



SLUM REHABILITATION AUTHORITY

No.

SRA/ENG/2143/PN/PL&STGL/AP

Date:

11 8 JAN 2022

Architect

Shri. Anaand V. Dhokay

F-63 Plams Acres,
Mahatma Phule Road,
Mulund (E), Mumbai -81.

Sub :- Approval of Bare Shell Part OC to Sale Building No.1 i.e. Tower 'D' for the S. R. Scheme for "Janu Bhoys SRA Co-Op.Hsg. Soc. Ltd & Others" on plot bearing CTS No. 811A/7(pt), 812, 813, 814A/1, 814A/2, 814A/3, 814A/4, 821, 824, 825(pt) & 844 of Village Malad (E), Mumbai P/N Ward of MCGM, Malad (East), Mumbai.

Ref :- Your Letter dated Nil submitted to this office on 17/08/2021.

Gentleman,

The part development work of Sale Building No.1 i.e. Tower 'D' for the S. R. Scheme for "Janu Bhoys SRA Co-Op.Hsg. Soc. Ltd & Others" on plot bearing CTS No. 811A/7(pt), 812, 813, 814A/1, 814A/2, 814A/3, 814A/4, 821, 824, 825(pt) & 844 of Village Malad (E), Mumbai P/N Ward of MCGM, Malad (East), Mumbai in Bareshell form comprising of LG2 + Ground + 5th Podium + Stilt + 40th floors. Is constructed and completed under the supervision of Architect Shri. Anand V. Dhokay having Lic. No. CA/87/10855 Structural Engineer/RCC Consultants Shri. Achyut Watve having Lic. No. STR/W/10 & Site Supervisor Shri. Kishor Parmar having Lic No. P/458/SS-I. The completion certificate (in bare shell form) submitted by you is hereby accepted and issued subject to the following conditions:

Pranav

SRA/ENG/2143/PN/PL&STGL/AP

1. That the conditions mentioned in the LOI/Revised LOI issued Under No. -SRA/ENG/1759/PN/PL&STGL/LOI dated 13/11/2019 shall be complied with.
2. That the conditions of the IOA Under No. SRA/ENG/2143/PN/PL&STGL/AP dated 13/08/2021 and the conditions of the Amended plans letter issued Under No. SRA/ENG/2143/PN/PL&STGL/AP dated 13/08/2021 respectively shall be complied with.
3. That this Bare Shell Part OC is issued on request of Developer and SRA or its Staff shall not be considered liable for any construction other than the approval in plans. SRA shall not be responsible for any mishaps/misuse on the premises under consideration.
Any legal dispute arises from this Bare Shell Part OC shall be dealt by Developer and he shall ensure that all the necessary compliances and requisitions shall be complied.
4. That the Completion letter for the Premises under reference by incorporating in the plan shall be submitted before actually occupying the premises as this permission is issued for making required interiors as per the end users need.
5. That the work for the Premises under Bare Shell Part OC shall be carried without marking any changes to the structural members or without damaging the structural members of the building.
6. That the work for the Premises under Bare Shell Part OC shall be as per the provisions of prevailing Development Control Regulation.
7. That the external wall/s or any load bearing wall/s shall not be removed or any changes to the same shall not be done.
8. That this permission is being issued on the basis of the documents submitted by you and shall be construed to withdraw against any sort of the basis of the documents submitted by you and shall be construed to withdraw against any sort litigation pending before any Court of Judicature in India.



9. That the work of raising /lowering of Kitchen platform, extension &/or relocation of Kitchen platform proposed shall be done without making any changers in the plumbing outlets as approval in last drainage layout (if any).
10. That the position of the Water Closets/Bathroom, Toilets shown in the lastly approved plans by competent authority shall not be changed.
11. That all the necessary completion Certificate as per EODB/from MCGM shall be submitted as per the relevant stages of approval.
12. That you shall pay all the dues under Infrastructural Charges and Maintenance Deposit, Extra water & sewerage charges etc. at respective stages if applicable, as per SRA's policy.
13. A set of certified completion plans is returned herewith as token of approval.

Note:- This permission is issued without prejudice to action under section 305, 353 A of BMC Act.

Yours faithfully,

- sdi -

Executive Engineer
Slum Rehabilitation Authority

Copy to: Developer

✓ 1. **M/s. Omkar Realtors & Developers Pvt. Ltd.**

Omkar Esquare,
Off Eastern Express Highway,
Opp. Sion Chunabhatti Signal,
Sion(East), Mumbai-400 022.

AND CO-Developer (for Sale Bldgs.)

M/s. Era Realtors Pvt. Ltd.,

Omkar Esquare,
Off Eastern Express Highway,
Opp. Sion Chunabhatti Signal,
Sion(East), Mumbai-400 022

2. A.E. W.W. (P/N) Ward.
3. A.A.&C (P/N) Ward.

For information please.

Pranav
18/01/2022

Executive Engineer
Slum Rehabilitation Authority