Date: 17th July, 2023

To,

The Maharashtra Real Estate Regulatory Authority,

6th & 7th Floor, Housefin Bhavan,

Plot No.C-2, E-Block,

Bandra Kurla Complex,

Bandra (East), Mumbai–400051

Dear Sir/Ma'am

Ref: All those pieces and parcel of slum plot bearing Final Plot Nos. 138 & 139 of Town Planning Scheme – Santacruz No. V (1st Variation) (Final) admeasuring 1760.03 sq. mtrs or thereabouts (as per T.P Remarks) and 1799.3 sq. mtrs (as per Property Register Card) having corresponding CTS No. 2046 & 2048 in Village Vile Parle (East), Taluka Andheri and City Survey No. 5 of Village Bandra I Ward in the Registration District of Mumbai Suburban together with the Structures standing thereon situate, lying and being at Prabhat Colony, 4th Road, Santacruz (East), Mumbai -400 055 **(the said Property)**.

Sub.: Letter with respect to the query raised by MahaRERA through its email dated14th July, 2023.

With reference to the query raised by MahaRERA through its email dated 14th July, 2023 with respect to the said Property.

The Notarized Development Agreement dated 26th August, 2020 bearing Registered Notary No. 20 on 26th August, 2022 executed by and between

Santacruz Mangal Murti Co-operative Housing Society Ltd. (as Society) and M/s. Ambit Builders & Developers (as Developers) is for development of the said Property under Slum Rehabilitation Scheme as per the regulations 33(10) of DCPR, 2023. Since the said property is a slum property (Plot owned by Maharashtra Housing Area and Development Authority (MHADA)), Development Agreement is not required to be registered with the office of Sub Registrar of Assurance/s.

Yours Faithfully,
M/s. Law Origin

LAW ORIGIN
MUMBAI
ADVOCATES & SOLICITORS

Namita Nateker

Partner