

मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ

(म्हाडाचा घटक)

MUMBAI BUILDING REPAIRS AND
RECONSTRUCTION BOARD

(A MHADA UNIT)



स्वातंत्र्याचा अमृत महोत्सव

म्हाडा
MHADA



NO OBJECTION CERTIFICATE

No.R/NOC/F-2811/4478/M.B.R.& R. Board-2022

Dated:- **14 JUN 2022,**

To,

M/s. Anupam Creations,

C-06, APMC Market-I, Masala Bazar,

Phase-II, Sector-19, Vashi, Navi Mumbai-400 703

Sub :- Redevelopment of property bearing C.S. No. 802, 803 and 804 of Girgaum Divn., Building No.25-29, 23, 21, bearing Municipal Ward No. D-1969, D-1971 and D-1972(2), situated at Khetwadi 7th Lane, Mumbai- 400 004, known as "Ram Niwas", "Nath Niwas" and "Gool Sorab".

Ref :- 1) Your application dated 03.02.2022.

2) Government in Housing Department's GR dated 05.11.2020 and 05.03.2021.

3) Govt. in Urban Development Department's Notification No.TPB-4320/107/CR-72/ 2020 (Part-I)/ UD-11 dated 08.07.2021.

With reference to the above subject matter and letter under reference "No Objection Certificate" is hereby granted for redevelopment of captioned property with FSI 3.00 or the FSI required for rehabilitation of existing occupiers plus 90% incentive FSI, whichever is higher, in accordance with the modified D.C. Regulation 33(7) and Appendix - III of this Regulation sanctioned by the Govt. in Urban Development Department Mantralaya vide Notification published in Govt. Gazette dated 25th January 1999, Notification No.TPB 4308/ 3224/ CR-268 /08/UD-11 dated 02nd March 2009 Notification No.TPB 4308/ 3224/CR-268 / 2008/A/UD-11 dated 21 May 2011, No. TPB-4312/CR-5/2012/UD-11, dated 14.08.2013 and Notification No.TPB 4317/ 629/ CR-118(III)/2017/ EP(DCPR) /UD-11 dated 21 September 2018, Notification No.TPB 4317/ 629/CR-118(III) / UD-11, dated 12 November 2018 and Notification No.TPB-4320/107/CR-72/ 2020 (Part-I)/ UD-11 dated 08.07.2021 on the following terms and conditions. **The percentage of incentive FSI is worked out on the basis of ratio of LR/RC as per prevailing ASR rates as per Clause 5(a) of Notification dated 08.07.2021.**

- 1) All the occupants of the old cess building and non-cess building/ structure (prior to 30.09.1969) as certified by M.B.R.& R. Board shall be re-accommodated in the redeveloped building on ownership basis free of cost. Each occupant shall be rehabilitated and given the equivalent carpet area as occupied by him for residential purpose in the old building subject to the minimum carpet area of 27.88 sq.mt. (300 sq.ft. fixed exclusive of free of FSI and fungible area) and/or maximum carpet area 120 sq.mt. (1292 sq.ft.). In case of non-residential occupier, the area to be given in the reconstructed building will be equivalent to the area occupied in the old building. Provided that if carpet area for residential purpose exceeds 120.00 sq.mt. (1292 sq.ft.) the cost of construction shall be paid by tenant/ occupant to the developer. The cost of construction shall be as per Ready Reckoner rate of that year. However, the carpet area exceeding 120 sq.mt.

गृहनिर्माण भवन, कलानगर, बांदे (पूर्व), मुंबई-४०० ०५१
दुरध्वनी : ६६०४५३८७, ६६४०५३९८, २६५९०४७२
फॅक्स : (०२२) २६५९३९७/०४७२/२०५८, पत्रपेटी क्र. ८९३५

Griha Nirman Bhavan Kalanagar, Bandra (E), Mumbai- 400051

Phone : 66045387, 66405318, 26590472

Fax : (022) 26591397 / 0472 / 2058, Post Box No.8135

(1292 sq.ft.) shall be considered for rehab FSI but shall not be considered for incentive FSI. In addition to above each occupants shall be eligible for additional rehab carpet area as provided in Clause 5(a) & 5(b) of modified DCR 33(7) dated 21.09.2018, 12.11.2018 and 08.07.2021. Provided further the each eligible Residential cum Commercial occupants shall be entitled to a tenement of minimum carpet area of 27.88 sq.mt. (300 Sq.ft.). Accordingly the plans be got approved from M.C.G.M. as per the provisions of the Notifications dated 21.09.2018, 12.11.2018 & 08.07.2021.

