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Sanjay Chhabria
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Sandeep Runwal
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Dhaval Ajmera
Pratik Patel

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Ravi Patil

PRESIDENT, MIRA VIRAR CITY
Ashit Shah

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PRESIDENT, NAVI MUMBAI
Prakash Baviskar

Ref. No. MCHI/PRES/19-20/066

To,
Shri Deepak Kapoor (I.A.S.)
Chief Executive Officer
Slum Rehabilitation Authority
Bandra (E), Mumbai - 400051



October 17, 2019

Sub: Issues to consider for better functioning of Slum Schemes

Ref: 1.) Circular no 188 dated 28th September 2018 from SRA - Revision of Bank Guarantee for Private and Govt. Schemes.
2.) Circular no: TPB-4319/189/CR-123/2019/UD-11 dt. 20th August 2019 (copy attached) - Infrastructure Charges.
3) Office Order dated 23.03.2015 under no. SRA/CEO/OfficerOrder/19/2015 (copy attached) - Change of Developer Policy.
4.) S.R. Scheme on 'Ghatkopar Septic Tank Gurukrupa SRA CHS' valuation (copy attached) - Change of Developer Policy.

Respected Sir,

We are at the outset grateful and appreciative of the pro-active approach to ensuring the smooth completion of rehabilitation schemes and aligning our cities goals with the nations target of 'Housing for All.' We would invite your learned attention to the following points which we think may help better implementation of SR Schemes

1. Bank Guarantee for Govt. & Private Schemes:

A circular no 188 dated 28th September 2018 SRA reduced the bank guarantee amount for government lands to 2% and private lands to 4%. In the true spirit of the circular the logical conclusion that can be arrived at is that in case there is private and government land together in a scheme the rates of bank guarantees shall be applied pro-rated and proportionately. The circular is silent on the applicability to the schemes which consists of both the government and the private land. This is resulting in the benefit of the circular not being passed on to the schemes which comprise of private and government lands. In such cases it would help divert large amounts paid towards Bank guarantee be repurposed towards the actual construction activity.

Hence we request your offices to allow us to submit fresh bank guarantees on the basis of proportionate nos. of slum dwellers on private and government slum lands and existing bank guarantees be returned accordingly. Further BG's from all banks including foreign banks should be acceptable.

2. Charging of Infrastructure Cost:

The Urban development has waived the applicability of Development Cess of 4 % for residential and 8 % for commercial over and above MRTP charges under 124E for a period of 2 Years, under serial (5) of Circular no : TPB-4319/189/CR-123/2019/UD-11 dt. 20th August 2019. The nature of such payment is similar to that of Infrastructure Charges recovered under 9.2 of

DCPR 2034 i.e the payment is charged on BUA beyond Zonal FSI and hence are similar in nature.

Considering all of the above it would be noteworthy to consider, similar setoff granted to Infrastructure cost as has been approved for Development Cess under serial (5) of Circular no: TPB-4319/189/CR-123/2019/UD-11 dated 20th August 2019.

