



Development Right Certificate

DRC No. : ROAD/0034/2022



I, **Shri. I. S. Chahal (Municipal Commissioner),**
MUNICIPAL CORPORATION OF GREATER MUMBAI

Certify that person(s) within named in this Certificate is/are the registered holder(s) of the **DEVELOPMENT RIGHT CERTIFICATE** issued subject to the provision of regulation No. 32 (4) of the Development Control and Promotion Regulation for Greater Mumbai 2034 as amended up to date.

1) Location & Details of the land surrendered	CTS No. : 384A/1 of Village : KURAR, at P/N Ward	i. Possession Area = 231.10 Sq. Mt. a) Vacant Area = 231.10 Sq. Mt. b) Encumbered Area = 0.00 Sq. Mt.
A) Area of the land in Sq. Mts.	231.10	ii. Restricted Area = Nil Sq. Mt. a) Vacant Area = 0.00 Sq. Mt. b) Encumbered Area = 0.00 Sq. Mt.
B) Land handed over to MCGM/GOVT Possession receipt No & Date	Vide No. 1346, Date: 29-Dec-2014	iii. Balance Area = 231.10 Sq. Mt. a) Vacant Area = 231.10 Sq. Mt. b) Encumbered Area = 0.00 Sq. Mt.
2) Zone of the land surrendered	Residential Zone(R - Zone) - R	iv. Multiplying factor for a) Vacant Area = 2 Factor b) Encumbered Area = 0.5 Factor
3) Reservation of land surrendered	9.15 mt & 13.40 mt. wide DP Road and their Junction	v. Permissible Credit Area = (i (a) X iv(a) + ii (b) X iv(b)) = 462.20 Sq. Mt.
4) ASR for 2022-2023 In Rs. per Sq. Mt.	ASR Rate Rs. 38360/- per Sq. Mt (Rs. Thirty Eight Thousand Three Hundred Sixty per Sq.Mt.)	vi. Incentive factor applicable for a) Vacant Area = Nil b) Encumbered Area = Nil
5) The area where DRC can be utilized	The D.R.C will be allowed to be used as per the Regulation 32(5) of D.C.P.R. 2034 for M.C.G.M Mumbai as amended up to date.	vii. Incentive Credit Area = 0.00 Sq.Mt
6) ASR Village / Zone / Location No.	72/333	viii. Total FSI Credit of Built up Area= (v + vii) = 462.20 Sq. Mt.

Folio No. : TDR/WS/PN - 250	DRC No. ROAD/0034/2022
TDR / Ward : P/N Ward	Res - Road
Name of the DRC Holder(s): M/s. Yusoof Choksi & Company through their partners 1) Mr. Abdul Gaffar Kazi, 2) Mr. Abdul Habib Kazi, 3) Mr. Abdul Khalik Kazi, 4) Mohammad Irfan Kazi, 5) Mr. Chandrakant Chhaganlal Choksi, 6) Mr. Rajesh Chhaganlal Choksi .	
FSI Credit of built-up Area in Sq.Mts (In Figures) 462.20 (In words) Four Hundred Sixty Two Point Twenty Sq. Mt.	

Issued on this 7 day of **September** year **2022**.

Chief Engineer,
Development Plan



Digitally signed by IGBAL SINGH CHAWAL
Date: 07 Sep 2022 17:52:36
Organization: Greater Mumbai Municipal Corporation
Designation: Municipal Commissioner

Municipal Commissioner of
Greater Mumbai