



**SLUM REHABILITATION AUTHORITY, BRIHANMUMBAI**

No. SRA/ENG/3834/ME/MCGM/AP  
Date :-

**27 NOV 2024**

**To,**  
**Mukesh Bahadur of**  
**M/s. Consultants Combined.**  
B-101, Manek Kunj (Meghwadi),  
Dr. S.S.Rao Raod, Lalbaug,  
Parel, Mumbai-400 012.

**Sub:** Part Occupation permission for Sale building Sale wing 'A', Sale wing 'C' & Composite wing 'D' on plot bearing C.T.S. No.1 (A) (pt), Survey no. 93 (pt) Plot no. 49, Road no 5/6, of village Deonar, Tal. - Kurla at Shivaji Nagar, Govandi (E), Mumbai - 400 043. For: Devkrupa (Federation) Co.-op. Hsg. Society (Ltd.).

**Ref:** Your letter dt. 09/07/2024.

Sir,

The permission to occupy the part Sale building Sale wing 'A', Sale wing 'C' & Composite wing 'D' in the Slum Rehabilitation Scheme on plot bearing C.T.S. No. 1(A) (pt), Survey no. 93 (pt) Plot no. 49, Road no 5/6, of village Deonar, Tal. - Kurla at Shivaji Nagar, Govandi (E), Mumbai - 400 043 from sale wing 'A' Ground (Pt.) + 1<sup>st</sup> to 23<sup>rd</sup> upper floors including LMR & OHWT (Excluding Sale shop no. 04 & 05), Sale wing 'C' Ground (pt.) + 1<sup>st</sup> (pt.) + 2<sup>nd</sup> to 23<sup>rd</sup> upper floors including LMR & OHWT (Excluding Sale shop no. 04 & 05) & Composite wing 'D' Ground (Pt.) + 1<sup>st</sup> (Pt.) & 2<sup>nd</sup> upper floors, completed under supervision of Architect Shri. Mukesh Bahadur M/s. Consultants Combined (CA/82/7237), the Structural Engineer Shri. Shekhar Ghate M/s. Optimal Consultancy Services PVT. LTD. (STR/G/43), Site Supervisor Shri. Apporva Shaha (License No. S/697/SS-I), TPQA Shri. Sanjay Udani M/s. Sanjay Udani & Associates & PMC Shri. Sanjay Udani M/s. Sanjay Udani & Associates is hereby granted subject to the following conditions;

1. That this permission is granted for Sale wing 'A' Ground (Pt.) + 1<sup>st</sup> to 23<sup>rd</sup> upper floors including LMR & OHWT i.e. 01 no. of Rehab Commercial tenements, 01 no. of Sale office, 88 nos. of Sale



Residential & 01 no. of Sale office (Excluding Sale shop no. 04 & 05), Sale wing 'C' Ground (pt.) + 1<sup>st</sup> (pt.) + 2<sup>nd</sup> to 23<sup>rd</sup> upper floors including LMR & OHWT i.e. 87 nos. of Sale Residential (Excluding Sale shop no. 01 & 02) & Composite wing 'D' Ground (Pt.) + 1<sup>st</sup>(Pt.) & 2<sup>nd</sup> upper floors including LMR & OHWT i.e. 03 nos. of Rehab Commercial tenements, 17 Nos. of R/C tenements & 24 Nos. of Sale office (Excluding 04 Nos. of Rehab Residential unit).

2. That all the conditions mentioned in LOI under No. SRA/ENG/2807/ME/MCGM/LOI Dated 03/09/2016 & Revised LOI dated 22/12/2016, 24/04/2019, 16/01/2023, 07/07/2023 & 23/08/2024 shall be complied with.
3. That all the conditions mentioned in IOA under No. SRA/ENG/3834/ME/MCGM/AP, dated 13/01/2017, 09/05/2019, 03/11/2021 & 20/09/2024 shall be complied with.
4. That final plan shall be mounted on canvas and shall be submitted before asking O.C.C.
5. That the certificate under Section 270A of B.M.C. Act shall be obtained from A.E.(W.W.) 'M-E' Ward of M.C.G.M.

A set of certified completion plan is returned herewith as a token of approval please.

Yours faithfully,

-sd-

Ex. Eng. (SRA)-M/E ward  
Brihanmumbai

**Copy to :**

1. M/s. Ratnaakar Shelters LLP  
Add: Vallabh Society, 90 ft Road,  
Pantnagar, Ghatkopar (East),  
Mumbai - 400 075.
2. A.C. M/E Ward, B.M.C.
3. A.A. & C. M/E, B.M.C.
4. M/E., B.M.C.

28/11/24

Ex. Eng. (SRA)-M/E ward  
Brihanmumbai



From,  
Mr. Unaib Aminuddin Patel &  
Smt. Patel Saidabi Aminuddin,  
Flat No.703-A, 7<sup>th</sup> floor,  
Wing A, Aventus Heights,  
Shivaji Nagar, Govandi (E)  
Mumbai - 400 043.

Date : 24/10/24

To,  
**M/S. Ratnaakar Shelters LLP**  
611, Surya House, Near ONGC Colony,  
Vidyavihar (E), Mumbai - 400 086

**Sub :** **Handing over peaceful and lawful possession of Flat No.703-A on 7<sup>th</sup> Floor, Wing A in the newly constructed building "Aventus Heights" situated at Plot Bearing CTS No: -1A(pt), Survey No: -93(pt), Plot No: -49, Road No: -5/6 of Village Deonar, Taluka: - Kurla situated at Shivaji Nagar, Govandi (E), Mumbai: 400 043 ("said Premises").**

Dear Sir,

As per your letter dated \_\_\_\_\_ offering me/us the possession of the above said Flat for Fit out purpose, I/we request you to give me/us possession of the said premises. I/We hereby confirm and declare that you have granted the peaceful and lawful possession of the said premises, subject to the following :-

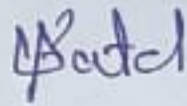
1. I/We hereby confirm that certain part of the Construction work of the project is pending.
2. I/We hereby agree that it is quite obvious that I/We will be having the inconveniences because the Construction of the Building is not over. I/We hereby undertake & declare that I/We will not have any type of grievances and make complaints against you or to any authority for the nuisance damages & harassment or difficulty caused by the ongoing construction work of the said building and I/We hereby further

undertake & declare that I/We will extend all co-operation to enable you to complete the construction work of the said Building.

