

MACROTECH DEVELOPERS LIMITED

Lodha Excelus, N.M Joshi Marg, Mahalaxmi, Mumbai 400 011, India

Date:- 12th February, 2021

To,

Ratnamala Mahadev Bhujbal,
A/408, Keshav Kunj,
Sector 30, Vashi,
Navi Mumbai,
M.No. 9619006035

Sub: Redevelopment of property bearing C.S. No. 137/74 of Parel Sewri Divn., Bldg. No. 1-18 & 15A, Dadabhaoy Chamarbaugwala Lane, Bldg. No. 22, Hospital Avenue Lane & Bldg. No. 2, Aai Mai Merwanji Street, Ward No. FS- 567(3B), FS-567(3C) and FS-567(3CA), situated at Dr. E. Borges Road, Parel, Mumbai-12, known as "Merwanji Chawl", under DCR 33(7)/33(9).

Ref: 1) Executive Engineer (F/South Div), M.B. R & R. Board's letter no.834 dt. 11/2/2021.

Dear,

We have applied to M.B. R & R. Board for issuing their NOC for obtaining O.C. from MCGM for the rehab building constructed on site of the captioned property. In response to the same, the Executive Engineer FS Divn/MBRRB has issued a letter no. 834 dt. 11/2/2021.

As per the letter of MBRRB we have to inform you to remain present at the site in your respective proposed tenement along with your ID card, copy of your PAA agreement for signing of Provisional Possession Receipt.

You are therefore requested to remain present in the rehab tenement/s being flat / shop no. B/1405 allotted to you on 14th floor on 24/02/21 at 12.00 am/pm along with your ID card and copy of your PAA agreement for signing of Provisional Possession Receipt:

For Macrotech Developers


Authorized Signatory



Cc to: The Executive Engineer FS Divn., M.B.R. & R. Board,
3rd Floor, MCGM FS Ward Office Annexe Bldg, Parel, Mumbai 400012

Encl: Copy of Executive Engineer (F/South Div), M.B. R & R. Board's letter no.834 dt. 11/2/2021.



**MUMBAI BUILDING REPAIRS AND
RECONSTRUCTION BOARD, MUMBAI**
IA MHADA UNIT



No: EE/FS Div./DE-II/ 31 /2021

Office of the Executive Engineer,
FS Division, M.B.R. & R. Board,
"Annex Bldg", BMC Bldg, 3rd Floor,
Above Kirti Mahal Hotel, Parel,
Mumbai - 400 012.

Date : 11/21/2021

To,
M/s. Macrotech Developers Ltd.
Lodha Excelus, N.M. Joshi Marg,
Mahalaxmi, Mumbai-400011

Sub: - Redevelopment of property bearing C.S.No.137/74 of Parel-
Sewree division, Building No.1-18 & 15A Dadabhoy
Chamarbaugwala Road, Building No.22, Hospital Avenue
Lane and building no.2, Aai-Mai, Merwanji Street, bearing
cess no./ward no.FS-567 (3B) No. FS-567 (3C) and No.FS-
567 (3CA) respectively situated at Dr. Earnest Borges Road,
Opp. KEM Hospital, Mumbai, known as Merwanji Chawl
Under DCR 33 (7)/33(9).--- **Proposal for NOC to O.C.**


Ref: - Your letter dated 15/01/2021 & 28/01/2021

Sir,

With respect to letter under reference, you are requested to make it
convenient to attend the site along with one set of building plans approved by
MCGM and make the arrangement of videography on 22/02/2021 to 25/02/2021.
Further you are requested to inform all the tenants/ occupants to remain present
on site in their respective proposed tenements along with their ID card, copy of PAA
Agreement for signing of provisional possession receipt.

This is for your information and further necessary action please.

Yours faithfully,


Executive Engineer
(F/South Div.)
M.B.R. & R. Board

Copy submitted to R.E.E./ MBRRB for favour of information please.

