E-mail : info@sra.gov.in



**SRA/ENG/2162/GS/ML/AP**

2. That you shall comply the balance conditions of LOI/IOA before Full OCC to Sale Building.
3. That the developer shall take due precautions while completing the remaining work of sale residential tenements and abide by the indemnity bond, indemnifying SRA regarding any complaints from the occupants due to the ongoing work.
4. That the developer shall complete the balance work including finishing items as per approved plan for the floors approved hereunder as per the agreement between developer & purchaser and SRA & its officers shall be indemnified on all accounts in this regards.

A set of certified completion plans is returned herewith as token of approval.

Note:- This permission is issued without prejudice to action under section 305, 353A of BMC Act.

Yours faithfully,

Sd/-

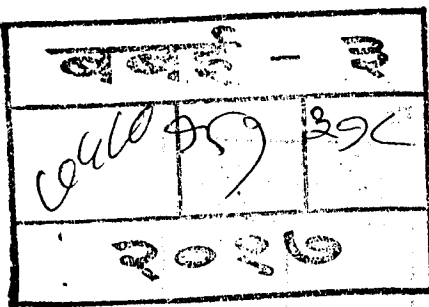
Executive Engineer-IV  
Slum Rehabilitation Authority

Copy to :-

- ✓ 1) Developer: M/s. Omkar Realtors & Developers Pvt. Ltd.
- 2) Assistant Municipal Commissioner, 'G/South' Ward.
- 3) A.E.W.W. 'G/South' Ward.
- 4) A.A. & C 'G/South' Ward.

For information please.

  
Executive Engineer-IV  
Slum Rehabilitation Authority



# SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

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

No. SRA/ENG/2162/GS/ML/AP  
COMMENCEMENT CERTIFICATE

20 OCT 2011  
SALE BUILDING NO 1

To,  
M/s. Omkar Realtors & Developers Pvt.Ltd.  
~~Omkar Esquare, Off Eastern Express Highway,~~  
Opp. Sion Chunabhatti Signal, Sion (E),  
Mumbai - 400 022.

Sir,

With reference to your application No. 1281 dated 28-4-2011 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.S.No.286(pt) \* of village Lower Parel Divn. P.S.No. ward G/S situated at Pandurang Budhkar Marg, Worli, Mumbai \*793(pt), 913, 1/913, 1A/913, 914, 1/914, 2/914, 3/914, 915, 4/914, 1629(pt), 6/1629 (pt) & 7E/1629 (crest scheme plot no. 250B)

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. SRA/ENG/1308/GS/ML/LCI dt.07-4-2011  
IOA U/R No. SRA/ENG/2162/GS/ML/AP dt.01-8-2011  
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 D.V. Pawar

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 top of 10th podium level of Wing 1, 2 & 3 of Sale Bldg. No. 1



For and on behalf of Local Authority Slum Rehabilitation Authority		
6660	957	32C
2020		

18 FEB 2014

**Executive Engineer**  
**Storm Rehabilitation Authority**

This CC is re-endorsed upto top of 30<sup>th</sup> floor for Tower -1 and upto top of 43<sup>rd</sup> floor for Tower -2 as per amended plans dtd. 03/03/2015.

**Executive Engineer  
Slum Rehabilitation Authority**

This CC is further extended upto top of 48<sup>th</sup> floor for Tower-1 and upto top of 44<sup>th</sup> floor for Tower-2 as per approved amended plans dtd. 03/03/2015.

**Executive Engineer  
Slum Rehabilitation Authority**

8 FEB 2016

This CC is re-endorsed and further extended upto top of 64<sup>th</sup> floor for Tower-1 and upto top of 46<sup>th</sup> floor for Tower-2 and to Staircase and lift shaft upto 65<sup>th</sup> floor for Tower-1 and

[illegible]