

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. A. C./Estate/ 6492 /A. E. (Imp)-I /A. O. (Soc.)-I dtd.

5 JUL 2019

Office of the  
Asstt. Commissioner (Estate)  
Municipal Corporation of  
Greater Mumbai  
Extention Building, 4<sup>th</sup> floor,  
Mahapalika Marg,  
Mumbai - 400 001

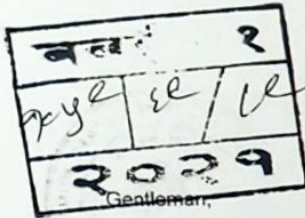
To  
M/s. Safal Realtors & Developers Pvt. Ltd.  
3<sup>rd</sup> Floor, Chaman Chambers,  
10 - A, Cinema Raod,  
Marine Lines, Mumbai - 400 020.



**Sub -NOC** for Commencement Certificate of Composite Building (Rehab Wing & Sale Wing) for redevelopment of Municipal property known as Mathubai Chawl on plot bearing C.S.No. 131(pt), 157 & 158 of Dadar Naigaum Division in F/S Ward situated at G. D. Ambekar Marg, Parel, Mumbai - 400 012 under modified D.C. Regulation 33(7).

**NOC to further Commencement Certificate for Composite Building (Rehab Wing & Sale Wing).**

- Ref -**
- 1) L.O.I. u/no. AC / Estates / 25834 / A. O. (Soc) / Soc - 2 dtd. 07/03/2015.
  - 2) I.O.D. u/no. CHE / CTY / 1062 / F/S / 337 (NEW) dtd. 25/04/2016.
  - 3) NOC to C.C. for composite building issued u/no. AC / Estates / 9255 / A.O. (Soc.) / A.E. (I) - III dtd. 11/07/2016.
  - 4) AC / Estates / 4176 / A.O. (Soc.) dtd. 23/05/2018.
  - 5) Developer M/s Safal Realtors & Developers Pvt. Ltd. letter dtd. 11.04.2019 & 30.05.2019.
  - 5) AC / Estates / 4176/A.E. (I) - II / A.O. (Soc.) dtd. 03.06.2019
  - 6) MDD/4378 dtd. 13.06.2017
  - 7) AMC/City/D/1299 dtd. 17.06.2019
  - 8) MGC/F/9458 dtd. 01.07.2019.



With reference to the above subject matter, this is to inform you that the proposal for NOC to further Commencement Certificate for Composite Building (Rehab Wing & Sale Wing) for redevelopment of Municipal property known as Mathubai Chawl on plot bearing C.S.No. 131(pt), 157 & 158 of Dadar Naigaon Division in F/S Ward situated at G. D. Ambekar Marg, Parel, Mumbai - 400 012 has been considered by D.M.C. (Imp.) /A.M.C.(City)/Hon'ble M.C. vide their approval u/no. MDD/4378 dtd. 13.06.2017, u/no.AMC/City/D/1299 dtd. 17.06.2019 & u/no.MGC/F/9458 dtd.01.07.2019

As per approval, the developer has paid 20% Capitalized Value amounting Rs.2,40,84,584/- vide R.No.1003620037 dtd.03.07.2019 and 18% interest on balance 20% C.V. amounting Rs.38,48,255/- vide R.No. 1003620037 dtd.03.07.2019. The developer M/s. Safal Realtors & Developers Pvt. Ltd. has also submitted notarized undertaking for Sr.No.5 & 9.

Therefore as far as this office is concerned there is no objection to issue the further commencement certificate by Exe. Engineer (B.P.), City - II for the plans approved u/no. CHE / CTY / 1062 / F/S / 337 (NEW) dtd. 24/05/2019. *SP/10/1*

The NOC to further Commencement Certificate for Composite Building (Rehab Wing & Sale Wing) is issued subject to the following condition:

1. To issue NOC to further CC upto 19<sup>th</sup> floor by restricting CC of two upper floors for sale wing.
2. To grant the time extension of project period for 2 years i.e. from 13.08.2018 to 12.08.2020 as requested by Developer vide letter dtd 30.05.2019 subject to the recovery of penalty proposed in Capitalized Value policy for delay in project period which is submitted for approval of Improvement Committee / Corporation
3. The Society / Developer shall have to comply with the remaining condition of Letter of Intent issued by this office u/no.AC/Estate/25834/A.O.(soc)/Soc-2 dtd.07.03.2015.
4. That Building Proposal Department shall be restricted CC of two upper floors for sale wing i.e. B.P. department shall not issue CC for 19<sup>th</sup> and above floor without NOC of Estate Department.
5. The PRC shall be submitted by developer before issuance of NOC to O.C. Undertaking to this effect will be insisted before issuance and NOC to further CC.
6. The area of the plot under reference shall be certified and confirmed by C.S.L.R. and if necessary plans shall be amended accordingly and draft approved from E.E.(B.P) City before applying NOC to O.C. Rehab composite bldg. from the office of Asstt. Commissioner (Estate).
7. E.E.(B.P) City shall not issue any further C.C. and or Occupation Certificate to Rehab + Sale (Composite bldg. A and B wing) without NOC of Asstt. Commissioner (Estate).
8. Developer shall submit registered undertaking stating "to abide with the terms & conditions as will be approved by the Improvement Committee and Corporation in respect of allowing further redevelopment under 33(7) of DCR 1991 including about recovery of Capitalized Value."
9. Fresh NOC from Asstt. Commissioner (Estate) required to be obtained if there will be any amendment in the plans etc.