- 2) The tenements in the reconstructed building shall be allotted by the landlords / occupants' co-operative housing society to the occupiers as per the list certified by the Mumbai Building Repairs & Reconstruction Board.
- 3) In respect of any additional carpet area over & above entitled rehab area if any provided to rehab tenants / occupants, then in that case, the Stamp Duty, registration fees & all other taxes shall have to be paid as per the prevailing rates of the Govt. by the concerned tenants / occupants.
- 4) The Transfer of Tenancy shall be governed as per Clause 18 of Modified DCR 33(7) which is also confirmed by Hon.'ble High Court Orders dated 07.07.2015 in Writ Petition No.1482 of 2015 & Writ Petition No.186 of 2014 and also confirmed by Government in Housing Department vide GR dated 02.03.2017.
- 5) The NOC holder will have to pay an expenditure, incurred by the Board towards structural repairs / propping / demolition, processing of reconstruction scheme/ land acquisition etc. at the office of the Asstt. Accounts Officer (Zone-II) / M.B.R.& R. Board & produce certified xerox copy of receipt of payment to this office before applying for grant of NOC of M.B.R.& R. Board for obtaining Occupation Certificate from MCGM.
- 6) The plans of the proposed building shall be submitted to MCGM within six months from the date of issue of this NOC positively for its approval, failing which right is reserved by this office to cancel the NOC. The carpet area certified by M.B.R.& R. Board of each residential/ non-residential occupant shall be clearly shown on the building plan submitted to the Corporation.
- 7) The NOC holder will have to communicate the actual date of commencement of work and shall submit progress report of the redevelopment scheme every 3 months, till completion of scheme to the Executive Engineer, "D2" Divn/ M.B.R.& R. Board under intimation to this office. The Executive Engineer, "D2" Divn./ M.B.R.& R. Board shall supervise the construction work for rehab portion of existing tenants & surplus tenement made available to the Board as per the norms of building bye laws & DCR 33(7). He shall also ensure that the condition No.6 should be strictly adhered to.
- 8) Recovery of cess shall be discontinued from the date of issue of Commencement Certificate by MCGM. The NOC holder will have to furnish the certificate from the concerned Officer of MCGM to the effect that the repair cess is paid upto that date, before demanding occupation certificate to the newly constructed building.
- 9) During the period of reconstruction, (i.e. till physically rehabilitating tenants / occupants), it is obligatory and binding on the part of the NOC holder to provide temporary transit accommodation to the occupiers of old building. Such Transit Camps if constructed with permission of MCGM on the same plot should be demolished within one month from the date of Occupation Certificate granted by M.C.G.M. for the reconstructed building.




- 10) If NOC holder fails to start the redevelopment work within 12 months from the date of issue of NOC, the right to cancel the NOC is reserved by M.B.R. & R. Board. However, M.B.R. & R. Board may grant extension on merit provided that NOC holder applies to M.B.R. & R. Board with reasoned justification.
- 11) (a) As per the prescribed percentage of the tentative surplus Built up Area as provided in the Table 3 & 4 of Schedule- III of the MHAD Act 1976, an area admeasuring **Nil**, if the new building for sale is reconstructed for residential use only **or 232.60m²** if the new building for sale is reconstructed for mixed use i.e. residential and commercial use (excluding rehab commercial), as per Table 1 & 2 of Schedule-III shall be made available to the M.B.R. & R. Board for accommodating the occupants in transit camps of cessed buildings which cannot be reconstructed, **free of cost**. Provided that the area equivalent to the market value (as per ASR of that year) of area admissible as per the prescribed percentage of BUA to MHADA can be made available within the same or adjoining municipal ward of MCGM.
- (b) As far as possible provision of tenements of 300.00sq.ft. to 350.00sq.ft. carpet area shall be made in the proposed building plans for handing over to this office on account of surplus Built Up Area if any to be surrendered to the Board.
- (c) The exact surplus built up area if any as prescribed in the IIIrd Schedule of MHAD Act-1976, shall be communicated to you after receipt of the plans duly approved by MCGM and the said surplus area shall be surrendered to M.B.R. & R. Board as per provisions of DCR 33(7) as amended from time to time.
- (d) The M.B.R. & R. Board reserves the right to modify the exact Surplus area as communicated above if the NOC holder amends the plan afterwards.
- (e) After communicating the exact surplus area to be surrendered to M.B.R. & R. Board as mentioned above 11(c), the NOC holder shall execute & register the agreement for surrendering the said surplus area to M.B.R. & R. Board within 30 days from the receipt of letter communicating the same and prior to issue of M.B.R. & R. Board's NOC for grant of obtaining Commencement Certificate above plinth from MCGM.
- 12) The reconstruction of new building for the rehabilitation of old occupiers shall be completed within a period of 36 months from the date of issue of Commencement Certificate from MCGM, extension to the above time limit may be granted depending on the merits of the case and on payment of an extension fee prevailing at that time or as may be decided by M.B.R. & R. Board from time to time.
- 13) After issue of NOC, during course of demolition of old buildings & during course of redevelopment work if any mishap/collapse occurs, the entire responsibility of the same will lie with NOC holder. However all the necessary precautionary measures shall be under taken to avoid mishap/ collapse and the work of demolition & redevelopment shall be carried out under strict supervision of Architect and R.C.C. Consultant.
- 14) After issue of NOC & till demolition of old cessed building, it shall be sole responsibility of the NOC holder to carry out repairs to the old cess building at his/her risk and cost. Further, M.B.R. & R. Board reserve the rights to direct the NOC holder to carry out necessary repairs as deemed fit by M.B.R. & R. Board.
- 15) The proposal of issue of NOC for obtaining occupation certificate from MCGM to the newly constructed building will have to be submitted in the office of the

Executive Engineer, "D2" Divn/M.B.R.& R. Board alongwith the following documents / information.

