

मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ

(म्हाडाचा घटक)

MUMBAI BUILDING REPAIRS AND
RECONSTRUCTION BOARD

(A MHADA UNIT)



No. R./NOC/F-2497/ 692/MBRRB-2022

Dated:- 28 JAN 2022

To,
M/s Grand Shelters,
302, India Printing House, Opp. Ram Mandir,
above corporation bank, Near Dadar T.T. Circle,
G.D.Ambekar Marg, Wadala-West, Mumbai-400 031.

Sub :- Redevelopment of Property bearing C.S.No.605 Matunga Divn.,
Plot No.47 of Sewree Wadala Estate, Building No.2222-23,
bearing Cess No.FN-4981, situated at Lotlikar Marg, behind
Don Bosco School Ground, Matunga(East), Mumbai- 400 019,
known as "Alankar Building".

- **Surrender surplus Built up area in same ward in another building.**

Ref :- 1) NOC granted by this office vide letter No.R/NOC/F-2497/
7384 /MBRRB-16 dated 01.09.2016.
2) Your letter addressed to Executive Engineer, ("F/North") Divn.
/MBRRB dated 26.11.2021.
3) Executive Engineer, ("F/North") Divn. /MBRRB letter No. EE /
FN/DE-I/4345/2021 dated 22.12.2021.

Please refer to your letter dated 26.11.2021, wherein you have requested this office to allow to surrender Built up area admeasuring 105.97m² in another building in same ward i.e. Flat No.1102 & Flat No.1104 on 11th floor admeasuring 90.43m² of sale "D" wing situated at Plot bearing C.T.S. No. 331(pt.), 332(pt.), 333(pt.), 337(pt.), 341(pt.) & 342(pt.) of Matunga Division, Municipal F-Ward, situated laying and being at S.M.D. Road, Wadala, Mumbai-400019 known as "Anand Heights".

In view of above, you are hereby informed that, your request, for allowing to surrender surplus Built up area in another property in same ward as mentioned above is hereby accepted in accordance to the provisions laid down in Govt. in Urban Development Department's Notification dated 21.05.2011, Clause 4 of Appendix -III.

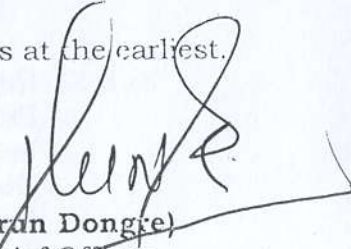
Accordingly, you are hereby directed to comply as following :

1. To execute & subsequently registered the Agreement with MBRRB for transfer of Flat No.1102 & Flat No.1104 on 11th floor total admeasuring 90.43m² of sale "D" wing situated at Plot bearing C.T.S. No. 331(pt.), 332(pt.), 333(pt.), 337(pt.), 341(pt.) & 342(pt.) of Matunga Division, Municipal F-Ward, situated laying and being at S.M.D. Road, Wadala, Mumbai-400019 known as "Anand Heights". The expenses towards stamp Duty & Registration fees shall be entirely borne by you.
2. To make payment of ₹1,73,735/- to MBRRB towards difference in capital value of surplus area as per Ready Reckoner Rate of the year 2021-22, since the capital

value of surplus Built up area required to be surrendered is more than the capital value of surplus Built up area is proposed to be surrendered.

3. After completing procedure mentioned at Sr. No.1 & 2 above you shall handover surplus area Flat No.1102 & Flat No.1104 on 11th floor admeasuring 90.43m2 of sale "D" wing situated at Plot bearing C.T.S. No. 331(pt.), 332(pt.), 333(pt.), 337(pt.), 341(pt.) & 342(pt.) of Matunga Division, Municipal F-Ward, situated laying and being at S.M.D. Road, Wadala, Mumbai-400019" known as "**Anand Heights**" to the Executive Engineer, "F/North" Divn/M.B.R.& R. Board after completion of new building and before applying to this office for granting NOC for obtaining Full Occupation Certificate from MCGM.

You are hereby directed to comply with above said points at the earliest.



(Arun Dongre)

Chief Officer,

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