

To,
The Residential Executive Engineer,
MHADA Board, 3rd Floor,
Grih Nirman Bhavan, Bandra (E),
MHADA Board, Mumbai – 400 051.

Date : 13th August 2024

नि.का.अ./मु.म.
जा./जा.क्र... 3431
दिनांक... 14/08/2024

Subject :- Request for grant of your "Consent for Occupation Certificate for proposed redevelopment of existing Building No. 26. Tagore Nagar Shanti Sadan C.H.S Ltd., Village Hariyali, Vikhroli (E), Mumbai – 400 083, Survey No. 113 (Part), City Survey No. 351 (Part)..

Reference :-

1. Your Letter No. जा.क्र / मु.म. / नि.का.अ / न.क्र. ११५९/७३४ / २०२४ dated 24TH July 2024.
2. MHADA Offer Letter No. CO/MB/REE/NOC/F-1159/1445/2020 date 29th Dec. 2020.
3. MHADA NOC Letter No. CO/MB/REE/NOC/F-1159/1535/2021 date 16th July 2021.

Respected Sir,

With reference to above subject matter, and as per demand note dated 23rd November 2023 and MHADA NOC dated 16th July 2021 we have availed the benefit of 50% reduction in FSI premium for area 4156.62 Sq. Mtr. As per Govt. of Maharashtra notification dated 14th January 2021 we have passed the benefit of stamp duty for area admeasuring about 4158.31 Sq. Ft. BUA area i.e. 386.31 Sq. Mtr. Respective the same is mentioned herein below in tabular format for your kind reference and record and issuance of your "consent for Occupation Certificate " 386.

Sr. No.	Reg. off	Doc NO	Stamp Duty Amount	Registration Amount	Sold / Unsold	Unit no	Area (Sq. Mtr.)	Name of Purchaser	Developer
1	KRL 1	24446-2023	Rs. 4,68,000	Rs. 30,000	Sold	102	50.91	Mrs. Kanchan Bedichandani, Mr. Ashok Kumar Bedichandani	M/S. Adityaraj Infra
	KRL 5	6081-2022	Rs. 2,75,000	Rs. 30,000	Sold	201	42.02	Mr. Suhas Bichkar, Mrs. Suvarna Bichkar	M/S. Adityaraj Infra

3	KRL 1	11531 -2024	Rs. 4,32,000	Rs. 30,000	Sold	202	50.91	Mr. Guruprasad Shinde, Mr. Manish Shinde, Mr. Anil Shinde, Mrs. Sandhya Sawant	M/S. Adityaraj Infra
4	KRL 5	14170 -2022	Rs. 3,60,000	Rs. 30,000	Sold	203	39.35	Smt. Nisha Mamtara, Mr. Rakesh Yadav	M/S. Adityaraj Infra
5	KRL 1	4595- 2024	Rs. 3,30,000	Rs. 30,000	Sold	204	39.67	Mr. Pushparaj Shetty	M/S. Adityaraj Infra
6	KRL 5	1654- 2022	Rs. 2,75,000	Rs. 30,000	Sold	301	42.02	Mr. Amit Mishra, Mr. Umeshchandra Mishra, Mrs. Ramila Mishra	M/S. Adityaraj Infra
7	KRL 1	6408- 2023	Rs. 4,50,000	Rs. 30,000	Sold	302	50.91	Smt. Surekha Gamre, Smt. Alka Gamre	M/S. Adityaraj Infra
8	KRL 5	8963- 2022	Rs. 2,70,000	Rs. 30,000	Sold	303	39.36	Mrs. Nalini Sawant	M/S. Adityaraj Infra
9	KRL 1	5698- 2022	Rs. 2,70,000	Rs. 30,000	Sold	304	39.67	Mr. Gajanan Ingle	M/S. Adityaraj Infra
10	KRL 5	15705 -2021	Rs. 2,72,500	Rs. 30,000	Sold	401	42.01	Mr. Sriram Mahamunkar, Mr. Smita Mahamunkar	M/S. Adityaraj Infra
11	KRL 5	14288 -2021	Rs. 3,60,000	Rs. 30,000	Sold	402	50.91	Mr. Ashok Pangam, Mrs. Akshata Pangam, Mr. Nikhil Pangam	M/S. Adityaraj Infra
12	KRL 5	7832- 2022	Rs. 2,55,000	Rs. 30,000	Sold	403	39.36	Mrs. Amritha Shetty, Mr. Ajay Shetty	M/S. Adityaraj Infra
13	KRL 5	18785 -2021	Rs. 2,55,000	Rs. 30,000	Sold	405	39.25	Mrs. Neelam Rawat, Mrs. Ishwaridevi Rawat	M/S. Adityaraj Infra
14	KRL 5	15711 -2021	Rs. 3,00,000	Rs. 30,000	Sold	501	42.01	Mrs. Abitha Shreedharan	M/S. Adityaraj Infra



