



SLUM REHABILITATION AUTHORITY

No. P-N/PVT/0185/20180806/LAY

Date: 17 JAN 2022

To,
Shri. Vishwas Satodia (Architect)
1102/B-wing, 11th Floor,
Shah Arcade-II, Rani Sati Marg,
Malad (E), Mumbai-400 097.

Sub.: Proposed layout/Subdivision under Slum Rehabilitation Scheme on slum & Non slum Plot bearing C.T.S No. 512/B (pt.) & 512 B/1 to 28 of Village, Malad North, Taluka Borivali, Shree Saurashtra Dasha Shree Mali Nagar, Narishing lane Malad West, Mumbai Suburban District for "Shree Gaondevi CHS (Prop)" as per Reg. 33 (10) & 30 of DCPR-2034.

Ref.: Your letter dated 17/08/2020.

Sir,

With reference to your above referred letter this is to inform you that the plans submitted by you for the Layout / Natural sub-division of the above plot are approved as per Development Control and Promotion Regulations-2034, subject to the terms & conditions registered under no. BRL-4-93-2022 dated 04/01/2022. The said terms & conditions of the layout shall be binding not only on the owners / Developers for the time being but also on their heirs, executors, administrator, assignees & every person deriving title through or under them. Final approval to the sub-Division / Layout/Sub-division will be issued after constructing the roads including lighting drainage, sewerage, etc. and recreation/amenity spaces is developed by leveling the plot and providing adequate number of trees on the same. You will please make it clear to your client that in case of breach of any of the terms and conditions as registered under no. BRL-4-93-2022 dated 04/01/2022 the deposit amounts is liable to be forfeited and the permission granted liable to be revoked.

You are requested to demarcate the boundaries of land holding / the various plots / the reservations, and the road alignment on site as per the approved plans and arrange to show on site the same to undersigned by

fixing a prior appointment with him and get his approval to the layout/sub-division before proceeding further.

Please note that work of construction of roads filling of low lying land, diverting nallas, laying sewer lines, etc. should not be carried out unless the intimation is given to Executive Engineer Roads/S.W.D./S.P. of MCGM and their permission is obtained for proceeding with the work.

Please also note that permission for construction of buildings on the sub-divided plots will not be entertained till the access roads are constructed in water bound macadam mode of construction with necessary sewers, storm water drains and water mains, etc.

This permission for developing is valid for a period upto O.C. of the last building in the project from the date of issue as per the copy of approved plans which is sent herewith. In case of any amendment in the layout, the same shall be got approved after paying requisite fees and the additional terms and conditions, if any, shall be got registered.

Yours faithfully,



Executive Engineer-II
(Slum Rehabilitation Authority)

Acc: One set of Plan.

Copy forwarded for information to:

- ✓ 1) M/s. Vishal Construction
- 2) A.E. (Survey) W.S.
- 3) Asst. Commissioner -P/N Ward
- 4) Additional Collector (SRA)
- 5) A.A. & C.-P/N ward.
- 6) D.I.L.R.
- 7) A.E. W.W. (P/N Ward)
- 8) E.E. (Roads) W.S.
- 9) E.E. (SWD) W.S.
- 10) E.E. (S.P.) W.S.



Executive Engineer-II
(Slum Rehabilitation Authority)

387/93

पावती

Original/Duplicate

Tuesday, January 04, 2022

नोंदणी क्र.: 39म

4:37 PM

Regn.: 39M

पावती क्र.: 109 दिनांक: 04/01/2022

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरल-4-93-2022

दस्तऐवजाचा प्रकार: प्रतिज्ञापत्र

सादर करणाऱ्याचे नाव: मनोज ईश्वरलाल अजमेरा तर्फे मुखत्यार अनंत आर पिंपळे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1640.00

पृष्ठांची संख्या: 82

एकूण:

रु. 31640.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:57 PM ह्या वेळेस मिळेल.