3. Policy for Change of Developer Premium:

- 3.1** In many cases ethical developers have paid stamp duty in lieu of the Development rights so transferred, considering which the same is also far more than the change of developer premium which may be computed. In view of which we submit that incase Stamp duty has been duly paid to the Govt. at the time of execution of Development agreement or any other form of registered deed with the previous developer, then the amount of stamp duty paid may be reduced from total amount due. The same has already been approved by the then Hon. CEO (SRA), under whom the same circular also happens to be issued in the case of 'Ghatkopar Septic Tank Gurukrupa SRA CHS' (attached herewith) and there is no loss of Govt. Revenue as a result. Further the same payment has been granted relaxation in a stage wise manner.
- 3.2** In schemes like 33(11) (previously 33(14) under the DCR 1991) of DCPR 2034 and 3.11 schemes for the creation of PTC/PAP developers offer their lands along with construction of PTC/PAP units thereby creating land bank and housing stock. The same is done in lieu of FSI/TDR and in such cases development is done on private lands owned by the Developers. Considering this, for such schemes where there is no existing slum dwellers and obligation of rehabilitation for which SRA is liable. The housing stock is thereby being generated on lands belonging to private developers and hence 'Change of Developer premium' may not be recovered as no there are no rights of slum dwellers that are to be protected. SRA also obtains Bank Guarantee for 33(11) (previously 33(14) under the DCR 1991) and 3.11 Schemes and the same is proportionate to the nos. of Rehab PTC/PAP's that are constructed thereby securing the SRA.
- 3.3** The circular though noble in nature and purposed with a view to protect slum dwellers, also restricts Companies/LLP's/Partnerships/Trusts etc. to undergo any change in nature of the Developers Entity. Considering the capital intensive nature of S.R. Schemes and various regulatory restrictions levied by financial authorities, in order to be applicable for better credit, which is used to facilitate construction it often necessitates change in nature of the firm/developer entity e.g. 'from Partnership to LLP firms'. Such changes necessitated has no bearing on the Slum Scheme and in-fact restricts ability of 'Entity/Developer' to raise credit from banks to help finance rehabilitation, since these changes are insisted by banks themselves. Hence we would suggest that the same be simplified, simply to the extent that if the existing promoters continues to hold majority stake, the change of developer premium may not be made applicable.
- 3.4** If previous developer has constructed entire rehabilitation building or part of the rehab portion, and if sale BUA is pending to be availed in any proportion then the change of developer premium ought to be imposed based on the amount of Rehab BUA pending. The proportion of rehab BUA

pending shall govern the proportionate percentage of sale BUA/ Land for which change of developer premium may be insisted. E.g. For if 70 out of 100 Slum tenements have been constructed and new developer is appointed then only 30 % the change of developer premium should be insisted.

To surmise we would request you to consider:

- a. **Deduction of change of developer premium applicable in view of stamp duty paid in view of registered instruments along with stage wise installments for the balance amounts as computed in previously approved case.**
 - b. **For schemes under 33(11) (previously 33(14) under the DCR 1991), and 3.11 of DCPR 2034 - the change of developer premium may not be made applicable.**
 - c. **If the existing promoters continues to hold majority stake or change in shareholding is necessitated by Banks/Financial Institutions, then the change of developer premium may not be made applicable.**
 - d. **Proportionate amount of change of developer premium to be charged based on the amount of rehabilitation work pending.**
4. **FastTrack window for conversions of schemes from DCR 1991 to DCPR 2034.**

Separate channel for approval of schemes without change in no. of tenements to be dedicated to allow approval of revised LOI's under DCPR 2034. Thereby allowing automatic conversion of 269 - 300 Sq. Ft for on ongoing schemes.

5. **Land Premium**

Land Premium is payable in stages viz 15% at LOI, 25% at rehab IOA and 30% at first sale CC and remaining 30% proportionate to further sale CC. In cases of large schemes, the project is developed in phases and all approvals are taken in stages.

Hence in order to smoothen the cash flow the land premium should be charged proportionate to the BUA for which the particular approval is sought. The 25% payable at rehab IOA should be made pro-rata to rehab BUA CC taken rather than at one go. Similarly, 60% should be made pro-rata to sale BUA CC.

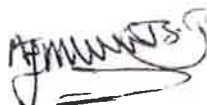
We request your kind consideration towards the same.

Thanking you,

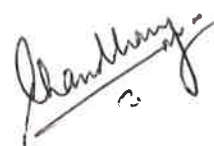
Yours Sincerely,
For **CREDAI-MCHI**



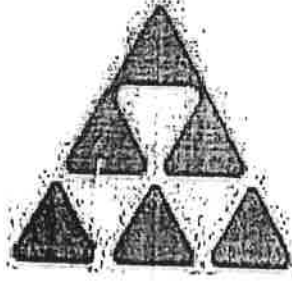
Nayan A. Shah
President



Bandish Ajmera
Hon. Secretary



Sanjiv S. Chaudhary MRICS
Chief Operating Officer



Slum Rehabilitation Authority

Circular No. 188

No. SRA/FC/9378/2018
Date: 28 SEP 2018

**Subject : Modification / Alteration to the Bank Guarantee
Circular No.176 & 182.**

- Reference :
1. Circular No.86, dt.19.06.2008.
 2. Circular No.96, dt.13.04.2009.
 3. Circular No.97, dt.13.04.2009.
 4. Circular No.101, dt.20.07.2009.
 5. Circular No.146, dt.21.06.2014.
 6. Circular No.160, dt.24.09.2015.
 7. Circular No.176, dt.02.01.2017.
 8. Circular No.182, dt.27.09.2017.