- a) Copy of approved plan alongwith copy of IOD & C.C. from M.C.G.M. The name of the occupiers against concerned tenements proposed to be allotted in new building & due surplus area tenements should be clearly shown in the plan alongwith carpet area to be given. Matching statement i.e. Name of occupant, Room No., existing area & proposed allotted area.
 - b) The concerned Architect & NOC Holder/Developer should give certificate that the newly constructed building is in accordance with the plans approved by MCGM & the tenements constructed for rehabilitation of the occupiers of cessed building are as per the areas and amenities as prescribed in the agreement executed with the occupiers.
 - c) Certified copies of agreements executed & duly registered between the occupiers & NOC Holder/Developer.
 - d) Photographs of the newly constructed building taken from various angles.
- 16) NOC for full and final Occupation Certificate for any free sale building/ component will be given only after all the old occupants, as certified by the Executive Engineer, "D2" Divn/M.B.R.& R. Board including those who may be staying in the Board's transit camps (provided No Dues Certificate to the effect is granted by Estate Manager (TC)/M.B.R.& R. Board), have been re-housed in the newly constructed building(s) by complying with the requirements as stated in Sr. No. 15 (a) to (d) above and only after surrendering surplus built- up area as per IIIrd Schedule of MH&AD Act, 1976, if any as specified in 11 (a) to (c).
- 17) If it is subsequently found that the documents/information submitted with your application for NOC are incorrect or forged, mis-leading then this NOC will be cancelled and NOC holder will be held responsible for the consequences/losses, if any thereof if arises in future. If authenticity of no. of occupants prior to 13.06.1996 as per list found fake or bogus the surplus area will be worked out accordingly & the same will be binding on NOC holder. In such cases the NOC holder have to make good the losses if any to the Board.
- 18) In case of mix of the structure i.e. cessed & non cessed structure and if the area of non cessed structure existing prior to 30.09.1969, area of land component under non-cessed structure works out upto a limit of 45% of plot area, then FSI shall be considered on total plot area. If this area exceeds 45% of the total area, then area above 45% shall be deducted from plot area. FSI for deducted area shall be as per Regulation No.30 and the FSI for the remaining plot area shall be as per 33(7). Provision of clause No.2 of amended DCR 33(7) shall be made applicable to non-cessed occupier.
- Provided that the 45% land component of non-cessed structures will be eligible for FSI as per Regulation 33(7) only.
- 19) Necessary trial pits/trial bores shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be designed accordingly. R.C.C. design of the new proposed building shall be prepared taking into account the aspect of Mumbai Seismic Zone and same should be got approved from R.C.C. consultant/structural Engineer, registered with MCGM.
- 20) As far as possible separate building for rehabilitation of existing tenants & for the purpose of free sale, taking into account the plot area of the captioned property shall be constructed. The NOC holder has to form the independent Co.Op.Hsg. Society for rehab building of tenants as well as for free sale component after giving possession to the existing tenants & prospective buyers.

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- 21) If any tenant/occupant of existing building is staying in M.B.R.& R. Board's Transit Camp then it shall be binding on the NOC holder to shift them from Transit Camp and provide them suitable alternate accommodation from the date of issue of NOC till rehabilitating them in newly constructed building at his risk and cost. The rent for tenant / occupant staying in Board's Transit Camp shall be paid as per the prevailing policy of MHADA from the date of NOC till occupant is rehabilitated in the new redeveloped building.
- 22) The NOC holder shall execute, enter into & duly registered the agreement for Permanent Alternative Accommodation with all the tenants / occupants certified by M.B.R.& R. Board on the terms & conditions as agreed by & between NOC holder & tenants / occupants. The copy of such registered Permanent Alternative Accommodation agreements shall be submitted to M.B.R.& R. Board before applying for grant of NOC from M.B.R.& R. Board for obtaining Commencement Certificate above plinth from MCGM.
- 23) If the NOC holder proposes to construct separate buildings for rehab and free sale, then the Commencement Certificate for free sale buildings shall be issued only after the work of all rehab buildings reached above plinth.
- 24) A corpus fund is to be created by the developer which will take care of the maintenance of the new building. The amount of Corpus fund to be provided to the eligible occupants by the developer is being decided by MHADA. However till the same is decided developer shall create the amount of corpus fund as amicably decided between the occupants and developer.
- 25) The NOC holder will have to engage experienced contractor to carry out the construction work of new building.
- 26) The NOC holder after obtaining IOD and before demolition of old cess building will have to deposit 10% amount of rehab component construction cost worked out as per prevailing construction cost mentioned in Ready Reckoner. The said 10% amount shall be in the form of Bank Guarantee or Fix Deposit Receipt of any Nationalized Bank for a period of 5 years in the name of Chief Officer / M.B.R.& R. Board and same shall be deposited in the office of Chief Account Officer/ M.B.R.& R. Board and receipt of same shall be submitted to the office of Resident Executive Engineer/MBRRB. It will be responsibility of the NOC holder to renew the Bank Guarantee or Fix Deposit Receipt one month prior to expiry date. If the NOC holder fails to do so then the amount of the Bank Guarantee or Fix Deposit Receipt will be deposited in the account of M.B.R.& R. Board. If the NOC holder fails to renew Bank Guarantee or Fix Deposit Receipt till the date of expiry then M.B.R.& R. Board will charge penalty of 12% interest per year for first 3 months and thereafter will charge 18% interest per year till completion of project. The Bank Guarantee or Fix Deposit Receipt shall be released with interest to the NOC holder by Chief Officer / M.B.R.& R. Board after completion of rehab component or completion of project.
- The MCGM shall not grant Commencement Certificate till said condition is fulfilled by NOC holder and letter to that effect is issued by M.B.R.& R. Board.
- 27) The NOC holder after obtaining approval to IOD/plans from MCGM and before demolition the old cess building / non-cess building shall open Escrow Account and deposit amount equivalent to 12 months rent to be given to all the tenants/occupants for temporary alternative accommodation prior to obtaining Commencement Certificate from MCGM. Further 12 months rent shall be deposited in Escrow Account 02 months prior to expiry of 12 months. The said procedure shall be continued till the tenants/occupants are rehabilitated in the newly constructed building. The NOC holder shall submit the proof of depositing the rent amount in Escrow Account every year to M.B.R.& R. Board



and MCGM. The concerned Executive Engineer /M.B.R.& R. Board shall ensure that the NOC holder has deposited the rent amount in Escrow Account every year till all the tenants / occupants are rehabilitated.

28) In order to ensure the progress of scheme and quality of construction of rehab tenements a Committee of following officials and persons is formed as under:

- i) Concerned Executive Engineer /M.B.R.& R. Board.
- ii) Concerned Deputy Engineer/ M.B.R.& R. Board.
- iii) Any 03 certified tenants/occupants of old cess/non-cess building suggested by majority of the certified tenants / occupants.
- iv) Architect appointed by the NOC holder.

The above said Committee shall inspect the site and verify the progress of scheme as well as quality of construction, once in every 03 months. The concerned Executive Engineer/M.B.R.& R. Board shall submit the inspection report within 15 days from the date of inspection to this office.

