



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2942/N/PL&ML/AP

Date

24 AUG 2021

To,
Finance Controller
Slum Rehabilitation Authority

Sub: Availing benefit in the discount on the premiums to be paid, offered by Govt of Maharashtra vide Notification No. TPS-1820/AN-27/P.K.80/20/UD-13 dtd. 14/01/2021 and subsequent Office orders issued by SRA under No. SR/ViNi/Premium/2021/495 dtd. 18/02/2021 in Sale Building No. 1 in the S.R. Scheme on plot bearing C.T.S. Nos. 3990(pt), 3996, 3997(pt.), 3998, 3999, 4000, 4001, 4002(pt.) & 4002A of Village Ghatkopar Kirol, Ghatkopar (W), Mumbai 400 086 for Sadbhavna (SRA) CHS, New Trimurti (SRA) CHS & Om Chaitanya Gagangiri Maharaj (SRA) CHS.

Ref: LOI under No. SRA/ENG/2219/N/PL&MCGM/LOI
IOA under No. SRA/ENG/2942/N/PL&ML/AP

Gentleman,

With reference to the above subject, it is to inform you that SRA has approved the plans of the Sale building No.1 in the proposed S.R. Scheme on plot bearing C.T.S. Nos. 3990(pt), 3996, 3997(pt.), 3998, 3999, 4000, 4001, 4002(pt.) & 4002A of Village Ghatkopar Kirol, Ghatkopar (W), Mumbai 400 086 for Sadbhavna (SRA) CHS, New Trimurti (SRA) CHS & Om Chaitanya Gagangiri Maharaj (SRA) CHS vide IOA No. SRA/ENG/2942/N/PL&ML/AP the plans were lastly amended on 05/04/2019 with benefit of claiming Fungible FSI.

The developer had opted for deferment facility in payment of premium towards fungible FSI. Accordingly, the developer has already paid two instalments of deferred amount. Now the developer has availed discount in payment of 3rd instalment as offered by Govt of Maharashtra vide Notification No. TPS-1820/AN-27/P.K.80/20/UD-13 dtd. 14/01/2021 and subsequent Office orders issued by SRA under No. SR/ViNi/Premium/2021/495 dtd. 18/02/2021. The developer has agreed to bear the stamp duty of the Sale flats upto the area, admeasuring 867.49 sq.mt. for which the benefit has been

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

availed. The developer has submitted Undertaking registered under No. karala-3/11258/2021 dtd. 14/07/2021 with the office of Sub-Registrar of Assurances at MSD (Kurla-3) agreeing to comply with the conditions mentioned in aforesaid notification. The copy of the said registered undertaking is enclosed herewith for your reference.

The 9 nos. of units for which the developer has intended to pay the Stamp duty is marked on plan and details of the same are tabulated below. A copy of the plan is also enclosed for your reference.

Floor No.	Unit No.	BUA in sq.mt.
Lower Ground	01	134.54
Lower Ground	02	102.16
Lower Ground	03	104.54
Lower Ground	04	108.52
Lower Ground	05	49.44
First floor	01	63.69
First floor	02	90.15
First floor	03	123.85
First floor	04	113.17
	Total	890.06 sq.mt.

This is for your information and further necessary action in this matter at your end.

Yours faithfully

— Sd —

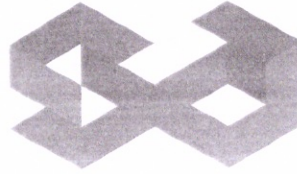
Executive Engineer -III
Slum Rehabilitation Authority

Copy to:

1. ARS (SRA)
2. Office of Registrar of Assurance
3. RERA
- ✓ 4. I.T. Section (SRA), to publish this on SRA website.


24.8.21

Executive Engineer -III
Slum Rehabilitation Authority



**SAMOON &
ASSOCIATES**
Architects • Engineers • Valuers
An ISO 9001:2008 Company

Ref.:0607A/SRA/SB-1/13

14th July, 2021

To,
The Executive Engineer (E.S.),
Slum Rehabilitation Authority,
New Administrative Building,
A.K. Marg, Bandra (East),
Mumbai – 400 051.

Sub : Availing benefit of 50% concession in payment of Fungible premium in Sale Building No.1 in the S.R. Scheme on plot bearing C.T.S.No.3990(pt), 3996(pt), 3997(pt), 3998(pt), 3999(pt), 4000(pt), 4001, 4002(pt) & 4002A of Village Ghatkopar Kirol, in N/Ward, Ghatkopar (West), Mumbai.

Ref.: SRA/ENG/2942/N/PL&ML/AP

Dear Sir,

With reference to subject mentioned above, we are submitting herewith the details of Commercial units for which stamp duty will be paid by the Developer M/s. Ratan Builders as per the Govt. Notification dtd. 14/01/2021 in the S R Scheme on plot bearing CTS No. 3990(pt), 3996, 3997(pt.), 3998, 3999, 4000, 4001, 4002(pt.) & 4002A of Village Ghatkopar Kirol, at, Ghatkopar (W), Mumbai -400 086 for 'Sadbhavna (SRA) CHS (Ltd)' 'New Trimurti (SRA) CHS (Ltd)' & 'Om Chaitanya Gagangiri Maharaj (SRA) CHS'.

Floor	Unit No.	Built up Area in sq. mtrs.
Lower Ground	1	134.54
Lower Ground	2	102.16
Lower Ground	3	104.54
Lower Ground	4	108.52
Lower Ground	5	49.44
First Floor	01	63.69
First Floor	02	90.15
First Floor	03	123.85
First Floor	09	113.17
	Total	890.06 sq.mtrs.

The Lower Ground floor and 1st floor plan is attached herewith. This is for your reference and record.

Thanking you,

Yours faithfully,
For **SAMOON & ASSOCIATES**

Ramkumar S.R.

(**SAMOON F. RASSIWALA**)