508/443
Thursday, Jan
11:00 AM





सूची
क्र १

12 January, 2018

दुय्यम निबंधक : सह ड. नि. मुंबई
पत्र ४
दस्ता क्रमांक : 443/2018
नांदणी
Rtggn- 63gn

गावाचे नाव : परत-शिवडी

पर्यायी नांवाचा करार

₹ 0/-

₹ 1/-

- (1) शिवशेवा
- (2) माहेदस्त
- (3) बाजारभात भांडेपट्याचा कारतिलापट्याकार श्रीकारण मुला की परदेशीने
- (4) पु. मापन पाटदहिसा व धरुनामक असल्याचा
- (5) धनकाळ
- (6) श्रीकारणी किंवा जुडी देण्यात उल्लेख नसेल
- (7) दस्तऐवज करून देणा. या/तेदून ठेवणा. या पद्धतीचाच नाव किंवा दिवणी म्याणालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता
- (8) दस्तऐवज करून घेणा. या पद्धतीचाच किंवा दिवणी म्याणालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता
- (9) दस्तऐवज करून देणा. या/तेदून ठेवणा. या पद्धतीचाच नाव किंवा दिवणी म्याणालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता
- (10) दस्ता नोंदणी करणा. या/तेदून ठेवणा. या पद्धतीचाच नाव किंवा दिवणी म्याणालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता
- (11) अनुक्रमांक खंड ३
- (12) बाजारभातपट्याचा कारतिलापट्याकार श्रीकारण मुला की परदेशीने
- (13) बाजारभातपट्याचा कारतिलापट्याकार श्रीकारण मुला की परदेशीने
- (14) धनकाळ
- (15) श्रीकारणी किंवा जुडी देण्यात उल्लेख नसेल

13774 पालिकेचे नाव मुंबई मनपा इतर ठराव इतर माहिती इतर माहिती देण्यातली चाळ नं २ तळमनस्यारवरील रोड नं ३ सुपारी बाग रोड नं ३ ई बॉर्जस रोड परत, मुंबई -400012. जुलै धनकाळ 74 ची फूट कारपेट सावदल्यात नवीन धनकाळ 380 ची फूट कारपेट मासिक भरते 120/- इतर माहिती दस्ता नमूद केल्याप्रमाणे 380.00 ची फूट

1) नाव :- श्री साईनाथ इरगुडिजस करुण्ण एरु उक्कवपसि प्रा लि तर्फे मनीष रामचंद्रन तर्फे कृ. सु. प्रसाद कांबळे. वय 36 पत्ता -व्हॉट नं. ऑफिस नं 412. माळा नं. 4, इमारतीचे नाव 17 जी, वर्धमान चॅम्बर्स, व्हॉट नं. कावसजी पटेल रोड, फोर्ट, मुंबई, रोड नं. महाराष्ट्र, MUMBAI
पिन कोड - 400001
पॅन नंबर - AATCS9000L

1) नाव :- रत्नमाला महारदेव भुवबळ. वय 72. पत्ता -व्हॉट नं. - माळा नं. - इमारतीचे नाव मंत्रालयी चाळ नं 2. तळमनस्यारवरील रोड नं 3. व्हॉट नं. सुपारी बाग इस्टेट. डॉ ई बॉर्जस रोड. परत, मुंबई. रोड नं. महाराष्ट्र, MUMBAI.
पिन कोड - 400012.
पॅन नं. -

- 11/01/2018
- 11/01/2018
- 443/2018
- ₹ 58,990/-
- ₹ 12,000/-

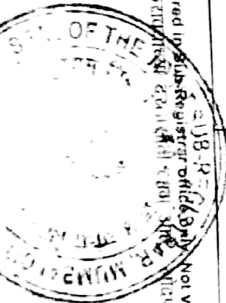
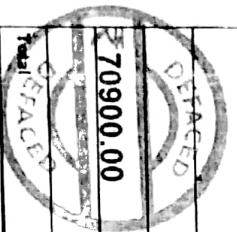
मुंबईकानाठी विवाहात
दस्ता नोंदणी करणा.
मंडळ शुल्क श्रीकारणी
निवडवता असते.

