

SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2851/PN/PL/LOI.

Date: **14 NOV 2017**

1. **Architect** : Shri. Suresh Gaikwad.
Of M/s. Skytech Consultants,
A-301, Agarwal B2B Center, D'monte Lane,
near Malad Industrial Estate, Orlem,
above Silver Oak hotel, Kanchpada,
Malad (W), Mumbai - 400 064.
2. **Developer** : M/s. /s. Royal Realtors.
6th floor, Shah Trade, Center, Rani Sati Marg,
Nr. W. Exp. Highway, Malad (East), Mum-97.
3. **Society** : "Santoshi Mata SRA CHS (Prop)."
"Vaishet Pada Suvarna Nagari SRA CHS (Prop)."
"Jay Bhavani Anandi SRA CHS (Prop)."

Sub: The amalgamation of Proposed Slum Rehabilitation Scheme on i) plot bearing C.T.S. Nos. 717A,717/1 to 7 & 723 of Village Malad, Taluka Borivali Mumbai for "**Santoshi Mata SRA CHS (Prop).**"
ii) On plot bearing C.T.S. Nos. 714,715,716,720, 720/1to2,721, 721/1to6, 722,724,and724/1to2ofVillage-Malad, Taluka Borivali Mumbai for "**Vaishet Pada Suvarna Nagari SRA CHS (Prop).**"
iii) On plot bearing C.T.S. Nos.712,713,718,719,719/1 to 14 & 717B of Village Malad, Taluka Borivali Mumbai for "**Jay Bhavani Anandi SRA CHS (Prop).**"

Ref: SRA/ENG/2851/PN/PL/LOI.

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this **Letter of Intent (LOI)** subject to the following conditions.

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051

Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : www.sra.gov.in E-mail : info@sra.gov.in

Executive Engineer

Dy. Ch. Engineer

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1. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents.
2. This LOI is valid for the period of 3 (three) months from the date of issue. However, if IOA/CC are obtained for any one bldg. of the project then this LOI will remain valid till validity of IOA/CC.
3. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos. of eligible huts etc. the parameters shall be got revised from time to time.

No.	Particulars	Slum (Sq.mt)
		12860.80
1.	Plot area	
2.	Less :	3077.75
	i) Area under set back I+II+III	
	ii) Deduction for plot area under C.T.S. No-725	115.00
	Total	3192.75
3.	Balance Plot Area	9668.05
4.	Deduction for 15% RG	-----
5.	Net plot area	9668.05
6.	Addition for FSI purpose i) Area under set back I+II+III	3077.75
7.	Plot area for FSI	12,745.80
8.	Permissible FSI on Plot	3.00
10.	BUA permissible on in Situ	38237.40
11.	Rehabilitation BUA	15,337.03
12.	Areas of Amenities including common passage and area of existing temple	9460.94
13.	Rehabilitation Component	24,797.97
14.	Sale Component	24,797.97
15.	Total BUA permitted for project	40,135.00
16.	Total FSI permitted for project	4.15
17.	BUA permissible for Sale on plot	22,900.37
18.	FSI in-situ proposed	3.00
19	Tenements proposed	Eligible - Resi-267 Nos Comm-14 Nos Resi/Comm-04 Nos Provisional Resi-169 Nos Comm-46 Nos Resi/Comm-11 Nos.15 nos. of Amenity

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4. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer / Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.

5. Details of land ownership: -

a) "Santoshi Mata SRA CHS (Prop).":

Ownership of the plot bearing C.T.S. Nos. 717A,717/1 to 7,13, 717B(part) & 723 of Village Malad, Taluka Borivali Mumbai, for area admeasuring 4359.10 square meters was acquired by SRA.

Further, D.S.L.R. (SRA) has verified the ownership of plot bearing C.T.S. Nos. 717A,717/1to7,13 & 723 of Village Malad, Taluka Borivali Mumbai, for area admeasuring 4359.10 square meters is in favor of SRA/Society.

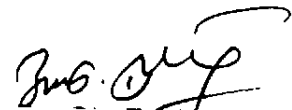
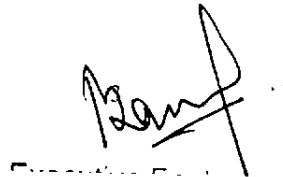
b) "Vaishet Pada Suwarna Nagari SRA CHS (Prop)":

As per remarks form D.L.S.R.(SRA) & the plot under reference bearing C.T.S. Nos.714, 715, 716, 720, 720/1 to2, 721, 721/1 to 6, 722, 724 and 724/1to2 of Village-Malad, Taluka Borivali Mumbai is belongs to Mr.Popat Mututi Dhanvat. & Mr.Popat Mututi Dhanvat has given Development Right under registered agreement under Badar no: 6064/3/107 of 2015 of admeasuring area 6310.60 square meter. with the condition that, before issuing the occupation certificate to the sale building for the scheme under reference Developer will be insisted to submit the PRC in the name of M/s. Royal Realtors for the above mentioned CTS no's:714, 715, 716, 720, 720/1 to 2, 721, 721/1to 6, 722, 724 and 724/1 to 2 of Village-Malad, Taluka Borivali Mumbai.

c) "Jay Bhavani Anandi Vaishet Pada SRA CHS (Prop)."