Considering all the suggestions, objections from the Developer & their Associations & present market scenario, the cost of construction for obtaining Annexure - III / Bank Guarantee or Deposit in lieu of Bank Guarantee prevailing all circulars are analysed. After the detail scrutiny of the subject matter following instructions are hereby issued regarding Bank Guarantee and cost of construction to be considered for the purpose of modification of the term as to Bank Guarantee in the circular as applicable as on today.

1. The Cost of Construction for the purpose of obtaining Annexure-III/Bank Guarantee shall be Rs.4,50,000/- per tenement for Mumbai City, its Suburban Districts & Thane.
2. The amount of Bank Guarantee shall be 2% of the construction cost of Rs.4,50,000/- per tenement of rehabilitation component and during defect liability period of 3 years bank guarantee shall be 1% of the construction cost per tenement of Slum Rehabilitation components on land owned by Government, Semi Government Undertakings and Local Bodies.
3. In case of Private Land, the Bank Guarantee shall be 5% of the Construction Cost of Rs.4,50,000/- per tenement of Rehab Component & during DLP Period of 3 years Bank Guarantee shall be 1% of the construction cost per tenement for Slum Rehabilitation Component.

4. The Bank Guarantee which are already on record of SRA and are valid shall be returned to the developer on submission of fresh Bank Guarantee at 2% to SRA.
5. Due to revision of Bank Guarantee, funds available to the developer shall be utilised for speedy implementation of the scheme for rehab component only. Further developer shall submit Undertaking Cum Affidavit to F.C Section for the same.
6. The other terms & conditions mentioned in Circular No.176 & 182 shall remain unchanged including penalty clause.

The Finance Controller/SRA may note the changes while assessing the financial capacity of the developer for issuance of Annexure-III. The circular will be applicable to all cases and may be followed scrupulously.


(Deepak Kapoor)
Chief Executive Officer
Slum Rehabilitation Authority

Copy to :


1. PA to CEO/SRA, Mumbai
2. Secretary, SRA, Mumbai
3. Finance Controller, SRA, Mumbai
4. Chief Legal Consultant, SRA, Mumbai
5. Dy. Chief Engineer I & II, SRA, Mumbai & Thane
6. Dy. Collector (All), SRA, Mumbai & Thane
7. Dy. Director Town Planning, SRA, Mumbai
8. Executive Engineer (All), SRA, Mumbai & Thane
9. Jt. Registrar, Co-op SRA, Mumbai
10. Asst. Registrar, Co-op SRA, Mumbai & Thane
11. Dist. Land Record Officer, SRA, Mumbai
12. Accounts Officer (All), SRA, Mumbai & Thane
13. I.T. Officer, SRA, Mumbai
14. P.R.O., SRA, Mumbai
15. Standing Order File.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
उक्त अधिनियमाचे कलम १५४ चे निदेश.
(बृहन्मुंबई विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४
मधील अधिमूल्याचे दराबाबत)

महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मुंबई : ४०० ०३२,
क्रमांक :- टिपीबी-४३१९/१८९/प्र.क्र. १२३/२०१९/नवि-११
दिनांक :- २० ऑगस्ट, २०१९

शासन निर्णय : सोबतचे आदेश महाराष्ट्र शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.


(निर्मलकुमार पं. चौधरी)
अवर सचिव, महाराष्ट्र शासन

प्रत :-

- (१) मा. मुख्यमंत्री यांचे प्रधान सचिव.
- (२) मा. राज्यमंत्री (नगर विकास) यांचे स्वीय सहाय्यक.