मुंबईकानाठी आदेशाकरीत नाही कारण दस्ताप्रकारदुषार आदेशाकरीत नाही कारण तयारीचे दस्ताप्रकारदुषार आदेशाकरीत नाही
(1) within the limits of any Municipal Corporation or any Cantonment area annexed to it

GRN	MH008
Department	
Type of	
Of	

CHALLAN
MTR Form Number-6

GRN	MH008644376201718M	BARCODE	[Barcode]		Date	26/12/2017-12:58:20	Form ID	25.2
Department	Inspector General Of Registration	Payer Details						
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)						
Office Name	BOM4_JT SUB REGISTRAR MUMBAI 4	PAN No. (If Applicable)	AATCS90001					
Location	MUMBAI	Full Name	SHREE SAINATH ENTERPRISES CONSTRUCTION AND DEVELOPERS PVT LTD					
Year	2017-2018 One Time	Flat/Block No.	C S No 1377/4 Parel Sewri					
Account Head Details		Premises/Building						
0030045501	Stamp Duty	Road/Street	Supari Baug Estate Dr E Boyes Road					
0030063301	Registration Fee	Areal/Locality	Parel Mumbai					
		Town/City/District						
		PIN	4 0 0 0 1 2					
		Remarks (If Any)	SecondPartyName=STATE DUTY - 2 [Handwritten: 703 9 9000]					
		Amount in Words	Seventy Thousand-Nine Hundred Rupees Only					
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque/DD No.		Bank CIN	Ref No.	00040572017122634909 CPC2126916				
Name of Bank		Bank Date	RBI Date	26/12/2017-00:00:00 27/12/2017				
Name of Branch		Bank-Branch	STATE BANK OF INDIA					
		Scroll No. / Date	562 / 27/12/2017					
		Mobile No.	Not Available					



NOTE: This challan is valid for document to be registered in this Registrar office only. Not valid for unregistered document.
 This document is valid for document to be registered in this Registrar office only. Not valid for unregistered document.
 Validity UNKNOWN

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-508-443	11/03/2018-10:50:53	IGR549	12000.00
2	(IS)-508-443	11/01/2018-10:50:53	IGR549	58900.00
Total Defacement Amount				70,900.00

Page 1/1
Print Date 11-01-2018 10:50:56



PERMANENT ALTERNATE ACCOMODATION AGREEMENT

2023	6	2024
2024		

श्री. एस. एस. श्री. श्री.

श्री

THIS PERMANENT ALTERNATE ACCOMODATION AGREEMENT ("Agreement") made at Mumbai this 11th day of Jan 2018 BETWEEN Shree Sainath Enterprises Construction and Developers Private Limited a company registered under the Companies Act, 1956 having its registered address at 412, Floor-4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai- 400 001 (hereinafter referred to as "OWNER") (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors-in-title and assigns) of the ONE PART

श्री. एस. एस. श्री. श्री.

श्री

And

Mrs. Ratnmala Mahadev Bhujbal, residing at Room No. Shed 3, Chawl No. 2 and 3 Ground Floor, Merwanji Chawl, Dr. E. Borges Road, Opp. KEM Hospital, Parel, Mumbai 400 012, (hereinafter referred to as the "TENANT/OCCUPANT") (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators and permitted assigns) of the OTHER PART

(The Owner and the Tenant/Occupant are hereinafter individually referred to as "Party" and collectively referred to as "Parties").