सह दु.नि.का-बोरीवली4

बाजार मुल्य: रु.1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक, बोरीवली क्र.-४,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.1640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0401202209253 दिनांक: 04/01/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011162890202122E दिनांक: 04/01/2022

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

Ample

DELIVERED



05/01/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 4

दस्त क्रमांक : 93/2022

नोंदणी :

Regn:63m

गावाचे नाव : मालाड

(1)विलेखाचा प्रकार	प्रतिज्ञापत्र
(2)मोबदला	0
(3) बाजारभावा(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन,पोटह्रिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सी.टी.एस.नं. 512/B (pt) and 512 B/1 to 28, व्हिलेज मालाड नॉर्थ, श्री सौरास्ट्र दशा श्री माळी नगर,नर्सिंग लेन मालाड पश्चिम मुंबई, श्री गामदेवी को ऑप ही सो. Reg.33(10)of DCPR 2034... बाकीचे वर्णन दस्तात नमूद केल्याप्रमाणे.... ((C.T.S. Number : 512/B (pt) and 512 B/1 to 28 ;))
(5) क्षेत्रफळ	1*0 NA
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मनोज ईश्वरलाल अजमेरा.तर्फे मुखत्यार अनंत आर पिंपळे बय:-48; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: 2 रा मजला , इमारतीचे नाव: सिटी मॉल , ब्लॉक नं: अंधेरी पश्चिम मुंबई , रोड नं: न्यू लिंक रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400053 पत्र नं:-AAPPA0516N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/01/2022
(10)दस्त नोंदणी केल्याचा दिनांक	04/01/2022
(11)अनुक्रमांक,खंड व पृष्ठ.	93/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारण या तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

Affidavit

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 04/01/2022) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

खरी प्रत

सह. दुय्यम निबंधक, बोरीवली-४,
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Manoj Ishwarlal Ajmera	eChallan	02300042022010456145	MH011162890202122E	500.00	SD	0005354477202122	04/01/2022
2	Manoj Ishwarlal Ajmera	eChallan		MH011162890202122E	30000	RF	0005354477202122	04/01/2022
3		DHC		0401202209253	1640	RF	0401202209253D	04/01/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]





CHALLAN
MTR Form Number-6



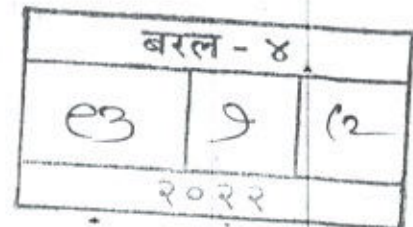
GRN	MH011162890202122E	BARCODE	[Barcode]		Date	04/01/2022-14:01:20	Form ID	25.2
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable)			
Office Name BRL4_JT SUB REGISTRAR BORIVALI NO 4					Full Name Manoj Ishwarlal Ajmera			
Location MUMBAI								
Year 2021-2022 One Time					Flat/Block No. C.T.S No. 512/B (pt.)			
Account Head Details				Amount In Rs.	Premises/Building			
0030045501 Stamp Duty				500.00	Road/Street Malad North, Shree Saurashtra Dasha Shree Mali Nagar, Narishing Lane, Malad West			
0030063301 Registration Fee				30000.00	Area/Locality Mumbai			
					Town/City/District			
					PIN 4 0 0 0 6 4			
					Remarks (If Any)			
					SecondPartyName=The Chief Executive Officer Slum Rehabilitation			
					Authority-			
					Amount In Thirty Thousand Five Hundred Rupees Only			
Total				30,500.00	Words			
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN	Ref. No.	02300042022010456145	007156338
Cheque/DD No.					Bank Date	RBI Date	04/01/2022-14:02:19	Not Verified with RBI
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch					Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुर्युक्त निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. 9819231285





बरल - ४		
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२१/१२		

To,
The Chief Executive Officer,
Slum Rehabilitation Authority,
3rd floor, Administrative Bldg,
Anant Kanekar Marg, Bandra (East),
Mumbai 400 051.