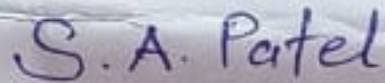
3. I/We hereby also confirm that the separate electric meter connection for my/our premises will be provided and I/We will pay for the same separately.
4. I/we confirm that car parking allotted to me/us will be handed over when the parking towers will be completed.
5. I do not have any demand and or claim whatsoever including but not limited to delay in handing over possession etc. against the Developer other than them obtaining Occupation Certificate as agreed.
6. This writing has been made with the full knowledge and understanding the meaning thereof and is binding on me/us.

Thanking you,

Yours truly



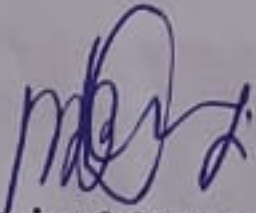
Mr. Unaib Aminuddin Patel &



Smt. Patel Saidabi Aminuddin

We accept to the above and are handing over the keys.

For **M/S. Ratnaakar Shelters LLP**



**Partner/Authorized Signatory**



Date - 24/10/24.

To,  
Mr. Unaib Aminuddin Patel &  
Smt. Patel Saidabi Aminuddin  
Flat No.703-A, 7<sup>th</sup> floor,  
Wing A, Aventus Heights,  
Shivaji Nagar, Govandi (E)  
Mumbai - 400 043.

**SUBJECT - POSSESSION FOR FIT OUT OF THE FLAT NO. 703-A, 7<sup>th</sup> FLOOR, WING A, AVENTUS HEIGHTS, SHIVAJI NAGAR, GOVANDI (E), MUMBAI - 400 043.**

Dear Sir/Madam,

We are delighted to hand over the keys of your "**Flat No. 703**" **Wing - A, 7<sup>th</sup> Floor** as per records in the building known as "**Aventus Heights**" situated at **Plot Bearing CTS No: -1A(pt), Survey No: -93(pt), Plot No: -49, Road No: -5/6 of Village Deonar, Taluka: - Kurla situated at Shivaji Nagar, Govandi (E), Mumbai: 400 043.**

We are pleased to note that you have acknowledged peaceful and vacant possession of the "**Flat No. 703 on 7<sup>th</sup> Floor in A Wing** in building known as "**Aventus Heights**" in accordance with the provisions of the Sale Agreement for fit out only.

After conducting a full and comprehensive examination of the said Flat and other amenities/facilities offered and after being satisfied that the construction is in accordance with the agreement, the standard of material used, amenities, fixtures and other features, we are pleased to inform you that you have accepted peaceful and vacant possession of the Said Flat only for furniture and fit out purpose only.

You hereby agree and affirm that you have no claims, conflicts, disagreements and/or any demands against us as of the acceptance of the Flat.

You hereby agree to sign any paper work that may be required for your said Flat.

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From,

Mr. Umesh Aminuddey Patel &  
Smt. Patel. Sandeepi Aminuddey

Flat No. 703, 7th floor,  
Wing A, Aventus Heights,  
Shivaji Nagar, Govandi (E),  
Mumbai - 400 043.

Date: 24/10/24

To,  
M/S. Ratnaakar Shelters LLP  
611, Surya House, Near ONGC Colony,  
Vidyavihar (E), Mumbai - 400 086

Subject: Acceptance of Possession for fit out with  
Understanding of Car Parking Arrangement

Dear Sir,

I/We, Mr. Umesh Aminuddey Patel & Smt. Patel. Sandeepi Aminuddey, the occupant  
of Flat No. 703, 7th floor, Wing A, Aventus Heights, Shivaji Nagar,  
Govandi (E), Mumbai - 400 043, hereby acknowledge and accept possession  
of the said premises as of \_\_\_\_\_ [Date of Possession] for fit out  
purpose only.

We understand and accept that the car parking assigned to us is yet  
under construction. We have been informed, and we acknowledge that  
parking towers cannot be constructed separately due to planning and  
structural stability constraints.

I/We fully accept this arrangement and acknowledge that my/our  
parking will be handed over when the construction of the parking towers is  
completed.

Please let us know if any additional documentation or actions are  
required from our side.

Thank you for your attention and cooperation.

Yours Sincerely,

U. Patel

S.A. Patel



You hereby agree that you will be having the inconveniences because the construction of the building (Wing B) is not over and also confirmed that the car parking allotted to you will be handed over when the car parking towers will be completed.

Henceforth you shall be bound to pay society maintenance and corpus etc. to the society

It has been informed to you that the Occupation Certificate shall be received soon.

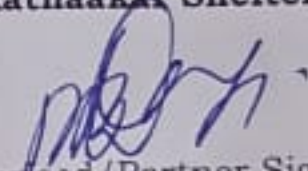
We wish you all the best, Thanking you.

Dated this 26<sup>th</sup> day of October, 2024

Yours faithfully,

**For Ratnaakar Shelters LLP**



  
Authorised/Partner Signature

I/We hereby accept the aforementioned

U Patel

Mr. Unaib Aminuddin Patel &

S. A. Patel

Smt. Patel Saidabi Aminuddin