29) In order to complete the redevelopment project in time and to avoid dispute between tenants / occupants and Landlord / NOC Holder/ Developer with regard to Redevelopment as well as rent for temporary alternative accommodation. This office reserves right to incorporate additional conditions as and when required.

30) As per the provisions of amended DCR 33(7) dated 21.09.2018, 12.11.2018 and 08.07.2021 M.B.R.& R. Board has considered total rehab carpet area of each occupant while calculating surplus area required to be surrendered to M.B.R.& R. Board as per 3rd schedule of MHAD Act. The total rehab carpet area is including of existing carpet area + proportionate common carpet area + balcony carpet area (wherever existing in old building). The NOC holder is required to get the plans of proposed new building approved from MCGM accordingly.

Encl.: List of certified tenants.

Approved by Hon'ble Vice President
& C.E.O/Authority


(Arun Dongre)
Chief Officer,
M.B.R.& R.Board, Mumbai.

Proposed Enhancement of Property bearing C.R. No. 502, 503 and 504 of Gurgaon Urban Building (A-25-29, 30, 31, Sector 14, Gurgaon, Haryana - 122001, situated at Sector 14, Block 14, Building 14-004, known as 'Raj Bhawan', 'Raj Bhawan', 'Raj Bhawan' and 'Raj Bhawan' under DCR - 2007.

Sr. No.	Name of the Tenant	Name of the occupant	Floor	Shop / Room No.	User R / NR	Carpet Area of Sq. Ml.			Built Up Area in Sq. Ml.			Whether occupant staying in big or otherwise (Yes/No)	Whether Irrevocable Consent given or otherwise (Yes / No)	Whether room reduced in MCCM Inspection Extract of 95 - 96 (Yes / No)	Whether room with old Building plan (Yes/No)	Electricity Bill date	Voter ID No. Date	Voter List No.	Stamp Exc. Licetise No.	Ration Card	OTB Rent Receipt	Telephone Bill date	Decision For Occupancy if rejected with reason	Remarks
						Room	Common	Total	Room	Common	Total													
1	Ujjwal Prasad Singh	Jyoti Prasad Singh Sudhakar Prasad	Gr. Flr	1	R	13.42	4.84	0.00	18.26	15.85	3.71	0.00	21.56	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Accepted		
2	Raman Prasad Maheshwari	Raman K. Maheshwari & Family Kumar Maheshwari	Gr. Flr	2	NR	12.29	4.01	0.00	16.30	14.51	5.23	0.00	19.75	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Accepted		
3	Nitin Dhruval Shah	Nitin Dhruval Shah	Gr. Flr	304	NR	25.33	9.35	0.00	34.68	30.62	11.04	0.00	41.66	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Accepted		
4	Nayana Suresh Chhabra	Nayana Suresh Chhabra	Gr. Flr	5	R	13.49	4.58	0.00	18.07	14.99	5.40	0.00	20.39	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Accepted		
5	Shikhar Maheshwari Sahi	Shikhar Maheshwari Sahi & Ujjwal Sahi	Gr. Flr	6	R	12.68	4.57	0.00	17.25	14.87	5.40	0.00	20.27	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Accepted	

The consent documents of T/O at Sr. No. 1-5 are verified.