Sub.: Proposed layout/Subdivision under Slum Rehabilitation Scheme on slum & Non slum Plot bearing C.T.S No. 512/B (pt.) & 512 B/1 to 28 of Village, Malad North, Taluka Borivali, Shree Saurashtra Dasha Shree Mali Nagar, Narishing lane Malad West, Mumbai Suburban District for "Shree Gamdevi CHS (prop.)" as per Reg. 33 (10) of DCPR-2034.

SCHEDULE-I

TERMS AND CONDITIONS

1. That the access roads shall be constructed and lighted to the Municipal specification and shall be properly maintained jointly by all sub-divided plot holders.
2. That the proposed development/Municipal road and regular line/lines if any shall be got demarcated at site jointly with the Municipal Survey Branch/ Executive Engineer, Development Plan/ E.E. (T & C) /District Inspector of land Records/ City Survey Officer.
3. That the land within the proposed Road falling in our holding if any shall be kept open free of any encumbrances and shall be constructed to its full width as per the Municipal specifications, including providing street lights, drains, etc. and shall be handed over to the Municipal Corporation of Greater Mumbai after construction and its ownership shall be duly transferred in the name of the of the land within the Development plan road, 100% floor space index shall be availed of subject to a maximum of 40% of the plot area as permissible under D.C. Rules or the FSI permissible as per D.C. Regulation 33(10).
4. That you shall submit the separate P.R. card for area falling under setback and area of other part after amalgamation of various plots.
5. That adequate storm water drains shall be provided in the layout area at our cost including provision for admitting storm water from the surrounding locality.
6. That the cost of channeling and draining the natural water course in the locality shall be borne proportionately by us as determined by the Municipal Commissioner.
7. That adequate arrangement shall be made for providing sewerage in the layout area at our cost to the satisfaction of the Municipal Commissioner/ CEO (SRA) and shall get the same connected to the Municipal Sewer.

बरेल - ४		
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8. That the formation levels of the roads, a cross sections, slopes, slab and details of construction in regard to the same as also in regard to the storm water drains etc. shall be got previously approved from the Chief Engineer Roads.
9. That the sub divided plots in the layout area shall not be amalgamated or sub divided further without the approval of the CEO(SRA).
10. That the user of the plot shall be for Residential and Commercial purposes and no change of user shall be done without the prior approval of the CEO(SRA).
11. That the plot/plots together admeasuring 247.86 sq. mtr. of the total layout area shown green in colour on the plan shall be kept open and unbuilt upon and shall be developed as recreation ground by planting trees along the periphery and shall be properly maintained by all the sub divided plot holders.
13. That adequate No. of Parking Spaces/loading unloading spaces shall be provided within the layout area.
14. That site for electrical sub-station/ Receiving Station if required shall be made available to the concerned Authority (Reliance Energy/Electrical co.) for erection of the sub-station/Receiving station.



15. That the structures/structures standing on the recreation ground and shown to be demolished shall be removed by us at our cost and we will not request for commencement certificate for the building on sub divided plots till the recreating space is cleared of all the structures & all the existing structures on plot shall be demolished.

16. That the structures to be erected shall confirm to the Development Control Rules and the Building Bye laws in force.

17. That the low lying land in the layout including the land under Reservation, shall be filled upto a reduced level of at least 92.5 with reference to Town Hall Datum or at least 6" above the nearest road level whichever is higher, with murum, earth, boulders, etc leveled and rolled to the satisfaction of the CEO(SRA).

18. That the cost of laying sewer and storm water drain along Development Plan road if any passing through the layout shall be borne by us.