Ownership of the plot bearing C.T.S. Nos. 712,713,718,719 & 719/1 to 14 of Village Malad, Taluka Borivali Mumbai, for area admeasuring 2076.00 square meters was acquired by SRA.

Further, D.S.L.R. (SRA) has verified the ownership of plot bearing C.T.S. Nos. 712,713,718,719 & 719/1 to 14 of Village Malad, Taluka



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Borivali Mumbai, for area admeasuring 2076.00 square meters is in favor of SRA/Society.

6. Details to access: - Access from Quarry Road and slum plot is directly accessible from the 18.30 meter wide sanctioned RL is prescribed by E. E. T .C .(W S) of MCGM to the Quarry Road as per A.E.(Survey remarks).
7. D.P. Remarks:- as per D.P. remarks R-Zone and Access from Quarry Road and slum plot is directly accessible from the 18.30 meter wide sanctioned RL is prescribed by E. E. T .C .(W S) of MCGM to the Quarry Road as per A.E.(Survey remarks).
8. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ Rs. 560/- (Suburb)/ Rs. 840/- (City) per sq.mt.} to the Slum Rehabilitation Authority as per Circular no.7 dated 25/11/1997 as decided by the Authority.
9. The Developer shall hand over PAP tenements if any within three months after grant of OCC. The said PAP tenements as mentioned in salient features condition no.3 above be handed over to the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 25.00 sq.m. free of cost.

The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.
10. The Amenity Tenements of Anganwadi as mentioned in salient features condition no.3 above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 129. Welfare Centre, Society Office as mentioned in salient features condition no.3 above shall be handed over to the slum dwellers society to use for specific purpose only, within 30 days from the date of issue of OCC of Rehab/Composite bldg. handing over / Taking over receipt shall be submitted to SRA by the developer.
11. The conditions if any mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied and compliances thereof shall be submitted to this office in time.
12. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
13. The Developer shall submit various NOCs including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.

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14. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st rehab building as mentioned below :-
- | | |
|---------------------------------------|--------------|
| Plot area up to 4000 sq.mt. | → 36 months. |
| Plot area between 4001 to 7500 sq.mt. | → 60 months. |
| Plot area more than 7500 sq.mt. | → 72 months. |
- In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.
15. The Chief Promoter/Developer shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before OCC of Rehab. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
16. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.220/- non-judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA in a prescribed format.
17. The Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
18. A) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II on the notice board of Society and/or in the area at conspicuous place. The photo of such notices pasted shall be submitted to concern Ex. Engineer (SRA) within a period of two weeks from the date of this LOI.
- B) That Developer/society shall give wide publicity by way of advertisement in a prescribed format for the approval of S. R. scheme at least in one local Marathi newspaper in Marathi script & English newspaper in English script and copy of such news papers shall be submitted to concern Ex. Engineer within two months from the date of LOI.
19. The IOA/Building plans will be approved in accordance with the modified Development Control Regulations and prevailing rules, policies and conditions at the time of approval.
20. That the necessary safety precautions like safety net barricading etc. shall be taken during execution depending when the stage of works & the concerned personnel of developer shall be liable for safety.

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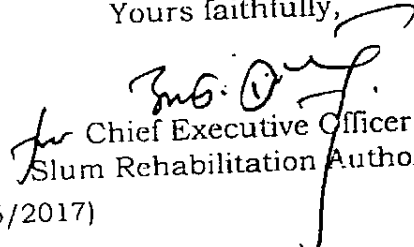
21. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
22. As per the Circular No-108 developer has to maintain the Rehab building for a period of 3 years from the date of granting occupation to the rehab building. The security deposit/Bank guarantee deposited with SRA will be released thereafter.
23. That you shall fix CCTV cameras on site in the building under construction with feed to SRA server as per direction & specification.
24. As per the Circular No.137 you shall pay charges of identify card of eligible slum dwellers/lottery.
25. As per Circular No-138 you shall pay the structural Audit Fees as per Policy.
26. That you shall pay the non refundable Legal charges as per office order u/no.SRA /LA/Office order /136/2016dtd.22/02/206 before issuance of further approvals.
27. That you shall construct tenement in shear wall technology as per circular no.154.
28. The developer shall execute conveyance deed for Rehab & Sale component before obtaining O.C.

If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the modified D.C. Regulations of 1991 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,


S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority
13/11/17

Executive Engineer



for Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO(SRA) has signed the LOI on 28/06/2017)

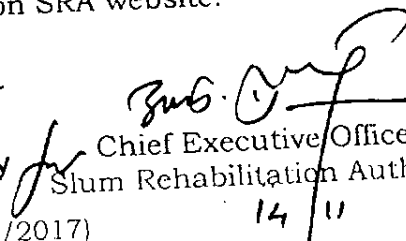
Copy to:

1. Collector Mumbai Suburban District.
2. Assistant Commissioner, "P/N" Ward, M.C.G.M.
3. Chief Engineer (Development Plan), M.C.G.M.
4. H.E. of MCGM.
5. I.T. Section (SRA), to publish this LOI on SRA website.

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14/11/2017


S.E. (S.R.A.) A.E. (S.R.A.) Slum Rehabilitation Authority
13/11/17

Executive Engineer


for Chief Executive Officer
Slum Rehabilitation Authority
14/11

(Hon'ble CEO(SRA) has signed the LOI on 28/06/2017)