



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-113/999/2025/FCC/1/Amend

Date : 11 August, 2025

To

Shri. Rajen Dhruv of M/s Orbit
Ventures Developers CA to
Oshiwara Adarsh CHS Ltd. and
Oshiwara Link shopping CHS Ltd.

4th floor Shivraj Heights, behind
Rajkumar Jewelers Corner of
14th Road & Linking Road, Khar
West, Mumbai, Maharashtra
400052.

Sub : Proposed redevelopment of existing Building No.2 known as Oshiwara Adarsh CHS Ltd and Oshiwara link shopping CHS Ltd on plot bearing CTS No.1 (pt.) & plot no- SG-12, SG-13, SC-A/10, Village Oshiwara Adarsh Nagar, MHADA layout, Jogeshwari (w), Mumbai-4000 71.

Dear Applicant,

With reference to your application dated 28 May, 2025 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 existing Building No.2 known as Oshiwara Adarsh CHS Ltd and Oshiwara link shopping CHS Ltd on plot bearing CTS No.1 (pt.) & plot no- SG-12, SG-13, SC-A/10, Village Oshiwara Adarsh Nagar, MHADA layout, Jogeshwari (w), Mumbai-4000 71..**

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. 02 December, 2025

Issue On : 03 December, 2009 Valid Upto : 02 December, 2010
Application No. : MH/EE/(BP)/GM/MHADA-113/999/2009/CC/1/Old
Remark :
Plinth CC Approved on Dated-0312-2009

Issue On : 08 January, 2010 Valid Upto : 02 December, 2010
Application No. : MH/EE/(BP)/GM/MHADA-113/999/2010/FCC/1/Old
Remark :
Further CC upto Full CC top of 18th floor i.e.78.85 mtr height + OHT + LMR as epr approved plan dt-21/11/2009.

Issue On : 02 February, 2011 Valid Upto : 02 December, 2011
Application No. : MH/EE/(BP)/GM/MHADA-113/999/2011/FCC/1/Old
Remark :
Further CC upto Full CC top of 21st floor i.e.84.95 mtr height + OHT + LMR as epr approved plan dt-27/01/2011.

Issue On : 28 June, 2011 Valid Upto : 02 December, 2011
Application No. : MH/EE/(BP)/GM/MHADA-113/999/2011/FCC/1/Old
Remark :
Further CC upto 26 mtr + OHT + LMR i.e.107.75 mtr height as per approved plan dt-15/06/2011.

Issue On : 31 January, 2015 Valid Upto : -
Application No. : MH/EE/(BP)/GM/MHADA-113/999/2015/FCC/1/Old
Remark :
Re-endorsed CC as per last plans approved on dt-20/12/2014 & Further CC extended upto top of 31st upper floor(Thirty one upper

floor) i.e.ht.114.45 mtr.(Height one hundred fourteen point forty five mtr.)

Issue On : 29 March, 2016

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-113/999/2016/FCC/1/Old

Remark :

Further CC extended upto top of basement i.e.ht.0.90 mtr.AGL for wing 'B' & upto top of 32nd upper floor i.e.ht.118.20 mtr for wing 'A' of Bldg no-2 as per approved plan dt-14/03/2016.

Issue On : 12 October, 2017

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-113/999/2017/FCC/1/Old

Remark :

Further CC for wing 'A' upto top of 34th floor i.e.ht.124.80 mtr.AGL as per approved plans dated-09-12-2016

Issue On : 11 August, 2025

Valid Upto : 02 December, 2025

Application No. : MH/EE/(BP)/GM/MHADA-113/999/2025/FCC/1/Amend

Remark :

This CC is issued for work of Building Wing 'B' Comprising of Basement for parking + Ground for Convenient Shopping + 1st (pt.) for Convenient Shopping & Part for parking + 2nd Podium (pt) for Amenities & Part for Parking + 1st to 16th upper Floors for residential use & Re-endorsement of plinth CC of Shops as per approved amended plans dated 24/07/2025.

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.

Digitally signed by Rupesh Muralidhar Totewar
Date: 11 Aug 2025 17:11:37
Organization: MHADA
Designation: Executive Engr.

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

Copy submitted in favour of information please

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

Copy to :-

5. EE Goregaon Division / MB.
6. A.E.W.W K West Ward MCGM.
7. A.A. & C K West Ward MCGM
8. Architect / LS - AMEET GANPATRAO PAWAR.

Anti size

9. Secretary Oshiwara Adarsh CHS Ltd and Oshiwara Link shopping CHS Ltd