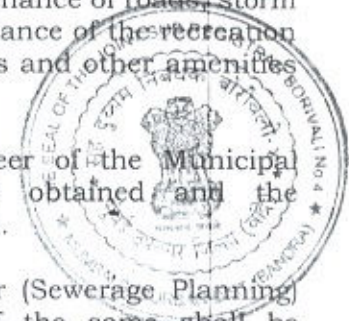
19. That after the roads/roads/reservation are actually demarcated at site it is observed that the shape and total area of the plot/plots site does not tally with that shown in the sanctioned layout/sub-division and that there is material variation, then amended layout shall be submitted and got approved before carrying out any further work.

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20. That in the event of failure to abide by any of the aforesaid conditions, the CEO(SRA) shall be at liberty to forfeit the security deposit of Rs. 75,000/- paid by us for faithful compliance with the terms and conditions of the layout and further, if he thinks fit may cause, such action to be taken or works to be executed by the Municipal or other agency and the cost so incurred shall be paid by us.

/s/

21. That the layout /sub-divided plots shall be duly got demarcated by the District Inspector of Land Records and the necessary changes shall be got effected in the record of rights and a copy of them shall be submitted to the CEO(SRA).
22. That you shall submit the separate/single P.R. Card for amalgamated/sub divided plots before obtaining C.C. for last 25% of built up area.
23. That the additional water charges as stipulated in the water charges rule shall be paid in the respect of premises occupied for the residential purposes along the internal roads in case of one common suction tank and pumping arrangements and common meter is not provided.
24. That an association of the plot owner/co-operative societies shall be formed which will be responsible for the maintenance of roads, storm water drains, street lights, sewers and maintenance of the recreation ground/ grounds, suction tanks, pump houses and other amenities provided in the sub divided property.
25. That the N.O.C. from the Hydraulic Engineer of the Municipal Corporation of Greater Mumbai shall be obtained and the requirement of the same shall be complied with.
26. That the N.O.C. from the Dy. Chief Engineer (Sewerage Planning) shall be obtained and the requirements of the same shall be complied with.
27. That the requirements of the Executive Engineer (Roads and S.W. Drains) (WS) of Municipal Corporation of Greater Mumbai shall be complied with.
28. That the part of the plot shown as recreation ground admeasuring 247.86 sq. mtr. shall not be sold /leased or otherwise disposed of, but the same shall be transferred in the name of federation of CHS which will be formed for proper maintenance after developing the same and will be allowed to be used by occupants of both the sub divided plots.
29. That the layout area shall be got duly demarcated through City Survey Office/SRA and separate property register cards and CTS Plan shall be obtained from City Survey Office duly certified by Superintendent of land Records for each of the Sub-divided plots/layout areas, D.P. Road, D.P. Reservations, Recreation ground, and surplus vacant land and shall be submitted to CEO(SRA) for record.
30. NOC from "Tree Authority" shall be obtained and requirements of the same shall be complied with.
31. That an undertaking regarding payment for the open space deficiency created in the sale building if any will be submitted before asking further C.C. to sale bldg.
32. That these terms and conditions of the layout-cum-subdivision shall be binding not only on us for the time being but also on heirs, executors, administrators, assignees and every person/persons deriving right, title and interest through/under me/us.



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[Handwritten signature]

SCHEDULE-II

Schedule of Property:

- East - CTS No. 511
West - CTS No. 512B(pt.)
North - CTS No. 484, CTS No. 69B/11 & CTS No. 69B/15
South - 12.20 mtr. wide internal access road of MCGM Layout & CTS No. 514



I/We agree to the above
Conditions.

Shri. Manoj Ishwarlal Ajmera
Shri. Manoj Ishwarlal Ajmera
Citi Mall, 2nd Floor, Andheri
Link Road, Andheri (W),
Mumbai 400053.



Signed in the presence

- 1) Mr. Sunil Shah
2) Mr. Manisha Mohite

838/23
Manisha M.

बरल - ४		
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मंगळवार, 04 जानेवारी 2022 4:37 म.नं.