(Signature)
 M/S ANUPAM CREATOR
 OWNER/DEVELOPER

(Signature)
 KAMAL CONSULTANTS
 LICENSED SURVEYOR

(Signature)
 DEPUTY ENGINEER/D2 DIVN.
 M & R BOARD

(Signature)
 DEPUTY ENGINEER/D2 DIVN.
 M & R BOARD

(Signature)
 DEPUTY ENGINEER/D2 DIVN.
 M & R BOARD

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Sr. No	Name of the Tenant	Name of the occupant	Floor	Shop / Room No.	User R / NR	Carpet Area in Sq. Mt.			Built-Up Area in Sq. Mt.			Whether Occupant staying in bldg. or otherwise (Yes/No)	Whether Room is reflected in MCOM Inspection Extract of 95-96 (Yes/No)	Whether rooms ladies with old Building plan (Yes/No)	Whether following documents prior 13.06.1996 are available & kept on record in of Room				Decision For Tenancy/ Occupancy If rejected with reason	Remarks
						Room	Balcony	Total	Room	Balcony	Total				Electricity Bill date	Water ID No. Date	Shop Est. License No.	Old Rent Receipt		
15	Mahabadi Prasad Prasad	Mahabadi Prasad Prasad (Hotel)	2nd Fl.	23	R	12.89	4.33	0.00	17.22	15.42	5.15	0.00	20.57	Yes	Yes	Yes	1. E.B. No. 47 for 13.06.1996 2. E.R. No. 406-291-00775 dt. 17.08.2002 - Mahabadi Prasad Prasad 3. R.C. No. 270115 dt. 18.04.2000 in which old R.C. No. 364179 is cancelled 4. HO. No. 406-291-00775 dt. 15.06.1994 and 01.06.1996 dt. P.P. 5. Certificate for change of 18.01.2007. 6. Voted ID No. 2504137333 dt. 01.10.2014 (Mahabadi) and 2504137333 dt. 01.10.2014 (Mahabadi) and 2504137333 dt. 01.10.2014 (Mahabadi) 7. Author Card No. 2504 6071 6048 Mahabadi dt. No. 328 1770 dt. 15.02.1993 8. P.P. Card No. 406-291-00775 (Mahabadi) and 406-291-00775 (Mahabadi) 9. Letter of Mahabadi Prasad Prasad dt. 13.11.1992 10. Letter of Mahabadi Prasad Prasad dt. 23.04.1996 11. Letter of Mahabadi Prasad Prasad, High Court dt. 18.03.1993 dt. 15.02.1993	Accepted		
16	Mahabadi P. Prasad	Mahabadi Prasad Prasad (Hotel)	2nd Fl.	23	R	12.53	4.21	0.00	16.74	14.99	5.05	0.00	20.02	Yes	Yes	Yes	1. E.B. No. 426 dt. 09.10.1994 & No. 417 dt. 01.11.1992 2. E.R. No. 406-292-06559 dt. 17.08.2002 - Mahabadi Prasad Prasad 3. R.C. No. 270115 dt. 18.04.2000 in which old R.C. No. 364179 is cancelled 4. HO. No. 406-292-06559 dt. 15.06.1994 and 01.06.1996 dt. P.P. 5. Certificate for change of 18.01.2007. 6. Voted ID No. 2504137333 dt. 01.10.2014 (Mahabadi) and 2504137333 dt. 01.10.2014 (Mahabadi) and 2504137333 dt. 01.10.2014 (Mahabadi) 7. Author Card No. 2504 6071 6048 Mahabadi dt. No. 328 1770 dt. 15.02.1993 8. P.P. Card No. 406-292-06559 (Mahabadi) and 406-292-06559 (Mahabadi) 9. Letter of Mahabadi P. Prasad dt. 13.11.1992 10. Letter of Mahabadi P. Prasad, High Court dt. 18.03.1993 dt. 15.02.1993	Accepted		
17	Mahabadi Prasad Prasad	Prasad Prasad Prasad (Hotel)	2nd Fl.	24	R	12.37	4.27	0.00	16.79	15.03	5.05	0.00	20.08	Yes	Yes	Yes	1. E.B. No. 414 dt. 13.11.1992 & No. 414 dt. 01.11.1992 2. E.R. No. 406-292-00948 dt. 17.08.2002 and 18.01.2003 - Mahabadi Prasad Prasad 3. R.C. No. 30-0096 dt. 15.12.2000 - Arvind Prasad (R.No. 164) 4. HO. No. 406-292-00948 dt. 15.06.1994 and 01.06.1996 dt. P.P. 5. Certificate for change of 18.01.2007. 6. Voted ID No. 2504137333 dt. 01.10.2014 (Mahabadi) and 2504137333 dt. 01.10.2014 (Mahabadi) and 2504137333 dt. 01.10.2014 (Mahabadi) 7. Author Card No. 2504 6071 6048 Mahabadi dt. No. 328 1770 dt. 15.02.1993 8. P.P. Card No. 406-292-00948 (Mahabadi) and 406-292-00948 (Mahabadi) 9. Letter of Mahabadi Prasad Prasad dt. 13.11.1992 10. Letter of Mahabadi Prasad Prasad, High Court dt. 18.03.1993 dt. 15.02.1993	Accepted		
18	Prasad Prasad Prasad	Prasad Prasad Prasad (Hotel)	2nd Fl.	25	R	12.47	4.19	0.00	16.66	14.91	5.01	0.00	19.92	Yes	Yes	Yes	1. E.B. No. 273-04 for Feb 2005 and No. 310-20 for March 2021 - Prasad Prasad Prasad 2. E.R. No. 406-292-00176 dt. 17.11.2002 - Prasad Prasad Prasad 3. R.C. No. 30-0365 dt. 15.12.2000 in which old R.C. No. 471717 dt. 15.02.1994 is reflected 4. Author Card No. 2504 6071 6048 Mahabadi dt. No. 328 1770 dt. 15.02.1993 5. Voted ID No. 2504137333 dt. 01.10.2014 (Mahabadi) and 2504137333 dt. 01.10.2014 (Mahabadi) and 2504137333 dt. 01.10.2014 (Mahabadi) 6. Author Card No. 2504 6071 6048 Mahabadi dt. No. 328 1770 dt. 15.02.1993 7. P.P. Card No. 406-292-00176 (Mahabadi) and 406-292-00176 (Mahabadi) 8. Letter of Prasad Prasad Prasad dt. 13.11.1992 9. Letter of Prasad Prasad Prasad, High Court dt. 18.03.1993 dt. 15.02.1993	Accepted		

The consent & documents of T10 at Sr. No 15, 17 & 18 are verified.

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Handwritten signature

KARAN CONSULTANTS
LICENSED SURVEYOR

M/S. ANUPAM CREATOR
OWNERS/DEVELOPER

DEPUTY ENGINEER/DI DIVN.
M.S.R. & R. BOARD


DEPUTY ENGINEER/DI DIVN.
M.S.R. & R. BOARD

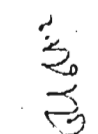
DEPUTY CHIEF ENGINEER-DIVN.
M.S.R. & R. BOARD

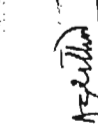
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Proposed Redevelopment of Property bearing C.S. No. 202, 203 and 204 of Gurgaon Distt., Building No. 25-29, 32, 31, bearing Municipal Ward No. D-1969, D-1971 and D-1972(2), situated at Ekattaral 7th Lane, Number-400-004, known as 'Tara Wines', 'Tara Wines' and 'Good Breads' under DCR-33(7).

