

# SHIV SAI DEVELOPERS

Builders & Developers

Date:-08/12/2023

To,  
THE MAHARERA,  
Registration Dept.,  
Bkc, Bandra,  
Mumbai - 400051.

**Sub : Explanation note under provision 3(2)(C) and 4(c) of Chapter-II of the project for Rera Registration.**

**Ref : Nebula Empress Building**

**Society: Sarvodaya SRA CHS Ltd. situated at CTS No. F/1533, F P. No.578 of village Bandra, 5th Road, of S.V.Road, Khar west Mumbai 400052**

**Respected Sir/Madam,**

I, Chandrakant Malkar, Proprietor of M/S Shiv Sai Developer, hereby provide you with explanation to your query dated 06.12.2023.

The brief history of the above mentioned project is that in the year 2022, on the basis the application & the GBR of the above mentioned society, The Hon'ble CEO SRA, terminated the "Old Developer, M/s Gurunanak Developers India Private Limited" under the SRA regulations 13(2) and subsequently appointed me as their new developer under the name "M/s Shiv Sai Developer" to complete the incomplete SRA project/building for the above mentioned SRA Scheme.

Earlier, the SRA approved **Plan & issued C.C. dated 01.07.2010** for basement + Ground + 13 upper floors in the name of the **Old Developer, M/s Gurunanak Developers India Private Limited**, under the provision of DCR 1991.

The said old Developer had **proposed 69 Rehab Resi. Flats, 01 Sale shop and 15 Nos. Of Sale flats** in the approved Plan of 2010.

All Sale Shop & Sale Resi. flats were **sold by old developer before the year 2011 only.** (before MAHARERA came into the force).

The building was **constructed upto 13th floor** as per approved plan under regulation of DCR 1991. But due to some pending work like outside Plaster, Plumbing & few incomplete miscellaneous work, **the building was incomplete.**

From the **Year 2011 until today i.e. 2023, no further work has been carried out on site** for completion of the building and **no new permissions** were obtained for the project. Due to the same reason no new sale was generated in project after 2010.

The old developer **did not apply for the RERA** Registration for this project when MAHARERA came into force.

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As a new developer, I submitted the new plans for the building to the SRA for the approval under the regulation of DCPR 2034, which includes **Additional utilization of FSI. SRA approved the same on 02.11.2023.**

The new Plan was approved upto 20th floor and same was issued by SRA on 02.11.2023 and **CC upto 13th floors was revalidated & issued on 02.11.2023.** In the the name of **New Developer "M/S Shiv Sai Developer"**

Due to the changes in the plan, Total **11 additional** Sale Resi. Flats increased in the Project. Out of which **06 new sale** resi flats (over and above old 15 sale flats + 1 sale shop) were generated within 13 floors, which were already constructed.

Additionally, **05 new** sale residential flats have been proposed in the plan from **14<sup>th</sup> Floor and above proposed floors.**

**Thereby, the calculation of the total Nos. of Sale flats, Sale Shop & Rehab Resi. flats is as 01 Sale Shop, 15 Sale resi Flats(Approved in 2010 Plans), 11 New/additional Sale resi flats Proposed (06 flats below 13th floors and 05 flats 14th and above floors) and 85 Rehab Resi. Flats.**

**Therefore, Total 112 Units Proposed in the Approved Plans dated 02.11.2023.**

Hence, we have been appointed as new Developer of the Project, Nebula Empress, and thereby we have applied for RERA registration now. Additionally, prior to this, this project has not been applied for MAHARERA Registration.

Thanking you.

Yours Truly,  
**Shiv Sai Developer**

CHANDRAKAN  
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**Chandrakant Malkar**  
**Proprietor**

**Date:-08/12/2023**

**Place:-Mumbai**