प्रति,

- (१) आयुक्त, बृहन्मुंबई महानगरपालिका.
 - (२) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
 - (३) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.
(त्यांना विनंती करण्यात येते की, सोबतचे आदेश महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती नगर विकास विभाग (नवि-११), मंत्रालय, मुंबई, आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे व उपसंचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात.)
 - (४) उपसंचालक, नगर रचना, बृहन्मुंबई, इन्साइटमॅट, महापालिका मार्ग, मुंबई- ४००००१.
 - (५) कक्ष अधिकारी, कार्यासन नवि-२९, यांना विनंती करण्यात येते की, सोबतची आदेश विभागाच्या वेबसाईटवर प्रसिध्द करावी.
- ✓ (६) निवड नस्ती (नवि-११)

Maharashtra Regional & Town Planning Act, 1966.

Directives Under Section 154 of the said Act.
(regarding reduction in Premium Rates in DCPR-2034)

GOVERNMENT OF MAHARASHTRA

Urban Development Department,

Mantralaya, Mumbai 400 032.

Dated :- 20th August, 2019.

ORDER

No. TPB-4319/189 /CR- 123/2019/UD-11

whereas, in exercise of the powers conferred by sub Section (1) of Section 31 of the said Act, the State Government vide Notification No. TPB-4317/629/CR-118/2017/DP/UD-11, Dt. 08/05/2018 (hereinafter referred to as "the said Notification") has accorded sanction to the Draft Development Plan-2034 of Greater Mumbai along with the Development Control and Promotion Regulations -2034 for Greater Mumbai (hereinafter referred to as "the said Regulations") with modifications shown in SCHEDULE-A appended to the said Notification excluding the substantial modifications as shown in SCHEDULE-B appended to the said Notification. And whereas, Government has issued corrigendum of even number dt. 22nd June, 2018 as per which the said Regulations have come into force from 1/09/2018. And whereas, thereafter Government has issued a Corrigendum and Addendum of even number dt. 29th June, 2018 to the said Notification, which is published in Maharashtra Government Gazette dt. 30th June, 2018;

And whereas, the Government of Maharashtra vide Notification dt. 21/09/2018 has sanctioned the Excluded Part i.e. EP-1 to EP-168 (Excluding certain EP and provisions which were kept in abeyance) which were excluded from the sanction of the said Regulations;

And whereas, the Government of Maharashtra vide Notification dt. 12/11/2018 has issued corrigendum in respect of some typographical errors and mistakes and also to clarify and co-relate certain provisions of the said Regulations for its proper interpretation;

And whereas, Government has received various representations from M/s CREDAI-MCHI, NAREDCO, PEATA, M/s Borivali Developers Association (Proposed) (hereinafter referred to as "the said Associations") thereby requested the Government to take necessary urgent steps in order to review the housing construction in Mumbai. And whereas, the said Associations have requested Government to reduce development charges, development cess, Fungible Compensatory area premium, Premium towards additional FSI, etc. And whereas, the Commissioner, Municipal Corporation of Greater Mumbai vide his letters dated 25/07/2019 and dated 02/08/2019 has submitted his remarks. And whereas, the CEO, MHADA vide his letter dated 25/07/2019 has requested to modify the said Regulations;

And whereas, considering the request of the said Associations, report of the Commissioner, Municipal Corporation of Greater Mumbai and report of the CEO, MHADA, the Government in Urban Development Department is of the opinion that it is expedient in



the public interest to take recourse of Section 154 of the said Act to issue directions in this regard;

Now, therefore, after considering the above facts and circumstances and in exercise of the powers conferred by sub-section (1) of Section 154 of the said Act and of all other powers enabling it in this behalf, Government of Maharashtra hereby accordingly issues directions as specifically described in the schedule attached herewith.

Further, these directives under Section 154(1) of the said Act shall come into force from the date of this order and will be valid and applicable for the period of Two years from the date of this order.

This order under Section 154(1) of the said Act shall also be available on the Government of Maharashtra website : www.maharashtra.gov.in (Acts/Rules)

By order and in the name of the Governor of Maharashtra.



(Nirmalkumar P. Chaudhari)
Under Secretary to Government.

SCHEDULE

Accompaniment to the Government in Urban Development Department Order No. TPB-4319/189 /CR- 123/2019/UD-11, dated – 20th August, 2019.

