



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/DDTP/714/N/PL/AP

Date: **27 JAN 2023**

To,
Shri. Jitendra B. Patel
Of M/s. Aakar Architects & Consultants
Gr. Floor, Satyanarayan Prasad Commercial
Centre, Dayaldas Road, Vile Parle East,
Mumbai 400 057.

Sub : Part bare shell OCC to sale Building in S.R. Scheme U/Reg. 33(11) of DCPR 2034 on plot bearing C.T.S. No. 123(Pt.) and 133(Pt.) of Village Ghatkoper at Sanghavi Estate, Garden Lane, Ghatkoper (W) Mumbai.

Ref : Your letter dtd. 29/12/2022.

Sir,

The development work of Gr. (pt.) + stilt (pt.) + 1st to 10th upper floor of wing 'A' by excluding flat no. 4 at 6th upper floor & Gr. (pt.) + stilt (pt.) + 1st to 10th upper floor of wing 'B' of sale building in S. R. Scheme on plot bearing C.T.S. No. 123(Pt.) and 133(Pt.) of Village Ghatkoper at Sanghavi Estate, Garden Lane, Ghatkoper (W) Mumbai is completed for sale building consisting wing 'A' & 'B', comprising of Gr. (pt.) + stilt (pt.) + 1st to 12th (pt.) upper floors under supervision of L.S. Shri. Jitendra B. Patel having Licensed No. P/555/LS, Shri. Vinayak Chopdekar License structural Engineer having licensed No. STR/C/33 and Shri. Sunil Dinkar Patil having License No. P/325/LS may be occupied on following conditions.

1. The Part Bare shell occupation permission is granted for Gr. (pt.) + stilt (pt.) + 1st to 10th upper floor for wing 'A' by excluding flat no. 4 at 6th upper floor & Gr. (pt.) + stilt (pt.) + 1st to 10th upper floor for wing 'B' of sale building

2. That the certificate under section 270(A) of BMC Act shall be obtained from A.E.W.W.(R/S) and a certificate copy of the same shall be submitted to this office.
3. That you shall submit Registered undertaking from developer stating that there are no restraining orders from any court or competent authority for any approval or construction on the said/ property. In the said Registered undertaking, Developer shall declare all the litigation/ adjudication / Arbitration etcetera in the past and undertaking to declare any litigation arises in future. Also, Developer shall indemnify SRA and its officials from any legal litigation/ claims in future, along with issue for applied approval.
4. That you have not submitted undertaking stating that, if any of the document submitted by Architect/ Developer/Society or Owner are proved fraudulent/ misappropriated before the Competent Court/HPC and if directed by Competent Court/ HPC to cancel the permission, then the permission/ approval is liable to be cancelled and concerned Person/ Society/ Developer/ Architect are liable for appropriate action.
5. That you have not submitted undertaking stating that, Developer/ Architect shall strictly abide by all Rules Regulation, Bylaws, Norms, Specific Building code, Circulars, Court Ruling, etc. if any dispute arises in future, then decision of Hon'ble CEO (SRA) shall be final & binding.

A set of certified completion plans is returned herewith.

Yours faithfully,

Sd-

Executive Engineer
Slum Rehabilitation Authority

Copy to :

- ✓ 1. M/s. Magnum Cylinders Pvt. Ltd.
2. A.A. & C 'N' Ward
3. Asst. Comm. 'N' Ward
4. A.E. W.W. 'N' Ward

[Signature]
Executive Engineer
Slum Rehabilitation Authority