

# मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ

(म्हाडाचा घटक)

MUMBAI BUILDING REPAIRS AND  
RECONSTRUCTION BOARD

(A MHADA UNIT)

म्हाडा  
MHADA



No.R/NOC/Full O.C./F-1112/2046 /MBRRB-18  
Dated :

To,  
**Mr. Mukesh S. Sanghvi & others,**  
Vakil Building, 1<sup>st</sup> floor,  
Corner of Samuel & Bhandari Street,  
Vadgadi, Mumbai 400 003.

16 MAR 2018

Sub:- Redevelopment of property at C.S.No.191/10 of Dadar Matunga Divn, Plot No.219 of Dadar Matunga Estate, Ward No.FN-7058(10), Building No.21, Sir Bhalchandra Road, Matunga, Mumbai-400 019, known as "Shree Datta Mandir House".

- **Granting NOC for obtaining Full Occupation Certificate from MCGM**

Ref:- 1. NOC issued vide this office letter No.R/NOC/F-1112 / 270 / MBRRB / of 2002 dated 21.01.2002.  
2. Revised NOC issued vide this office letter No.Revised NOC/ F-1112 / 4645/ MBRRB-12 dated 24.08.2012.  
3. Your application dated 16.11.2017.

Please refer to your letter dated 16.11.2017 cited under reference.

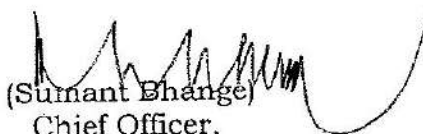
In connection with the captioned property, you are informed that since all the existing tenants/occupants have been rehabilitated in the newly constructed building this office has no objection for applying to the Executive Engineer, Building Proposal of MCGM for obtaining full occupation certificate to the newly constructed building for rehab as well as sale component on the captioned property subject to the fulfillment of the following terms and conditions -

- 1) That a Co.Op.Hsg. Society along with all the old occupiers shall be formed and a certified true copy of certificate of registration of Co. Op. Housing Society to this effect shall be furnished to this office within 3 months of receiving full Occupation Certificate from MCGM.
- 2) That all the tenements /flats shall be kept ready for occupation in all respects.
- 3) That all existing / old tenants / occupiers of old cessed buildings shall be rehabilitated compulsorily as per the allotment proposed in newly constructed building.
- 4) If it is subsequently found that the documents / information submitted by you for NOC are incorrect or forged, then you will be held responsible for the consequences / losses, if any thereof arises in future.
- 5) Tenements constructed for free sale component shall not be occupied by the prospective buyers unless & until full occupation certificate is obtained from the MCGM.
- 6) In future, if anybody claims tenancy / occupancy or other rights in the captioned property, the same will have to be settled by you at your own risk & cost.

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई-४०० ०५१  
दुरध्वनी : ६६०४५३८७, ६६४०५३९८, २६५९०४७२  
फॅक्स : (०२२) २६५९९३९७ / ०४७२ / २०५८, पत्रपेटी क्र. ८९३५

Griha Nirman Bhavan Kalanagar, Bandra (E), Mumbai- 400051  
Phone : 66045387, 66405318, 26590472  
Fax : (022) 26591397 / 0472 / 2058, Post Box No.8135

- 7) This No Objection is based on the approval to the plans by MCGM vide its letter No.EB/9139/ FN/A dated 15.05.2008, subsequently amended on 18.02.2013, 06.03.2014, 14.08.2014, 11.05.2015 and 02.12.2017. The further amendments to the plan if any with non-residential sale component shall not be approved without permission from MBRRB to that effect.
- 8) The no dues certificate from the concerned officer of MCGM in respect of Property Tax and Repair Cess paid upto date shall be submitted to MCGM.
- 9) As per agreement for Permanent Alternative Accommodation registered between yourself and tenant/occupant, it is binding on yourself to deposit necessary Corpus fund with the society at the time of actual possession after obtaining Occupation Certificate from MCGM.
- 10) The Transfer of Tenancy in respect of old Room No.5, 6 and 9/10/11 1)From Mrs. Subramanyam (S.Visalam) to Mrs. Mina D. Mehta, 2)From Late Mr. Raghunath/ legal heir Mr. T. R. Balkrushnan to Mrs. Nina Dhansukh Parekh and 3)From Mr. Chetan Shah to Mr. Jay Sanghvi and Smt. Rita Sanghvi respectively are accepted as per the provision of amended DCR 33(7) dated 21.05.2011 Clause 18 of Appendix-III and Government in Housing Department's GR dated 02.03.2017 and as per Hon. High Court's Order, dated 07.07.2015 in Writ Petition No.1482 of 2015 & Writ Petition No.186 of 2014.
- 11) The tenant / occupant of Old Room No.1/2 Mr. K.S. Gopalkrishna has expired and NOC holder has kept reserved rehab Flay No.1101/1102 for the legal heirs. The NOC holder shall allot these rehab flats to the legal heirs of Late Shri K.S. Gopalkrishna and till then shall not create any third party rights and shall maintain the flats till giving possession of same. The NOC holder shall execute agreement of Permanent Alternate Accommodation with the legal heirs of Late Shri K.S. Gopalkrushna and submit the copy of same alongwith possession receipt to this office.
- 12) The NOC holder shall execute agreements of Permanent Alternate Accommodation of balance tenants/occupants and submit copies of same to this office.

  
(Sumant Bhang)  
Chief Officer,  
M.B.R.& R.Board, Mumbai.