Directives issued under section 154(1) of the Maharashtra Regional and Town Planning Act, 1966 to all the Planning Authorities in MCGM area, where Development Control and Promotion Regulations-2034 are applicable.

1. The rate of premium provided in Regulation 30(A)(6) and Regulation 31(3) are revised as 35% for Residential Development and 40% for Commercial Development of the land rates as per ASR (for FSI 1) of the year in which such FSI is granted or as may be decided by the Govt. from time to time.
2. The rate of premium provided in Regulation 33(13)(a) and in Regulation 33(19)(4) are revised from 50% to 40% of ASR for open developed land.
3. The premium worked out as per formula in Regulation 33(18)(X) is revised from 60% to 40% of [Value of the additional BUA corresponding to the incentive FSI admissible under this Regulation, as per A.S.R. – (Cost of construction of PPL + cost of any extra amenities/facilities provided + cost of construction of BUA corresponding to the incentive F.S.I. admissible under this Regulation)]
4. The rate of premium provided in Regulation 33(5) Table C-1 are revised as follows:-

Table-C1

<i>LR/RC</i>	<i>Ratio EWS/ LIG</i>	<i>MIG</i>	<i>HIG</i>
0 to 2	20%	45%	60%
2to4	23%	49%	64%
4to6	25%	53%	68%
above 6	28%	56%	71%

5. The Development Cess under Regulation 30 and under various sub-regulation of Regulation 33 i.e. Regulation 33(3)(A)(3), 33(3)(B)(1)(iv)(c) (i), 33(4)(2), 33(5)(5)(a), 33(7)(14), 33(7)(A)(15), 33(8)(D)(i), 33(8)(II) (4)(g), 33(9)(10), 33(9)(22)(b), 33(9)(B)(7) and other provisions of DCPR-2034 if any, wherein there is a provision in respect of Development Cess, shall not be recovered for the period of two years from the date of this order.

NOTE:-The aforesaid revised premium rates shall be valid and applicable for the period of Two years from the date of this order.

By order and in the name of the Governor of Maharashtra.




(Nirmalkumar P. Chaudhari)
Under Secretary to Government.



SLUM REHABILITATION AUTHORITY

No SRA/CEO/Office Order/ 13 /2015

Date: 123 MAR 2015

Subject: Fees payable after change of Developer/Partner/Director while implementing the Slum Rehabilitation Schemes.

OFFICE ORDER

Slum Rehabilitation Authority has frequently noticed the instances, wherein after the submission of Schemes by Developer/Partnership Firm/Company/Joint Venture etc., changes are effected by these entities in the Shares/Stakes etc. of their respective Partners/Directors etc. at different stages of the Scheme. Sometimes, the Partnership Firm, Joint Venture or Company is totally replaced or taken over by new Partners or Directors. Up-till now SRA has not formulated any procedure to recognise such changes for effective and accountable implementation of the S.R. Schemes. It felt necessary that Slum Rehabilitation Authority should be made aware of such changes immediately so as to effectively supervise the redevelopment work. Henceforth, whenever there is any change in Partner/Director etc. or their Shares/Holdings etc., the following procedure should be followed:

- All changes have to be intimated to SRA within 30 days of making formal change, failing which, a fine equal to five times below shall be charged.
- In the event of change of Partner / Director in partnership firm/ company, Society/ Trust, or LLP of developer, the certificate from the concerned Registration Authority such as Registrar of Firms, Registrar of Companies (RoC), Registrar of Society/ Charity Commissioner, etc. about having taken changes in the ownership on record shall be submitted on record of SRA within 90 days from the date of such changes.

