

SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1292/GS/ML&PL/AP

Date: **29 JUN 2022**

To,

1. Shri. S. Neve

Architect M/s. Sanjay Neve & Associates,
302, Oomkareshwar, Kandarpada,
Link Road, Dahisar (W),
Mumbai – 400 068.

2. M/s. Skylark Buildcon Pvt. Ltd. and

M/s. Vrinda Enterprises Jointly.
402, 54-B, Sagar Avenue, 4th floor,
Junction of S. V. Road and Lallubhai Park Road,
Andheri (W), Mumbai - 58.

Subject: Approval for Occupation Certificate to balance part of Tower 'A' & Tower 'B' of Sale Building in the form of Bare Shell in the S. R. Scheme of Sai Sunder Nagar CHS Ltd & others on plot bearing F.P.No.1076, 1077 & 1078 of TPS-IV of Mahim Division, C.S. No. 286 (Pt) & 912 of Lower Parel Division and clubbed scheme of Gomata Nagar CHS Ltd on plot bearing C.S. No. 438, & 1/268 of Lower Parel Division & Nehru Nagar CHS Ltd on C.S. No. 268 (Pt), 286 (Pt), 437(pt) of Lower Parel Division and with amalgamation of proposed S.R. scheme of Balkrishna Gawade SRA CHS Ltd on Plot bearing C.S. No. 912 & 286 (Pt) with proposed S.R. scheme of Mumbadevi Prabhadevi CHS (Prop) & 7 others on Plot bearing C.S. No. 911 (Pt) & 2A/911 of Lower Parel Division in G/Sward.

Ref:

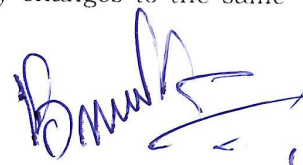
1. Architect's Letter submitted to this office on 28/06/2022.
2. Architect's Part Completion Certificate in form of Bare Shell, submitted on 28/06/2022.
3. Structural Engineer's Part Completion Certificate dated 25/04/2022
4. Site Supervisor's Part Completion Certificate issued on 25/04/2022.

Gentleman,

The development work of Bare Shell to obtain Occupation Certificate to balance part of Tower 'A' (i.e. from 34th to 63rd Floor + 64th Terrace Floor) and balance part of Tower 'B' (i.e. from 17th Floor to 65th Floor + Terrace, including 05 Nos of the balance Lifts of Tower 'B' of the Sale Building) is constructed and completed under the supervision of Architect Shri. S. Neve of M/s Sanjay Neve & Associates having Reg. No. CA/84/8433; Structural Engineer/RCC Consultants

Shri. Nayan B. Trivedi, having Lic. No. STR/T/49 & Site Supervisor Shri. Ashok D. Bamane, having Lic. No. SUP/Grade – I/840006878. As per balance part Completion Certificate for premises under reference submitted by you and as per completion certificate issued by Chief Fire Officer dated 18/11/2021, the portion under reference may be engaged for the intended purpose subject to the following conditions:

1. That the conditions of all the LOI/Revised LOI issued Under No. SRA/ENG/219/GS/ML & PL/LOI shall be complied with.
2. That the conditions of the IOA under No. SRA/ENG/1292/GS/ML & PL/AP dated 25/5/2007 and the conditions of the Amended Plans letter issued under No. SRA/ENG/1292/GS/ML & PL/AP dated 17/08/2009; 20/03/2010; 29/04/2011; 11/07/2011; 06/05/2014; 29/05/2014; 25/07/2016, 06/04/2017 & 31/12/2021 respectively shall be complied with.
3. That the Conditions of Part OC issued to Tower 'A' in the form of Bare Shell under No. SRA/ENG/1292/GS/ML & PL/AP dated 9/12/2020 shall be complied with before obtaining Full OC to Sale Building of the Scheme.
4. That the conditions of the Part OC issued for Non-Habitable User of Tower 'B' comprises of 4th Floor (Entrance Lobby) except 5 nos. of lifts + 5th to 13th Floor (Parking Floor) + 14th & 15th Floor (Club House) + 16th Floor (Girder Floor) dated 30/07/2021 shall be complied with.
5. That the Conditions of the Amended Plans under No. SRA/ENG/1292/GS/ML & PL/AP dated 31/12/2021 shall be complied with before obtaining Full/Final OC to Sale Building u/ref.
6. That you shall obtain Full/Final OC to the Sale Building u/ref after completion of the said Building in all respect for the portion under consideration in the form Bare Shell OC in Tower 'A & B'.
7. That you shall comply all the pending & differed conditions while approving Part OC of Tower 'A' in the form of bare Shell and it's conditions of letter issued dated 09/12/2020 before obtaining Full Occupation to the Sale Building u/ref.
8. That you shall comply all the pending & differed conditions while approving Part OC of Tower 'B' and it's conditions of letter issued dated 30/07/2021 before obtaining Full Occupation to the Sale Building u/ref.
9. That this Bare Shell Part OC is issued on request of Architect/Developer thus SRA or its Staff shall not be considered liable for any construction other than the approved in plans. SRA shall not be responsible for any mishaps/misuse on the premises under consideration.
Any legal dispute arises from this Bare Shell Part OC shall be dealt by Developer and he shall ensure that all the necessary compliances and requisitions shall be complied.
10. That the Work for the Premises under Bare Shell Part OC shall be carried out without making any changes to the structural members or without damaging the structural members of the building.
11. That the Work for the Premises under Bare Shell Part OC shall not be against the provisions of prevailing Development Control Regulation.
12. That the external wall/s shall not be removed or any changes to the same shall not be done.



13. That this permission is being issued on the basis of the documents submitted by you and shall be construed to withdraw against any sort of litigation pending before any Court.
14. That the work of raising/lowering of Kitchen platform, extension &/or relocation of kitchen platform proposed shall be done without making any changes in the plumbing outlets as approved in last drainage layout.
15. That the position of the Water Closets/Bathroom, Toilets shown in the lastly approved plans by competent authority shall not be changed.
16. That all the necessary completion Certificate as per EODB/from MCGM shall be submitted as per the relevant stages of approval.
17. That you shall pay all the dues under Infrastructural Charges and Maintenance Deposit, Extra water & sewerage charges etc. at respective stages, as per SRA's policy.
18. That you shall submit the revised NOC from HRC before issue of Full OC to the building under ref.
19. That you shall submit the final NOC from AAI or Competent Authority before issue of Full OC to the Building u/r.

Yours faithfully


Executive Engineer -G/S
Slum Rehabilitation Authority

29/06