Sr. No.	Name of the Tenant	Name of the occupant	Floor	Shop / Room No.	Carpet Area in Sq. Mt.			Built Up Area in Sq. Mt.			Whether room is reflected in MCGM Inspection Extract of 95-96 (Yes/No)	Whether occupant staying in the house or otherwise (Yes/No)	Whether Irrevocable Consent given or otherwise (Yes/No)	Whether room reflects in MCGM Inspection Extract of 95-96 (Yes/No)	Whether following documents kept on record in of Room			Decision For Tenancy/ Occupancy If rejected with reason	Remarks							
					Room	Common	Hallway	Room	Common	Hallway					Electricity Bill date	Shop Eas License No.	Old Rent Receipt									
					7	8	9	10	11	12					13	14	15			16	17	18	19	20	21	22
1	M/S. TREMOR TREMOR IMPROVEMENTS PVT. LTD.	M/S. SHAH & TREMOR IMPROVEMENTS PVT. LTD.	Gr. Flr.	1	NR	32.38	0.32	0.00	38.70	7.63	0.00	46.74	Yes	Yes	Yes	Yes	Accepted									
2	Mrs. Rajesh Babush Kumar Sakaria	Rajesh Babush Kumar Sakaria	Gr. Flr.	2	NR	30.33	5.92	0.00	36.25	7.15	0.00	43.78	Yes	Yes	Yes	Yes	Accepted									
3	M/S. VINEK CONSTRUCTION	M/S. VINEK ASSOCIATES THROUGH PROPRIETOR VINOD K. BHAGAT	Gr. Flr.	3(1)	NR	34.95	9.75	0.00	44.77	8.13	0.00	49.93	Yes	Yes	Yes	Yes	Accepted									
4	M/S. VINOD ASSOCIATES THROUGH PROPRIETOR VINOD K. BHAGAT	M/S. VINOD ASSOCIATES THROUGH PROPRIETOR VINOD K. BHAGAT	Gr. Flr.	3(2)	NR	32.37	6.32	0.00	38.69	7.63	0.00	46.32	Yes	Yes	Yes	Yes	Accepted									
Total for Covered Floor											129.67	25.20	0.00	154.97	156.60	30.56	0.00	187.15								


 KARAN CONSULTANTS
 LICENSED SURVEYOR


 M/S. ANUPAM CREATION
 OWNER/DEVELOPER


 DEPUTY ENGINEER/D3 DVM,
 M & R & R BOARD


 DEPUTY CHIEF ENGINEER ZONE-II,
 M & R & R BOARD

Page No. 4 of 5

Sr. No.	Name of the Tenant	Name of the occupant	Floor	Shop / Room No.	User R / NR	Carpet Area in Sq. Mt.				Built Up Area in Sq. Ft.			Whether Occupant staying in the building or otherwise (Yes/No)	Whether Intervenor's Consent given or otherwise (Yes / No)	Whether Room is reflected in MCGM Inspection Extract of 95-96 (Yes/No)	Whether room facilities with old Building plan (Yes/No)	Whether following documents prior 13.06.1996 are available & kept on record in of Room				Decision For Tenancy/ Occupancy. If rejected with reason	Remarks		
						Room	Common	Balcony	Total	Room	Common	Balcony					Total	Electricity Bill date	FDI No. & date	Voter ID No. Date			Shop Ex. License No	Old Rent Receipt
9	Jay Bhawan Trading Co. Pvt. Ltd	Jay Bhawan Trading Co. Pvt. Ltd	2nd Fl.	9	R	33.06	6.95	0.00	39.01	39.33	7.08	0.00	46.42	Yes	Yes	Yes	19	19	20	21	22	23		
10	Usha B Shahu	Usha Bhawan Shahu, Sagar Bhawan Shahu & Tanya Bhawan Shahu	2nd Fl.	10	R	34.06	6.13	0.00	40.19	40.52	7.30	0.00	47.82	Yes	Yes	Yes	19	19	20	21	22	23		
11	Shri. Ramji Dobla	Mali Ramji Dobla, Vinod Ramji Dobla	1st Fl.	11	R	41.14	4.30	0.00	27.54	27.71	5.00	0.00	32.72	Yes	Yes	Yes	19	19	20	21	22	23		
12	Niran Dhanraj Shah	Niran Dhanraj Shah	2nd Fl.	12	R	39.28	7.07	8.78	55.13	46.73	8.41	10.45	65.58	Yes	Yes	Yes	19	19	20	21	22	23	24	
						137.74	23.36	8.78	161.88	134.36	27.79	10.45	192.60	Total for Second Floor										

The consent documents of T10 at Sr. No 10-11 are verified.