दस्त गोष्टवारा भाग-1

बरल-4

दस्त क्रमांक: 93/2022

दस्त क्रमांक: बरल-4 /93/2022.

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

नोंदणी फी साफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. बरल-4 यांचे कार्यालयात

पावती: 109

पावती दिनांक: 04/01/2022

अ. क्र. 93 वर दि. 04-01-2022

सादरकरणाचे नाव: मनोज ईश्वरलाल अजमेरा तर्फे मुखत्यार अनंत आर पिंपळे

रोजी 4:35 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1640.00

पृष्ठांची संख्या: 82

एकुण: 31640.00

दस्त हजर करणाऱ्याची सही:

सह दु.नि.का-बोरीबली4

सह दु.नि.का-बोरीबली4

दस्ताचा प्रकार: प्रतिज्ञापत्र

मुद्रांक शुल्क: प्रतिज्ञालेख

शिक्का क्र. 1 04 / 01 / 2022 04 : 35 : 42 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 04 / 01 / 2022 04 : 37 : 10 PM ची वेळ: (फी)

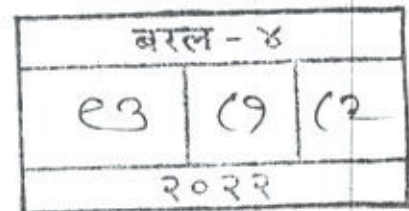
प्रतिज्ञापत्र

सदर दस्ताऐवज ह्या नोंदणी कायदा
दाखल केलेला आहे. दस्तावेजाचा
सोबत जोडलेल्या कायदेशीर बाबीसाठी

सादरतुदीनुसारच नोंदणीस
साक्षीदार व
सत्यता, वैधता
कायदेशीर बाबीसाठी

(Signature)
लिहून घेणार

लिहून घेणार





04/01/2022 4 43:20 PM

दस्त गोपबारा भाग-2

बरल-4

दस्त क्रमांक:93/2022

दस्त क्रमांक :बरल-4/93/2022

दस्ताचा प्रकार :-प्रतिज्ञापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मनोज ईश्वरलाल अजमेरा तर्फे मुखत्यार अनंत आर पिंपळे पत्ता:प्लॉट नं: ऑफिस , माळा नं: 2 रा मजला , इमारतीचे नाव: सिटी मॉल , ब्लॉक नं: अंधेरी पश्चिम मुंबई , रोड नं: न्यू लिंक रोड , महाराष्ट्र, मुम्बई. पिन नंबर:AAPPA0516N	लिहून देणार वय :-48 स्वाक्षरी:-		

बरील दस्तऐवज करून देणार तयारकीत प्रतिज्ञापत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:04 / 01 / 2022 04 : 41 : 51 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पुढीलप्रमाणे

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:ओमकार शेडकर वय:26 पत्ता:शॉप नं.58 तळ मजला सिटी मॉल न्यू लिंक रोड अंधेरी पश्चिम मुंबई पिन कोड:400053		
2	नाव:अमोल खांबे - - वय:31 पत्ता:शॉप नं.58 तळ मजला सिटी मॉल न्यू लिंक रोड अंधेरी पश्चिम मुंबई पिन कोड:400053		

शिक्का क्र.4 ची वेळ:04 / 01 / 2022 04 : 42 : 50 PM

शिक्का क्र.5 ची वेळ:04 / 01 / 2022 04 : 43 : 03 PM नोंदणी पुस्तक 1 मध्ये

सह दु.नि.का-बोरीवली4

प्रमाणित करण्यात येते की, या
दस्तागध्य एकूण.....(2).....पाने आहेत.

सह. दय्यम निबंधक, बोरीवली क्र.-४,
मुंबई उपनगर जिल्हा.

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पुस्तक क्रमांक १, क्रमांक.....वर
०४/०१/२०२२

सह. दय्यम निबंधक, बोरीवली क्र. ४,
मुंबई उपनगर जिल्हा.