(K.V.Ubale)  
Asstt. Commissioner (Estate)

A.C./Estate/6492/A.E.(Imp)-I/A.C.(Soc.)-I dtd. 5 JUL 2019

Copy to:-  
M/s. Mhatre & Associates  
Architect,  
1/161-162, Sai Krupa,  
Road No 10, Near U.D.C.T.,  
Wadala, Mumbai-400 031

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२५१६०/८
२०२१



(K.V.Ubale)  
Asstt. Commissioner (Estate)

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

The Assistant Commissioner (Estates),  
4<sup>th</sup> Floor, Annex Building, MCGM Head Office,  
Mahapalika Marg, CST, Mumbai - 400 001.

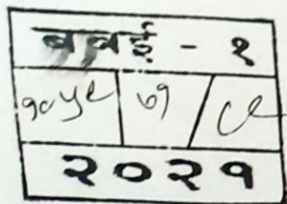
No. AC / Estates / 4176 / A.E. (I) - I dtd. 21/05/2018

To,  
M/s. Safal Realtors & Developers Pvt. Ltd.  
3<sup>rd</sup> Floor, Chaman Chambers,  
10 - A, Cinema Raod,  
Marine Lines, Mumbai - 400 020.

**Sub :-** NOC for Commencement Certificate of Composite Building (Rehab Wing & Sale Wing) for redevelopment of Municipal property known as Mathubai Chawl on plot bearing C.S.No. 131(pt), 157 & 158 of Dadar Naigaum Division in F/S Ward situated at G. D. Ambekar Marg, Parel, Mumbai - 400 012 under modified D.C. Regulation 33(7)

**NOC to further Commencement Certificate for Composite Building (Rehab Wing & Sale Wing)**

- Ref :-**
- 1) L.O.I. u/no. AC / Estates / 25834 / A. O. (Soc) / Soc - 2 dtd. 07/03/2015.
  - 2) I.O.D. u/no. CHE / CTY / 1062 / F/S / 337 (NEW) dtd. 25/04/2016.
  - 3) NOC to C.C. for composite building issued u/no. AC / Estates / 9255 / A.O. (Soc.) / A.E. (I) - III dtd. 11/07/2016.
  - 4) Developer M/s. Safal Realtors & Developers Pvt. Ltd. letter dtd. 22/08/2017.
  - 5) AC / Estates / 12844 / A.E. (I) - II / A.O. (Soc.) dtd. 10/05/2018.
  - 6) Approval of D.M.C. (Imp.) u/no. MDD / 7955 dtd. 21/05/2018.
  - 7) Demand letter u/no. AC / Estates / 4176 / A.O. (Soc.) dtd. 21/05/2018.



Gentleman,

With reference to the above subject matter, this is to inform you that the proposal for NOC to further Commencement Certificate for Composite Building (Rehab Wing & Sale Wing) for redevelopment of Municipal property known as Mathubai Chawl on plot bearing C.S.No. 131(pt), 157 & 158 of Dadar Naigaum Division in F/S Ward situated at G. D. Ambekar Marg, Parel, Mumbai - 400 012 has been considered by D.M.C. (Imp.) vide approval u/no. MDD / 7955 dtd. 21/05/2018. Accordingly, this office has issued demand letter u/no. AC / Estates / 4176 / A.O. (Soc.) dtd. 21/05/2018.

The details of demand of amount & payment received under receipt number are as follows:

Sr. No.	As detailed below	Amount demanded in rupees.	Payment made by receipt / DOC no.
1.	Towards 60% C.V. amounting shall be recovered from developer before issuance of this NOC to further C.C. for the composite building i.e. (rehab + sale building)	Rs. 7,22,55,200/-	DOC No. 1003300432 dtd. 22/05/2018
	<b>Total amount</b>	<b>Rs. 7,22,55,200/-</b>	



M/s. Safal Realtors & Developers Pvt. Ltd. has submitted original prescribed format towards that to complete the process of P.R. in the time of MCGM within a span of 3 months.

दस्तावेज क्र. 1059/2021  
दस्तावेज प्रकार: इतरांना

अनु. क्र.