DEPUTY CHIEF ENGINEER-II
M.B.R.S. BOARD

EXECUTIVE ENGINEER/D2 DIVN.
M.B.R.S. BOARD

DEPUTY ENGINEER/D2 DIVN.
M.B.R.S. BOARD

KARAY CONSULTANTS
LICENSED SURVEYOR

M/S. ANUPAM CREATION
OWNER/DEVELOPER

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Sr No	Name of the Tenant	Name of the occupant	Floor	Shop / R / NH No.	Carpet Area in Sq. Mt.			Built up Area in Sq. Mt.			Whether Occupant staying in the building or otherwise (Yes/No)	Whether Irrevocable contract given or otherwise (Yes/No)	Whether Room is reflected in MCGM Inspection Extract of 95-96 (Yes/No)	Whether room taller with old building plan (Yes/No)	Whether following documents kept on record in of Room				Current Documents / Any Other Documents	Decision For Tenancy / Occupancy, If rejected with reason	Remarks										
					Room	Common	Total	Room	Common	Total					Electricity Bill date	Shop Est. License No.	Old Rmt Receipt	Telephone Bill date													
13	Suresh Bharamal Jain	Suresh Kumar Bharamal Jain & Lata Suresh Kumar Jain	3rd Flr	13	0.00	13.00	13.00	0.00	0.00	13.00	Yes	Yes	No	1. E.B. No. 2772541. Aug 1990 (Suresh Kumar Bharamal Jain)	2. R.R. No. 772541. Aug 1990 (Suresh Kumar Bharamal Jain)	3. R.C. No. 344/97 dt. 18.03.2006. Suresh B. Jain.	4. Voter ID No. 1502073617 dt. 01.03.2018 (Suresh) and No. 1501073623 dt. 01.02.2019 (Lata)	5. MTRN Bill dt. 15.09.1994 and 07.01.2021 (Suresh Kumar)	6. Passport No. 07932654 dt. 05.02.2021 (Suresh Kumar) and No. 07932677 dt. 08.02.2021 (Lata)	7. Bharamal receipt dt. 19.11.2021 (Suresh Kumar)	8. Aadhar Card No. 9417 1633 7864 dt. 13.12.2011 (Suresh Kumar) and No. 2052 1856 5882 dt. 21.10.2011 (Lata)	9. Plot Case No. AACD/09716 (Suresh Kumar) and No. ANEP/06676 (Lata)	10. E.B. No. 2772541 dt. 03.03.1998 and No. 10.20 for April 2006. Suresh Kumar Bharamal Jain	11. FDC No. 428/99029 dt. 05.05.2006. Suresh Kumar Jain.	12. R.C. No. 456-999-0097 dt. 30.10.1999 and 19.05.2021. Suresh Kumar Jain.	13. R.C. No. 14001 dt. 13.02.2007. Suresh Kumar Jain.	14. Passport No. 0887994 dt. 19.11.2009 (Suresh) and No. 0887995 dt. 11.12.2009 (Lata)	15. FDC No. 143 dt. 02.11.2007	16. Aadhar Card No. 3263 5961 4981 dt. 07.03.2012. Suresh Kumar Jain.	Accepted	
14	Suresh Kumar Mehta	Suresh Kumar Mehta & Lata Suresh Kumar Mehta	3rd Flr	14	0.00	14.00	14.00	0.00	0.00	14.00	Yes	Yes	No	1. E.B. No. 466-299-4877 dt. 30.10.1999 and 19.05.2021. Suresh Kumar Mehta.	2. R.R. No. 466-299-4877 dt. 30.10.1999 and 19.05.2021. Suresh Kumar Mehta.	3. R.C. No. 14001 dt. 13.02.2007. Suresh Kumar Mehta.	4. Passport No. 0887994 dt. 19.11.2009 (Suresh) and No. 0887995 dt. 11.12.2009 (Lata)	5. FDC No. 143 dt. 02.11.2007	6. Aadhar Card No. 3263 5961 4981 dt. 07.03.2012. Suresh Kumar Mehta.	Accepted											
15	Harsh G Mehta	Suresh Kumar Mehta & Lata Suresh Kumar Mehta	3rd Flr	15	0.00	15.00	15.00	0.00	0.00	15.00	Yes	Yes	No	1. E.B. No. 11.10 for April 2020. - Rental G. Mehta.	2. R.R. No. 466-299-4877 dt. 30.10.1999 and 19.05.2021. Suresh Kumar Mehta.	3. R.C. No. 14001 dt. 13.02.2007. Suresh Kumar Mehta.	4. Passport No. 0887994 dt. 19.11.2009 (Suresh) and No. 0887995 dt. 11.12.2009 (Lata)	5. FDC No. 143 dt. 02.11.2007	6. Aadhar Card No. 3263 5961 4981 dt. 07.03.2012. Suresh Kumar Mehta.	Accepted											
16	Shamir P. Shah	Shamir P. Shah, Chandrika B. Shah, Ashish B. Shah	3rd Flr	16	0.00	16.00	16.00	0.00	0.00	16.00	Yes	Yes	No	1. E.B. No. 2772541. Aug 1990 (Suresh Kumar Bharamal Jain)	2. R.R. No. 772541. Aug 1990 (Suresh Kumar Bharamal Jain)	3. R.C. No. 344/97 dt. 18.03.2006. Suresh B. Jain.	4. Voter ID No. 1502073617 dt. 01.03.2018 (Suresh) and No. 1501073623 dt. 01.02.2019 (Lata)	5. MTRN Bill dt. 15.09.1994 and 07.01.2021 (Suresh Kumar)	6. Passport No. 07932654 dt. 05.02.2021 (Suresh Kumar) and No. 07932677 dt. 08.02.2021 (Lata)	7. Bharamal receipt dt. 19.11.2021 (Suresh Kumar)	8. Aadhar Card No. 9417 1633 7864 dt. 13.12.2011 (Suresh Kumar) and No. 2052 1856 5882 dt. 21.10.2011 (Lata)	9. Plot Case No. AACD/09716 (Suresh Kumar) and No. ANEP/06676 (Lata)	10. E.B. No. 2772541 dt. 03.03.1998 and No. 10.20 for April 2006. Suresh Kumar Bharamal Jain	11. FDC No. 428/99029 dt. 05.05.2006. Suresh Kumar Jain.	12. R.C. No. 456-999-0097 dt. 30.10.1999 and 19.05.2021. Suresh Kumar Jain.	13. R.C. No. 14001 dt. 13.02.2007. Suresh Kumar Jain.	14. Passport No. 0887994 dt. 19.11.2009 (Suresh) and No. 0887995 dt. 11.12.2009 (Lata)	15. FDC No. 143 dt. 02.11.2007	16. Aadhar Card No. 3263 5961 4981 dt. 07.03.2012. Suresh Kumar Jain.	Accepted	