45	KRL 1	19386 -2021	Rs. 3,62,500	Rs. 30,000	Sold	502	50.91	Mr. Santosh Bhaskar, Mrs. Varsha Bhaskar	M/S. Adityaraj Infra
47	KRL 5	1655- 2022	Rs. 2,67,500	Rs. 30,000	Sold	503	39.36	Mr. Rajesh Sharma, Mrs. Kasturi Sharma	M/S. Adityaraj Infra
17	KRL 5	1656- 2022	Rs. 2,67,500	Rs. 30,000	Sold	504	39.66	Mr. Rakesh Sharma, Mrs. Pratima Sharma	M/S. Adityaraj Infra
18	KRL 5	15713 -2021	Rs. 3,00,000	Rs. 30,000	Sold	601	42.01	Mrs. Shanti Acharya	M/S. Adityaraj Infra
19	KRL 1	5162- 2022	Rs. 3,85,000	Rs. 30,000	Sold	602	50.91	Mr. Brahamadev Gosavi, Mrs. Sucheta Gosavi	M/S. Adityaraj Infra
20	KRL 1	20918 -2022	Rs. 3,42,000	Rs. 30,000	Sold	603	39.36	Mr. Abhishek Shirke, Mrs. Darshana Shirke	M/S. Adityaraj Infra
21	KRL 5	24821 -2022	Rs. 3,60,000	Rs. 30,000	Sold	604	39.67	Mrs. Sanghamitra Kamble, Mr. Vilas Kamble	M/S. Adityaraj Infra
22	KRL 1	21243 -2022	Rs. 3,42,000	Rs. 30,000	Sold	605	39.26	Mr. Prashant Alkure	M/S. Adityaraj Infra
23	KRL 1	14613 -2021	Rs. 2,85,500	Rs. 30,000	Sold	701	42.01	Mr. Ramakant Zalte, Mrs. Rupali Zalte	M/S. Adityaraj Infra
24	KRL 5	19590 -2021	Rs. 3,75,000	Rs. 30,000	Sold	702	50.91	Mr. Harshad Angchekar	M/S. Adityaraj Infra
25	KRL 1	13516 -2024	Rs. 3,84,000	Rs. 30,000	Sold	703	39.36	Mr. Hemant Bedre, Mrs. Swati Bedre	M/S. Adityaraj Infra
26	KRL 5	14286 -2021	Rs. 3,00,000	Rs. 30,000	Sold	704	39.67	Mr. Umesh Gawade, Mrs. Riya Gawade	M/S. Adityaraj Infra
27	KRL 5	9153- 2021	Rs. 3,00,000	Rs. 30,000	Sold	801	42.01	Mrs. Nisha Kumari, Mr. Shambhu Kumar Patel	M/S. Adityaraj Infra
28	KRL 1	17792 -2023	Rs. 3,48,000	Rs. 30,000	Sold	804	39.67	Mr. Siddhesh Ajagaonkar, Mrs. Keshri Ajagaonkar	M/S. Adityaraj Infra