Sign
25/03/15

आपक क. 725

दिनांक 24 MAR 2015

सलेख/उपलेखापाल/स्वीय सहायक/वारणकर/वाचपरे

पंजीकरण/नियंत्रण

Sign
24/3

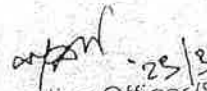
नेवा अधिकारी



SLUM REHABILITATION AUTHORITY

- iii) In the event of change of developer, 5% of land cost of Sale plot area [(i.e. approximately 50% of the net scheme area calculated as per ASR (Annual Schedule of Rates))] payable thereon should be recovered from the new Developer.
- iv) The charges mentioned in clause (i) hereinabove, shall also be payable in the event of retirement of any Partner / Director proportionate to the share of incoming partner when the Developer is a partnership firm or a Private Limited Company / or LLP.
- v) The newly appointed Developer shall deposit the amount mentioned in clause (i) and (ii) hereinabove as per Rules Regulations of SRA before issuance of LOI/revised LOI or further approval by SRA.
- vi) These charges are applicable for changes in developer or in share holding patterns in developer company / organisation / partnership etc. after the stage of formal submission of the scheme
- vii) The newly appointed developer shall indemnify SRA and its officers against any litigation, in future.
- viii) The Circular will not be applicable in cases where non-performing developer is terminated by the CEO/SRA at the request of society.
- ix) The charges mentioned in clause (i) and (ii) shall not be payable if the changes are effected on account of death of Sole Developer or Partner or Director etc., towards legal heir (s) of the same.

The guideline prescribed hereinabove shall be followed by all the concerned henceforth scrupulously.


Chief Executive Officer/SRA

Copy to :

- 1) Secretary/SRA
- 2) Dy. Chief Engineer/SRA
- 3) Dy. Collector/SRA
- 4) Asstt. Registrar/SRA
- 5) The Finance Controller/SRA



SLUM REHABILITATION AUTHORITY

No.

Date:

Sub:- Change of Developer in S.R. Scheme on plot bearing CTS No.190/A(pt.) of village Ghatkopar, Pant Nagar , Ghatkopar Septik Tank Gurukrupa SRA CHS Ltd., Ghatkopar (E), Mumbai.

Reference is requested to the detail report submitted for approval of Hon. CEO(SRA) as at page N-1 to N-3 regarding the subject matter and the letter of M/s. Samarth Drushti Developer dtd. 03/07/2015 and the endorsement of Secretary (SRA) thereon as at page C-391 may please be seen.

The Developer vide his letter has requested to deduct the amount of 5% stamp duty paid by them while executing the Development Agreement of the S.R. scheme and has also requested to recover the balance amount of premium in installments due to hardship involved in rehabilitation of 209 slum dwellers.

As such the total amount of payable is worked out as under :

Total premium = Plot area x 50% x R.R. Rate x 5%
= 4355.80 x 50% x Rs. 78400/- x 5%
= Rs. 85,35,800/-

Less - Stamp Duty

Paid to Govt. = Rs. 19,49,000/- + 3,90,000/-
= Rs. 23,39,000/-

Now Net amount payable = Rs. 61,96,800/-

6198180

As requested by the Developer, the net amount payable will be insisted at stages mentioned herein below.

1 st installment after approval of change of Developer	= Rs. 15,49,200/-
2 nd installment before plinth C.C. to Sale Bldg.	= Rs. 15,49,200/-
3 rd installment before further C.C. to Sale Bldg.	= Rs. 15,49,200/-
4 th installment before OCC to Rehab Bldg.	= Rs. 15,49,200/-

In view of above, Hon. CEO(SRA)'s approval is requested to consider the request of Ghatkopar Septik Tank Gurukrupa CHS to appoint M/s. Samarth Drushti Developers as their new Developer subject to recovery of the charges in installments as mentioned above. A condition mentioned vide ~~para para~~ side line marked as 'x' at page N 3.

Submitted please.

9/8/15
S.E.(SRA) 'N'

Made
A.E.(SRA) II

9/8/15
Ex.Eng.(SRA) E.S.

Dy.Ch.Eng.(SRA)

Shangale
14/8/15

Secretary (SRA)

Hon. CEO(SRA)

Sir,

For approval. Instructions were already given to L.A. to issue revised circular regarding charging of fees for change of developer by deducting stamp duty amt if already paid.

Self
12/8

Hon. CEO.

- keep for want.
9/8/15
21/7

Hearing
Thursday
6th Aug. 2015
at 4 pm

S.E. [SRA]
N word

143
14/7/2015

अ. ५.

