

मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ
(म्हाडाचा घटक)

MUMBAI BUILDING REPAIRS AND
RECONSTRUCTION BOARD
(A MHADA UNIT)



No.R/NOC/F-1561/ 1188 /MBRRB-10
Dated:-

26 MAR 2010

Attn: Mr. Abhijit.

To,
M/s Soham Projects Pvt. Ltd.,
198, Belgrami Road, Kurla(W),
Mumbai- 400 070.

Sub :- Redevelopment of property at F.P.No.425 of TPS IV of Mahim
Divn, bearing cess No. GN-3128(1), GN-3131(2), GN-3128(2),
3131(3), Bhavani Shankar Road, Dadar(w), Mumbai known as
"Shani Sadan".

Ref :- 1) This office letter No. R / NOC / F-1561/ 2462 / MBRRB-08
dated 13.06.2008.
2) Your letters dated 06.08.2009 and 09.03.2010.
3) High Power Committee's orders dated 19.09.2009 and
16.01.2010.

This office vide its letter under reference had granted you NOC for
redevelopment of subject property. The introductory paragraph of the said NOC
issued at reference no.1 stands modified and should now be read as follows:

With reference to the above subject matter and letter under reference
"Modified No Objection Certificate" is hereby granted for redevelopment of
captioned property with FSI 2.5 or the FSI required for rehabilitation of existing
occupiers plus 50% incentive FSI, whichever is higher, in accordance with the
modified D.C. Regulation 33(7) and Appendix - III to this Regulation sanctioned by
the Govt. in Urban Development Department Mantralaya vide Notification published
in Govt. Gazette dated 25th January 1999 and Notification No. TPB 4308/ 3224/ CR-
268/08/UD-11 dated 02nd March 2009, on the following terms and conditions :

Condition No. 1 & 6 are now modified and should be read as follows:

- 1) All the occupants of the old building shall be reaccommodated in the redeveloped
building. Each occupant shall be rehabilitated and given the equivalent carpet
area as occupied by him for residential purpose in the old building subject to the
minimum carpet area of 27.88 sq.mt. (300 sq.ft. fixed) and/or maximum carpet
area 70 sq.mt. (753 sq.ft.) as provided in the MH&AD Act, 1976. In case of non-
residential occupier, the area to be given in the reconstructed building will be
equivalent to the area occupied in the old building. Accordingly the plans be got
approved from M.C.G.M. as per the clause 16 of Appendix-III of the Notification
dated 02nd March 2009.
- 6) The plans of the proposed building shall be submitted to MCGM within six
months from the date of issue of this NOC positively for its approval failing
which the NOC will stand cancelled. As far as possible provision of tenement of
300.00 sq.ft. to 350.00 sq.ft. carpet area shall be made in the proposed building
plans for handing over to this office on account of surplus Built Up Area to be
surrendered to the Board as per condition No. 11 of this NOC.

गृहनिर्माण भवन, बांदे (पूर्व), मुंबई-४०००५१.

दूरध्वनी क्रमांक : २६५९०४७२, ५६४०५३१८

फैक्स : (०२२) २६५९ १३९७ / २०५८, पत्रपेटी क्रमांक : ८१३५

Griha Niman Bhavan, Bandra (East), Mumbai 400 051.

Phone : 26590472, 56405318 Fax : (022) 2659 1397 / 2058

Post Box : 8135

After issue of IOD and approval to plans by MCGM.

- i) Plans showing the tenements to be surrendered to MBRRB shall be shown prominently and copy of the same shall be submitted to MBRRB.
- ii) The tenements to be surrendered shall be mortgaged in the name of MBRRB by way of registered deed within 15 days from issue of IOD by MCGM.

This shall be clearly shown in the proposed / approved building plans, otherwise permission for obtaining occupation certificate will not be granted.

Also the condition nos. 20, 21 and 24 of letter at reference No.1 are hereby deleted in view of the Judgment of the Hon. Supreme Court dated 04.09.2008 in Civil Appeal No.2970/2006 and others.

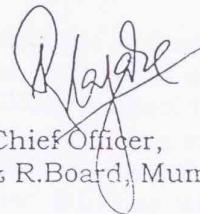
The condition No. 2 and 23 of the NOC remains unchanged and shall be read as condition No.20 and 21 since the original condition nos.20, 21 and 24 are deleted.

The following condition is added after condition No.21.

- 22) The revised Consent / agreement from the tenants / occupiers shall be submitted in respect of revised carpet area as per Notification dated 02nd March 2009 before issue of Commencement Certificate above plinth by MCGM.
- 23) The NOC holder shall execute Agreement with all the tenants / occupants stating therein the rehabilitation area agreed to be provided apart from other terms & conditions. The copy of such agreement shall be submitted to MHADA / MCGM before issue of Commencement Certificate by MCGM.
- 24) If the NOC holder propose to construct separate buildings for rehab and free sale, then the Commencement Certificate for free sale buildings shall be issued only after the work of rehab buildings is started.

The other contents of the said letter dated 13.06.2008 remain unchanged.

Note : The NOC was previously issued in the name of M/s Soham Mahavir Constructions is now issued in the name of M/s Soham Projects Pvt. Ltd. as per the order of Hon. High Power Committee-I dated 19.09.2010 and 16.01.2010.



Chief Officer,
M.B.R.& R.Board, Mumbai.