

September 14, 2023

To,
The Maharashtra Real Estate Regulatory Authority,
6th & 7th Floor, Housefin Bhavan,
Plot No. C - 21, E - Block, Bandra Kurla Complex,
Bandra (E), Mumbai - 400051.

Subject: Explanation about query raised with respect to difference in plot number on Commencement certificate and application

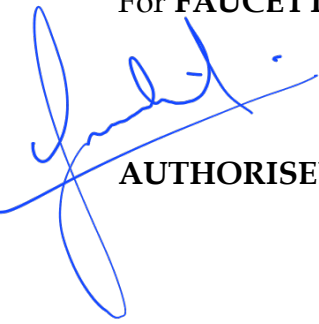
Respected Sir,

The plot number as per Commencement Certificate dated 24/08/2023 is plot No. 152 C.T.S. No. 685, F.P. No.152 and whereas as per application, information fetched from MCGM AutoDCR portal is plot number 152.

Please note that plot number 152 and CTS number 685 are one and the same. We are attaching herewith the copy of Town Planning Scheme Remarks of TPS BANDRA No. III. Redistribution and Valuation Statement annexed to the same confirms this fact that plot number 152 and CTS number 685 are one and the same.

Yours Faithfully,

For **FAUCETT DEVELOPERS**


AUTHORISED SIGNATORY



MUNICIPAL CORPORATION OF GREATER MUMBAI

Office of the, Chief Engineer, (Development Plan)/Executive Engineer, (Town Planning)
5th floor, Municipal Head Office, Extn. Bldg., Mahapalika Marg, Fort, Mumbai: 400 001.

To,
Ashok dattatraya Gandhi
1.Saikrupa Apt. L.T. Road, Borivali(W), Mumbai

Reference: Your application dated 14.07.2022

Subject: Town Planning Scheme Remarks of TPS BANDRA No. III(1st Variation)(Final) for F.P.No. 152

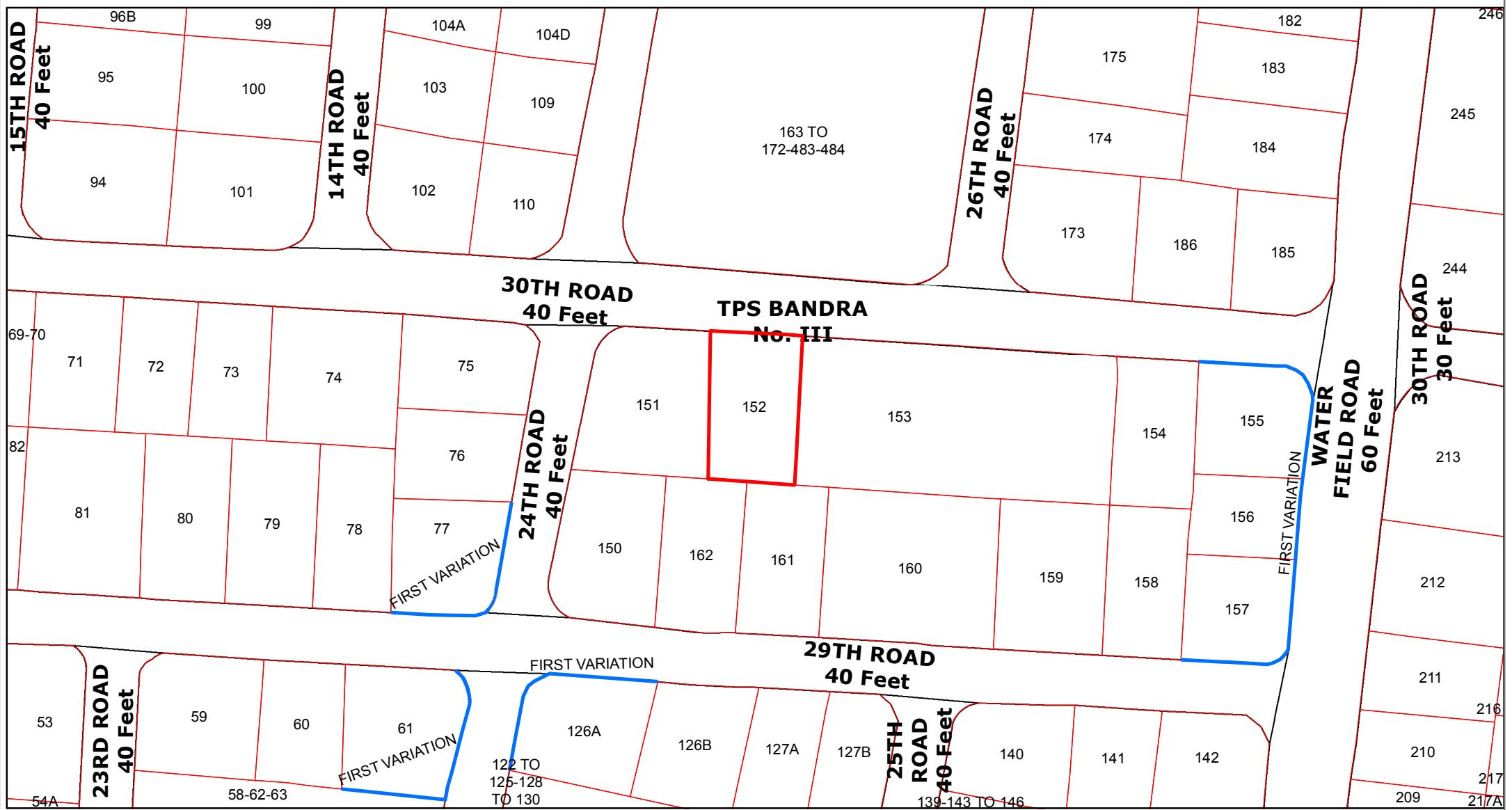
Sir,
Town Planning Remarks in respect of the above Final Plot shown bounded bold red on the accompanying plan are as under:

- 1) Name of Town Planning Scheme: TPS BANDRA No. III(1st Variation)(Final)
- 2) Date of Effect: 04.02.1985
- 3) F.P. No.: 152
- 4) Area of F.P. : 618.7 sq. mts.(Six hundred Eighteen decimal Seven sq. mts.)
- 5) Name of the owner(s): 1) Murli Motiram Mansukhani, 2) Manohar M. Mansukhani, 3) Sou. Hiru B. Mansukhani, 4) Kum. Sushila M. Mansukhani. (as shown in the accompanying Form I)
- 6) User: Residential
- 7) Contribution charges of Rs. 1650 (One thousand Six hundred Fifty) only to be paid in the concerned local ward office along with interest from the date of effect.
- 8) Final Plot boundaries shall be demarcated through concerned City Survey Officer.
- 9) Specific remarks about T.P. Building Regulations, if any, will be informed to E.E.B.P. on receipt of proposal from their office.
- 10) These remarks are offered from T.P. point of view without reference to site conditions and shall not be used for scrutiny of Building proposals.
- 11) These remarks are valid for one year from the date of issue.

No. ChE/DP/TPRF202207111403438/TPS/14.07.2022

Acc: Plan, Form-I, TP Remarks for FP

Note: This is electronically generated report. Hence personal signature is not required. This report should be read accompanying Form-I & T.P. Plan. Town Planning Department.



Scale
1:1200

Land Bearing F.P.No(s) 152 of TPS BANDRA No. III TPS Scheme in H/W Ward. This Plan is to read with Form-I & TP Remark letter u/no CHE/TPRF202207111403438/DP/WS/H/W. This is an electronically generated document. Hence, No signature required. Assistant Engineer (Town Planning) Dated: 14/07/2022



MUNICIPAL CORPORATION OF GREATER MUMBAI
(Town Planning Department)

Office of the Chief Engineer (Development Plan),
5th Floor, Annexe Building,
Municipal Head Office,
Mahapalika Marg, Fort, MUMBAI - 400 001.

Legend

- TPS shop line as per 1st variation final
- TPS shop line as per principal scheme
- TPS Roadwidening
- TPS Boundary
- Final Plot Boundary
- TPS Roads
- TPS Nallas

TOWN PLANNING SCHEME BANDRA No. III (1st VARIATION)(FINAL)Redistribution and Valuation Statement Form -1(WARD H/W)

Redistribution & Valuation Statement

Serial No.	Name of owner	Tenure of land	City Survey Number	ORIGINAL PLOT					FINAL PLOT							Contribution (+) Compensation(-) [Column 9(c) minus column 6(c)]	Increment [Column 10(b) minus column 9(b)]	Contribution 50 Percent of column 12	Addition to (+)or deduction from (-) Contribution to be made under other sections	Net Demand from (+) or by (-) owner being the addition of column 11,13,14	Remarks	
				Number	Area in Sq.mts.	Values in Rupees			Number	Area in Sq.mts.	Values in Rupees											
						*Rate of original value	without reference to value of structures	Inclusive of structure			Undeveloped			Developed								
											*Rate of semi-final value	without reference to value of structures	Inclusive of structure	*Rate of final plot value	without reference to value of structures							Inclusive of structure
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6(c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16
133. (a)	1) Murli Motiram Mansukhani.		685	152	618.7	Rs.	Rs.	Rs.	152	618.7	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
	16.15					9990	9990	16.15			9990	9990	21.48	13290	13290	-	3300	1650	-	+1650		
	2) Manohar M. Mansukhani.																					
	3) Sou. Hiru B. Mansukhani.																					
	4) Kum. Sushila M. Mansukhani.																					

(Area in words : F. P. No.152 : Six hundred Eighteen Point Seven sq.mts. Only)

* Note : (a) Original Value means the value of the original plot without reference to any improvements contemplated in the Scheme (Clause (f) of sub-section (I) of section 97)
(b) Semi-Final Value means the value of the final plot without reference to any improvements contemplated in the Scheme other than improvements due to alteration of its boundaries i.e. value of the final plots as a results of improvements in its sharpe (Clause (f) of sub-section (I) of section 97)
(c) Final Value means the value of the final plot with reference to improvements contemplated in the scheme on the assumption that the scheme has been completed (section 98)