29	KRL 1	19385 -2021	Rs. 2,85,500	Rs. 30,000	Sold	901	42.01	Mr. Anil Sahu, Mrs. Priyadarshani Sahu	M/S. Adityaraj Infra
30	KRL 5	12827 -2021	Rs. 3,50,000	Rs. 30,000	Sold	902	50.91	Mr. Rahul Palave	M/S. Adityaraj Infra
31	KRL 5	13176 -2022	Rs. 2,67,500	Rs. 30,000	Sold	903	39.36	Mrs. Nagveni Gubbala, Mr. Malleshwar Gubbala	M/S. Adityaraj Infra
32	KRL 1	13426 -2023	Rs. 3,66,000	Rs. 30,000	Sold	904	39.67	Mrs. Harshala Waghe, Mr. Manoj Waghe	M/S. Adityaraj Infra
33	KRL 1	5709- 2022	Rs. 3,00,000	Rs. 30,000	Sold	1001	42.02	Mr. Amey Surve, Mrs. Pranita Surve	M/S. Adityaraj Infra
34	KRL 5	15706 -2021	Rs. 2,85,000	Rs. 30,000	Sold	1003	39.36	Mr. Anil Jaiswal	M/S. Adityaraj Infra
35	KRL 5	13182 -2022	Rs. 3,10,000	Rs. 30,000	Sold	1004	39.67	Smt. Tavishi Sharma	M/S. Adityaraj Infra
36	KRL 5	17675 -2021	Rs. 2,99,200	Rs. 30,000	Sold	1101	42.01	Mr. Prashant Shinde, Mrs. Shubhangi Shinde	M/S. Adityaraj Infra
37	KRL 1	5775- 2022	Rs. 3,65,000	Rs. 30,000	Sold	1102	50.91	Mr. Vikas Mishra, Mr. Vindukumar Mishra, Mrs. Meera Mishra	M/S. Adityaraj Infra
38	KRL 5	5157- 2024	Rs. 3,96,000	Rs. 30,000	Sold	1104	39.67	Mr. Sangeeta Mane, Mr. Sudhakar Mane	M/S. Adityaraj Infra
39	KRL 1	6564- 2023	Rs. 3,60,000	Rs. 30,000	Sold	1105	39.26	Mr. Saurabh Manjrekar, Mrs. Sangeeta Manjrekar	M/S. Adityaraj Infra
40	KRL 4	8412- 2022	Rs. 3,10,000	Rs. 30,000	Sold	1201	42.02	Mr. Kiran Bhanushali	M/S. Adityaraj Infra
41	KRL 1	9927- 2021	Rs. 3,62,500	Rs. 30,000	Sold	1202	50.91	Mr. Vinay Kocrekar, Mrs. Vrushali Kochrekar	M/S. Adityaraj Infra