The consent & documents of Flo at Sr. No. 13 are verified

(Signature)
DEPUTY CHIEF ENGINEER ZONE-I
M.B.R.R. BOARD

(Signature)
EXECUTIVE ENGINEER/DZ DIVN.
M.B.R.R. BOARD

(Signature)
DEPUTY ENGINEER/DZ DIVN.
M.B.R.R. BOARD

(Signature)
KARAN CONSULTANTS
LICENSED SURVEYOR

(Signature)
M/S. ANUPAM CREATION
OWNER/DEVELOPER

Sr. No.	Name of the Tenant	Name of the occupant	Floor No.	Shop / Room No.	Carpet Area in Sq. M.			Built Up Area in Sq. M.			Whether Occupant staying in building or otherwise (Yes/No)	Whether Room is reflected in MCGM In-spection Extract of 95-96 (Yes/No)	Whether room is with old building plan (Yes/No)	Whether following documents prior 13.06.1996 are available & kept on record in of Room				Current Documents / Any Other Documents	Decision For Tenancy/ Occupancy. If rejected with reason	Remarks
					Room	Balcony	Total	Room	Balcony	Total				Electricity Bill date	Shop Est. License No.	Old Rmt Receipt	Telephone Bill date			
17	Shankar Prasad Sanghavi & Bobby Shirrak Sanghavi	Shankar Prasad Sanghavi & Bobby Shirrak Sanghavi	4th Flr	17	99.62	15.75	115.37	122.65	19.39	142.04	Yes	Yes	FDV C.No. 484299023 dt. 05.11.1997 (Changal A. Shah) (R.No.17, 18)	SR No. 283 to 290 (Dhunjali) (Amrind Shah & others reflected) (R.No.17, 18)	1) E.B. No. 15-02 for April 2003 and No. 19-21 for Dec-21 to Mar-23- Shrivasthi Prasad Sanghavi (R.No.17, 18) 2) E.B. C.No. 484299023 dt. 05.11.2002-1. Dhunjali A. Shah (R.No.17, 18) 3) R.C. No. 25/1100 dt. 31.05.2004 (R.No. 17, 18) 4) Voters ID No. 1534575801 dt. 20.01.2014 (Shrivasthi Prasad Sanghavi) 5) Bank Passbook dt. 03.10.2002 in the name of Mr. Bobby S. Sanghavi and Mr. Shankar P. Sanghavi (R.No.17, 18) 6) Aadhar Card No. 9737 3791 6756 (Shrivasthi and Bobby Sanghavi) 7) Pan Card No. AAC79075G (Shrivasthi) and No. BDP75062J (Bobby) 8) Registered Tenancy Agreement vide no. 00/02-1/454 of 2002 between Mr. Bobby S. Sanghavi & others and Mr. Shankar Prasad Sanghavi dt. 22.09.2002.	1) E.B. No. 15-02 for April 2003 and No. 20-21 for Dec-21 to Mar-23- Shankar Prasad Sanghavi (R.No.17, 18) 2) E.B. C.No. 484299040 dt. 01.06.2004 (Rahul Prasad Sanghavi) 3) E.B. C.No. 484299040 dt. 01.06.2004 (Rahul Prasad Sanghavi) 4) Voters ID No. 15325031448 dt. 05.04.2014 (Rahul and Bobby Sanghavi) 5) Aadhar Card No. 8770 8336 3722 dt. 25.02.2013 (Rahul) 6) Pan Card No. AYVPS134P (Rahul) and No. BDP75062J (Bobby) 7) Registered Tenancy Agreement vide no. 00/02-1/454 of 2002 between Mr. Bobby S. Sanghavi & others and Mr. Shankar Prasad Sanghavi dt. 22.09.2002.	Chabber and accepted as per statement.			
Total for Building					621.01	107.18	19.14	746.30	745.89	128.65	874.54									

1. The Built Up Area is verified and certified.
 2. The carpet area of each tenement and irrevocable consent of tenants/occupants are verified and certified on the basis of self attested documents submitted by applicants and physical verification on the site.
 3. This statement should be read with this office letter No.EE/D-2/ 905 / 2022, Dt. 03.03.2022.

Signature
 M/S. ANUPAM CREATION
 OWNER/DEVELOPER

Signature
 KARAN CONSULTANTS
 LICENSED SURVEYOR

Signature
 DEPUTY ENGINEER/D2 DIVN.
 M.B.R.R. BOARD

Signature
 EXECUTIVE ENGINEER/D2 DIVN.
 M.B.R.R. BOARD

Signature
 DEPUTY CHIEF ENGINEER ZONE-III
 M.B.R.R. BOARD

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Sr No	Name of the Tenant	Name of the occupant	Floor	Shop / Room No.	Use of R / NR	Carpet Area in Sq. Mt.			Built Up Area in Sq. Mt.			Whether Occupant staying in bldg. or otherwise (Yes/No)	Whether irrevocable consent given or otherwise (Yes / No)	Whether Room is reflected in MCGM Inspection Extract of 95-96 (Yes/ No)	Whether room talks with old Building plan (Yes/No)	Whether following documents prior 13.06.1996 are available & kept on record in of Room				Current Documents / Any Other Documents	Decision For Tenancy/ Occupancy. If rejected with reason	Remarks
						Room	Balcony	Total	Room	Balcony	Total					Electricity Bill date	Shop License No.	Old Rent Receipt	Telephone Bill date			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
4	Surajmal Baching Bungal S. Kive Surajmal Bungal	Surajmal Baching Bungal S. Kive Surajmal Bungal	2nd Flr	4/A	R	24.04	3.63	0.00	27.67	79.89	4.51	0.00	34.39	Yes	Yes	Yes	Yes			Accepted		
5	Manohar Publishing Saurghat	Manohar Publishing Saurghat	2nd Flr	4/B	R	51.29	7.60	0.00	58.71	63.43	9.57	0.00	73.00	Yes	Yes	Yes	Yes			Accepted		
Total for Third Floor						78.04	11.23	0.00	89.28	93.32	14.07	0.00	107.39									
Total for Building						177.73	88.88	0.00	266.61	243.21	84.25	0.00	429.58									

Note:

- The Built up Area is verified and certified.
- The carpet area of each tenement and irrevocable consent of tenants/occupants are verified and certified on the basis of self attested documents submitted by applicants and physical verification on the site.
- This statement should be read with this office letter No.EE/ D-2/ 2022, Dt. 05.03.2022.

M/S. ANUPAM CREATION
OWNER/DEVELOPER

KARAN CONSULTANTS
LICENSED SURVEYOR

DEPUTY ENGINEER/D3 DIVN.
M B R E B BOARD

EXECUTIVE ENGINEER/D2 DIVN.
M B R E B BOARD

DEPUTY CHIEF ENGINEER ZONE-II
M B R E B BOARD

