



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-1/2560/2026/CC/1/New

Date : 01 September, 2026

To

M/s. Choice Builders and
developers LLP. C.A. to Hamsika
Darshan Co-op. Hsg. Soc. Ltd.

1402, Bhumi Raj Costarica, Sector
18, Plot No. 1 & 2, Sanpada Palm
Beach Road, Sanpada Navi
Mumbai- 400 706.

Sub : Proposed redevelopment of existing building no. 20 known as Hamsika Darshan Co-op. Hsg. Soc. Ltd., on plot bearing CTS No. 5681 (Pt.), S. No. 236-A of Village Ghatkopar at Pant Nagar, Ghatkopar (East), Mumbai -400075.

Dear Applicant,

With reference to your application dated 06 May, 2026 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 existing building no. 20 known as Hamsika Darshan Co-op. Hsg. Soc. Ltd., on plot bearing CTS No. 5681 (Pt.), S. No. 236-A of Village Ghatkopar at Pant Nagar, Ghatkopar (East), Mumbai -400075.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/(BP)/GM/MHADA-1/2560/2026/IOA/1 dt. 13 May, 2026 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 &