42	KRL 1	9786- 2022	Rs. 3,54,000	Rs. 30,000	Sold	1203	39.36	Mrs. Sheena Patil, Mr. Chetan Patil	M/S. Adityaraj Infra
43	KRL 1	22468 -2023	Rs. 3,96,000	Rs. 30,000	Sold	1204	39.67	Mr. Shridhar Chaugule, Mr. Jyoti Chaugule	M/S. Adityaraj Infra
44					Unsold	1205	39.25		
45	KRL 5	9152- 2021	Rs. 3,00,000	Rs. 30,000	Sold	1301	42.01	Mr. Jimmy Dsouza, Mrs. Rovilla Dsouza	M/S. Adityaraj Infra
46	KRL 5	12828 -2021	Rs. 3,62,500	Rs. 30,000	Sold	1302	50.91	Mr. Hemant Karambe, Mrs. Ragini Karambe	M/S. Adityaraj Infra
47	KRL 1	4718- 2022	Rs. 2,85,000	Rs. 30,000	Sold	1304	39.67	Mr. Nilesh Toraskar, Mr. Poonam Toraskar	M/S. Adityaraj Infra
48	KRL 1	5700- 2022	Rs. 2,48,000	Rs. 30,000	Sold	1305	39.25	Mrs. Prachi Sawant	M/S. Adityaraj Infra
49	KRL 1	5766- 2022	Rs. 3,00,000	Rs. 30,000	Sold	1401	42.01	Mr. Mahadev Warang, Mrs. Pooja Sawant	M/S. Adityaraj Infra
50	KRL 1	2350- 2022	Rs. 3,85,000	Rs. 30,000	Sold	1402	50.91	Mr. Bibhishan Gosavi, Mrs. Babita Gosavi	M/S. Adityaraj Infra
51	KRL 1	14223 -2022	Rs. 2,85,000	Rs. 30,000	Sold	1403	39.35	Mrs. Vijayshree Pagare, Mr. Sushant Pagare	M/S. Adityaraj Infra
52	KRL 5	15146 -2021	Rs. 2,87,500	Rs. 30,000	Sold	1404	39.67	Mr. Nilesh Tambe, Mrs. Reshma Tambe	M/S. Adityaraj Infra
53	KRL 1	5696- 2022	Rs. 2,85,000	Rs. 30,000	Sold	1405	39.26	Mr. Krishna Bhalekar, Mrs. Shwetali Bhalekar	M/S. Adityaraj Infra
54	KRL 5	15762 -2021	Rs. 3,00,000	Rs. 30,000	Sold	1501	42.01	Mrs. Aarti Chavan, Mr. Tushar Chavan	M/S. Adityaraj Infra
55	KRL 1	19206 -2022	Rs. 3,72,000	Rs. 30,000	Sold	1504	39.67	Mr. Amey Paradkar, Mr. Saiprasad Paradkar	M/S. Adityaraj Infra



88	KRL 1	3067- 2024	Rs. 4,02,000	Rs. 30,000	Sold	1505	39.25	Mr. Pratik Narkar	M/S. Adityaraj Infra
87					Unsold	1601	42.01		
88	KRL 1	4582- 2022	Rs. 3,62,500	Rs. 30,000	Sold	1602	50.91	Mr. Phoolchand Maurya, Mrs. Reeta Maurya	M/S. Adityaraj Infra
89					Unsold	1605	39.25		
89	KRL 1	18053 -2022	Rs. 4,32,000	Rs. 30,000	Sold	1701	42.02	Mr. Kashinath Borhade, Mrs. Sunita	M/S. Adityaraj Infra
82	KRL 1	4583- 2022	Rs. 3,62,500	Rs. 30,000	Sold	1702	50.91	Mr. Shashikant Dubey, Mrs. Saroj Dubey	M/S. Adityaraj Infra
88	KRL 1	6186- 2024	Rs. 3,54,000	Rs. 30,000	Sold	1703	39.36	Mr. Kishor Rawool	M/S. Adityaraj Infra
89	KRL 1	6187- 2024	Rs. 3,60,000	Rs. 30,000	Sold	1704	39.67	Mr. Vilas Rawool, Mrs. Madhura Rawool	M/S. Adityaraj Infra
89					Unsold	1705	39.25		
87	KRL 5	22718 -2023	Rs. 4,86,000	Rs. 30,000	Sold	1706	52.04	Mr. Rohan Navghane, Mr. Rushikesh Navghane, Mr. Rajaram Navghane, Mrs. Shakuntala Navghane	M/S. Adityaraj Infra
88	KRL 5	13184 -2022	Rs. 3,70,300	Rs. 30,000	Sold	1707	52.02	Mr. Narayan Panigrahi, Mrs. Pooja Panigrahi	M/S. Adityaraj Infra
89	KRL 5	19870 -2021	Rs. 3,10,000	Rs. 30,000	Sold	1801	42.01	Mr. Aaditya Rane, Mr. Dilip Rane	M/S. Adityaraj Infra
80	KRL 5	3223- 2022	Rs. 3,65,000	Rs. 30,000	Sold	1802	50.91	Mr. Deepak Gomase, Mrs. Ashwini Gomase	M/S. Adityaraj Infra
81	KRL 5	18638 -2024	Rs. 4,02,000	Rs. 30,000	Sold	1803	39.36	Mr. Amol Jagtap, Mrs. Manisha Jagtap	M/S. Adityaraj Infra