WHEREAS:-

- (a) Lodha Home Developers Private Limited was inter alia entitled to the said Property.
- (b) By Order dated 22nd April 2016 in Company Scheme Petition No.40 of 2016, the said Lodha Home Developers Private was ordered to be amalgamated with Shree Sainath Enterprises Construction and Developers Private Limited, the Owner herein. Under the said Order, the entire business and undertaking of Lodha Home Developers Private including the said Property have been transferred to and vested in Shree Sainath Enterprises Construction and Developers Private Limited, the Owner herein.
- (c) Accordingly, the Owner is now seized and possessed of and otherwise well and sufficiently entitled to the Plot consisting of Old Buildings.
- (d) The Old Buildings are occupied by various tenants/occupants.
- (e) The Tenant/Occupant is the tenant/occupant of the Owner in respect of Old Premises ~~adjoining~~ ^{adjoining} measuring 6.87 square meters (74 square feet) (carpet area) situated in the Old Buildings known as "Merwanji Chawl No. 2 and 3" at Supari Baug Estate, Chamarbaugwalla Road now known as Dr. E. Borges Road, Parel, Mumbai - 400012 for the monthly rent of Rs.120/-.



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- (f) The Owner offered to the Tenant/Occupant the proposal of re-development of the said Property, as per the provisions of the Regulation 33(7) and/or 33(9) and/or 33(24) of the Development Control Regulations

Dr. S. S. J. H. 3

Form 346
88

In replying please quote No. and date of this letter.



MUNICIPAL CORPORATION OF GREATER MUMBAI

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. CHECTY/2668/F/S/337(NEW)

MEMORANDUM

Municipal Office,
Mumbai

To,
M/S. SHREE SAINATH ENTERPRISES CONSTRUCTION AND DEVELOPER PVT.LTD.
Lodha Excelus, Apollo Mill Compound, N.M.Joshi Marg, Mahaxrmi, Mumbai - 400 011

With reference to your Notice 337 (New) , letter No. 1678 dated: 1/9/2017 and the plans, Sections Specifications and description and further particulars and details of your buildings at PROPOSED RE-DEVELOPMENT ON PLOT BEARING CS NO. 137/74 OF PAREL SWERI DIVN, SITUATED AT HOSPITAL AVNUE LANE, F/S WARD, PAREL EAST MUMBAI- 400012., CTS NO.137/74 furnished to me under your letter, dated 1/9/2017, I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.

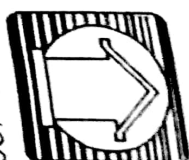
- 1 A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.
- 2 That the commencement certificate under Section 44/69(1)(a) of the M. R. T. P. Act will not be obtained before starting the proposed work.
- 3 That the builder / developer / owner shall not prepare a "debris management plan" showing the prospective quantum of debris likely to be generated, arrangements for its proper storage at the site, transportation plan of the agency appointed for the same, with numbers and registration numbers of vehicles to be deployed and the final destination where the debris would be unloaded by them and submit the same to the Zonal Executive Engineer of S.W.M. Department and the same shall not be got approved before demolition of existing building or commencing any construction activity.
- 4 That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D. C. Regulation No. 38(27).
- 5 That the structural engineer will not be appointed. Supervision memo as per Appendix-XI [Regulation 5(3)(ix)] will not be submitted by him.
- 6 That the structural design and calculation for the proposed work accounting for seismic analysis as per



2023	24	2024
2024		

**MUMBAI BUILDING REPAIRS AND
RECONSTRUCTION BOARD, MUMBAI**
(A MHADA UNIT)

महाराष्ट्र
MHADA



No: EE/FS Div./DE-II/ & 34 /2021
Office of the Executive Engineer,
FS Division, M.B.R. & R. Board,
"Annex Bldg", BMC Bldg, 3rd Floor,
Above Kirti Mahal Hotel, Parcel,
Mumbai - 400 012.
Date : 11/21/2021

To,
M/s. Macrotech Developers Ltd.
Lodha Excelus, N.M. Joshi Marg,
Mahalaxmi, Mumbai-400011

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Executive Engineer
(F/South Div.)
M.B.R. & R. Board

Copy submitted to R.E.E./ MBRRB for favour of information please.