- 1. मेमर्स, सफल रिजल्टर्स एंड डेव्हलपर्स प्रायव्हेट लिमिटेड चे  
पुस्तक क्र. 12, भाळा नं: चौथा मजला, इमारतीचे नाव: रूप  
टन विथिंग, ब्लॉक नं: 523 एस व्ही पी रोड, 1 वा पारानीवाडा  
इ नं: ओपेरा हाउस गिरगाव मुंबई, महाराष्ट्र, मुंबई.  
पिन नंबर: AABCS8998R
- 2. पानचना भरत माचला  
पत्ता: प्लॉट नं: 154/3, भाळा नं: , इमारतीचे नाव: लीटम विद्याम,  
ब्लॉक नं: सेंट पीअर स्टीट, रोड नं: हिंदमाता दादर ईस्ट मुंबई,  
महाराष्ट्र, मुंबई.  
पिन नंबर: BCKPS9462H
- 3. नाक भूमित भरत माचला  
पत्ता: प्लॉट नं: 154/3, भाळा नं: , इमारतीचे नाव: लीटम विद्याम,  
ब्लॉक नं: सेंट पीअर स्टीट, रोड नं: हिंदमाता दादर ईस्ट मुंबई, महाराष्ट्र, मुंबई.  
पिन नंबर: CERPS2395D
- 4. नाक भूमिदा भूमित माचला  
पत्ता: प्लॉट नं: 154/3, भाळा नं: , इमारतीचे नाव: लीटम विद्याम,  
ब्लॉक नं: सेंट पीअर स्टीट, रोड नं: हिंदमाता दादर ईस्ट मुंबई, महाराष्ट्र, मुंबई.  
पिन नंबर: ALKPJ0016C

पधकाराचा प्रकार  
विहित वेळार  
बय -32  
स्वाधरी

विहित वेळार  
बय -57  
स्वाधरी

NB Saha

विहित वेळार  
बय -35  
स्वाधरी

Pante

विहित वेळार  
बय -34  
स्वाधरी

Hegdekar

विहित वेळार  
बय -33  
स्वाधरी

Quiny



बरी दस्तावेज करण देणार तपासणीत करारनामा चा दस्तऐवज करण दिव्याचे कवून करताना  
शि.क्र.3 पी वेळ: 04 / 02 / 2021 01 : 01 : 49 PM

श्रीम. दगम असे निवेदीत करतात की ते दस्तावेज करण देणा-यांना स्वकीय: ओळखतात, व त्यांची ओळख पटविताना  
अनु. क्र. पधकाराचे नाव व पत्ता

- 1. नाक: नीरज धामने  
बय: 20  
पत्ता: कम नं 8 पहिला मजला जर महान काळबादेवी मुंबई  
पिन कोड: 400002
- 2. नाक: उमेर मेमन  
बय: 28  
पत्ता: कम नं 8 पहिला मजला जर महान काळबादेवी मुंबई  
पिन कोड: 400002

स्वाधरी  
स्वाधरी



शिकका क्र. 4 पी वेळ: 04 / 02 / 2021 01 : 02 : 52 PM

दुय्यम निबंधक, मुंबई-1

प्रमाणित करणेत घेते की या  
दस्तावेज एका... पुणे आहेत.  
पुस्तक क्र.-१, मध्ये बर्बर-१...  
अन्य नोंदला. - 4 FEB, 2021  
दिनांक

Payment Details

Sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount प्र. सह.	Used दुय्यम	Debit	Defect
1	SAFAL REALTORS AND DEVELOPERS PVT LTD	eChallan	02300042021020246855	MH010998501202021M	401600.00	SD	0005186551202021	04/02/2021
2		By Cash			1780	RF		
3	SAFAL REALTORS AND DEVELOPERS PVT LTD	eChallan		MH010998501202021M	30000	RF	0005186551202021	04/02/2021



[SD: Stamp Duty] [RF: Registration Fee] [Document Handling Charges]

**STATE BANK OF INDIA  
NAIGAON DADAR BRANCH (05352)**

LOAN ACCOUNT NO					
CIF 1 NO		LOAN TYPE	SBI HL TOPUP	LOS ID	
CIF 2 NO		SUB TYPE	P SEGMENT	RLMS ID	
CIF 3 NO		DATE OF INPUT	21/04/23	BRANCH CODE	5352

1	NAME OF THE BORROWER	MRS. HARSHADA RUMIT SAVLA
2	NAME OF THE CO-BORROWER	MR. RUMIT BHARAT SAVLA
3	NAME OF THE CO-BORROWER	MS. NAYANA BHARAT SAVLA
4	LOAN TYPE	SBI HOME TOP UP LOAN ✓
5	LOAN AMOUNT	Rs.20,00,000/-
6	REPAYMENT PERIOD	191 MONTHS

**BRANCH CONTACT DETAILS**

BRANCH NAME	SBI NAIGAON DADAR	
BRANCH CODE	5352	
BRANCH ADDRESS	168 RUKMINI NIWAS S S WAGH MARG NAIGAON DADAR EAST MUMBAI 400014	
BRANCH EMAIL	sbi.05352@sbi.co.in	
BRANCH CONTACT DETAILS	1. Mr. Ashish Mendhe, Branch Manager	+91-9890429419
	2. Mr. Rajesh Krishna Warekar, Field Officer	+91-9967153300

**LINK RACPC DETAILS**

NAME OF RACPC	SBI RACPC SION
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Curent 21/04/2023  
TIR - Sai & Co. ✓  
Val<sup>n</sup> -  
site -