82	KRL 1	12526 -2023	Rs. 3,60,000	Rs. 30,000	Sold	1804	39.67	Mr. Manohar Jadiyar	M/S. Adityaraj Infra
83					Unsold	1805	39.25		
84	KRL 5	9888- 2022	Rs. 3,75,000	Rs. 30,000	Sold	1806	52.04	Mr. Anuj Panda, Mrs. Manjiri Panda	M/S. Adityaraj Infra
85					Unsold	1807	52.02		
86	KRL 5	19769 -2021	Rs. 3,00,000	Rs. 30,000	Sold	1901	42.01	Mrs. Sneha Karpe	M/S. Adityaraj Infra
87	KRL 1	16128 -2022	Rs. 4,62,000	Rs. 30,000	Sold	1902	50.91	Mr. Ashok Pawar	M/S. Adityaraj Infra
88					Unsold	1903	39.36		
89	KRL 1	13105 -2023	Rs. 3,60,000	Rs. 30,000	Sold	1904	39.67	Mr. Ganesh Masdekar, Mrs. Neha Masdekar	M/S. Adityaraj Infra
90					Unsold	1905	39.25		
91	KRL 5	9887- 2022	Rs. 3,75,000	Rs. 30,000	Sold	1906	52.04	Mr. Santosh Panda	M/S. Adityaraj Infra
92	KRL 1	11524 -2023	Rs. 4,68,000	Rs. 30,000	Sold	1907	52.04	Mr. Niraj Mishra, Mrs. Seema Mishra	M/S. Adityaraj Infra
93					Unsold	2001	42.01		
94					Unsold	2005	39.25		
95	KRL 1	6832- 2024	Rs. 4,80,000	Rs. 30,000	Sold	2006	52.04	Mr. Ramesh Shetty, Mrs. Sumalata Shetty, Miss Rakshita Shetty	M/S. Adityaraj Infra
96	KRL 1	25816 -2023	Rs. 5,04,000	Rs. 30,000	Sold	2007	52.04	Mrs. Shraddha Misan, Mr. Satnamsingh Misan	M/S. Adityaraj Infra
97					Unsold	2101	42.01		
98	KRL 5	22714 -2023	Rs. 5,10,000	Rs. 30,000	Sold	2102	50.91	Mr. Jnanesh Prabhu	M/S. Adityaraj Infra
99	KRL 5	21098 -2024	Rs. 4,20,000	Rs. 30,000	Sold	2103	39.36	Miss Pooja Sawant, Mr. Prakash Sawant	M/S. Adityaraj Infra
108					Unsold	2105	39.25		
109					Unsold	2106	52.04		
110					Unsold	2107	52.02		
111					Unsold	2201	42.01		

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112	KRL 1	21495 -2023	Rs. 5,10,000	Rs. 30,000	Sold	2202	50.91	Mr. Jaiprakash Pandey, Mrs. Ashadevi Pandey	M/S. Adityaraj Infra
115					Unsold	2205	39.25		
116					Unsold	2206	52.04		
117	KRL 5	14152 -2023	Rs. 4,92,000	Rs. 30,000	Sold	2207	52.03	Mr. Dhrupraj Sutar, Mr. Shivprasad Sutar	M/S. Adityaraj Infra
							4158.31		

We herewith request you to kindly do the needful and issue us your "Consent for Occupation Certificate " at the earliest your early action in this regard will enable all the existing members of the "The Society" to occupy their new home with "Occupation Certificate" at the earliest.

Thanking you,
Your's Faithfully

For M/s. ADITYARAJ INFRA



Partner / Authorized Signatory