नाम

स्वाक्षरी

१) एन.ए.एम.एम.एम. (अभियंता)

अ. ५. १०११५

२) श्री. चंद्रकांत गोगाई (अभियंता)



३) श्री. विमलेश कुमार क. गोवाल

अ. ५. १०११५

४) एन.ए.एम.एम.एम. (अभियंता)



५) Ashok Jagdale Developer

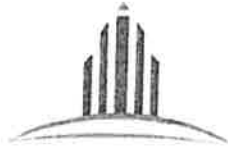


After hours

Payment is accepted

proposed -





SAMARTH DRUSHTI DEVELOPERS

To

03/7/2015

The Chief Executive Officer .

S.R.A.

Bandra (east)

Sub :- Change Of Developer from M/S Abhini Developers Pvt Ltd. To M/S Samarth Drushti Developers Pvt.Ltd. for the SRA Scheme on Plot Bearing CTS no. 190/9(pt) Pant Nagar Village Ghatkopar East Mumbai-400075

Ref:- Request for relaxation in the premium towards the Change of Developer.

Ref:- Our Letter Dtd 30/4/2015. And Society Letter dtd 17/4/2015.

Sir,

This is with reference to the above subject matter. Further to the discussion in the matter with your good self by the under signed in your chamber.

As discussed during the meeting with you , we are again putting the facts before you that the 5% stamp duty has been paid to the Govt by us while development agreement of the scheme. Therefore the amount thus already paid by us shall be deducted from the premium of change of developer. Further it is our humble request that this is being the SRA scheme involving rehabilitation of 209 Hutments dwellers including making their temporary transit accommodation. Therefore the premium amount shall be collected from us in installments at various stages of the scheme. That will relieve us from the additional burden on us of paying the huge amount as premium.

We are therefore humbly requesting to your good self kindly consider our representation as stated above, the premium amount shall be allowed us to pay in installments and till the completion of the SRA scheme.

Thanking you

Yours faithfully

Samarth Drushti Developers

SE Shri. Kavale

for M/S.

[Handwritten signature]
1/8/2015



[Handwritten notes:]
Pl. put up with
circular file regarding
SRA. Submit for making
a circular. Stamp duty
paid will be deducted
from transfer ch
ab. proposed
installment
payment

DRUSHTI
Group

G.H. "Terminal-9", Besides Vile Parle Police station / Airport, Nehru Road, Vile Parle (E), Mumbai - 400033
Tel No.: 2617 5566 / 67 / 70 / 71 • Email: info@drushtigroup.com • Web: www.drushtigroup.com

ISSUED

SIGN: *[Signature]*



SLUM REHABILITATION AUTHORITY

No. SRA/Eng/Desk-2/17-
Date: 12 6 AUG 2015

To,
M/s. Samarth Drushti Developers,
G-1, Terminal-9,
Besides Vile-Parle Police Station/Airport,
Nehru Road, Vile-Parle (E),
Mumbai-400 057.

Sub:- Change of Developer in the S.R. Scheme on plot bearing CTS No.190/9(pt.) of village Ghatkopar, Pant Nagar, Ghatkopar Septik Tank, Gurukrupa SRA CHS Ltd., Ghatkopar (E), Mumbai-79.

By direction, the proposal of Change of Developer in the S.R. Scheme on plot bearing CTS No.190/9(pt.) of village Ghatkopar, Pant Nagar, for Ghatkopar Septik Tank Gurukrupa SRA CHS is approved by this office on 20/08/2015.

As such, you are hereby directed to pay the premium charges in stage as mentioned below.

1 st installment payable now	= Rs. 15,49,200/-
2 nd installment before plinth C.C. to sale bldg.	= Rs. 15,49,200/-
3 rd installment before further C.C. to Sale bldg.	= Rs. 15,49,200/-
4 th installment before OCC to Rehab bldg.	= Rs. 15,49,200/-

On receipt of 1st installment of premium, necessary letter of change of the Developer on the subject plot will be issued.

[Signature]
26/8/15

[Signature]
A-E(810-1) 26/8/15

[Signature]
26/8/15
Executive Engineer (E.S.)
Slum Rehabilitation Authority
JLG

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

Arithmetical Calculation Checked & Accepted

[Signature]
Account Officer (2)
Slum Rehabilitation Authority
26/8/15