



MUMBAI METROPOLITAN REGION SLUM REHABILITATION AUTHORITY
(excluding the Brihan-Mumbai Municipal Corporation Area)

No.: MMR SRA/ENG/032/Sec-4/STGOVT/LOI

Date : **04 AUG 2026**

- 1. Architect** : Shri. Nilesh D. Sawant
M/s. Nexstep Consultant
Ashar Bellezza 'A' Wing-303, 3rd floor
Road No.16, Wagle Estate
Thane (West) - 400 604.
- 2. Developer** : M/s. Ritz Properties (India) Pvt. Ltd.
Shop No.9, Kalika Tower,
Kolbad Road, Khopat, Thane (W)-400601.
- 3. Society** : "Omkali SRA CHS (Prop.)"
"Nilkantheshwar SRA CHS (Prop.)."

Subject : **LOI** for the S. R. Scheme on plot bearing S.No.507(pt) and Tansa Pipe line of Village Panchpakhadi, S.No.399, 151/1/3, 151/1/5 of Village Majiwade, Thane for "Omkali SRA CHS (Prop.)" & "Nilkantheshwar SRA CHS (Prop.)."

Reference: MMR SRA/ENG/032/Sec-4/STGOVT/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by the applicant, this office is pleased to issue **Letter of Intent (LOI)** subject to the following conditions.

1. This Letter of Intent is issued on the basis of plot area certified by the Architect and as per Certificate of 3(C) dated 02/07/2024 and other relevant documents.
2. This LOI is valid for the period of 6 (six) months from the date of issue. However, if IOA/CC are obtained for any one bldg. of the project then this LOI will remain valid till validity of IOA/CC.
3. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, Nos. of eligible huts of the parameters shall be got revised from time to time.



The salient features of the scheme are as under:

Sr. No.	Description	Scheme Parameters as per UDCPR-2020 in Sq. mts.
1	Area of Plot (Minimum Area Of to be Considered)	24010.85
	a) Area of Plot (7/ 12, CTS extract)	62600.00
	b) As Per Measurement Sheet	24010.85
	c) As Per Site	---
2	Deductions For	
	a) Proposed 20.00 Mtr. Wide D.P. Road	8224.66
	b) Area under Primary School Reservation	224.94
	c) Area under Tansa Pipe Line	3705.81
	Total of (a + b + c)	12155.41
3	Balance Area Of Plot (1-2) (Actual net plot area)	11855.44
	Total Plot Area	---
4	AMENITY (I to R) 1741.20 x 5%	---
	a) REQUIRED - (Construction Amenity) Area X 5%	87.06
	b) Proposed (Construction Amenity)	102.41
5	a) Net Plot Area (3-4)	11855.44
	b) Net Plot Area for Density Calculation	11855.44
6	RECREATIONAL OPEN SPACE (If Applicable)	
	a) Required 8% of 11855.44 Sq.mtrs	948.43
	b) Proposed Ground R.G.	1327.30
7	Addition For FSI Purpose	
	2a) Proposed 20.00 Mtr. Wide D.P. Road	8224.66
	2b) Area under Primary School Reservation	224.94
	2c) Area under Tansa Pipe Line	3705.81
	Total of (a + b + c)	12155.41
8	Total Plot Area/ Slum Occupied Area For FSI Purpose (3+7)	24010.85
9	Mini. FSI to be Attained as per Clause 14.7.8 (Iv) Of Udcpr-2020	4.00 or Restricted to Sanctioned FSI
10	Proposed Rehab BUA Area	33676.72
11	BUA Of Common Pass., Stair & Amenity	18706.63
12	Rehab Component / Sale FSI / Sale BUA Perm.	52383.35
13	Incentive FSI	1.75
14	Sale Component / Sale FSI / Sale BUA Perm. (12x13)	91670.86
15	Total BUA Sectioned In The Scheme (10+14)	125347.58
16	Total FSI Sanction For The Scheme (15/8)	5.22

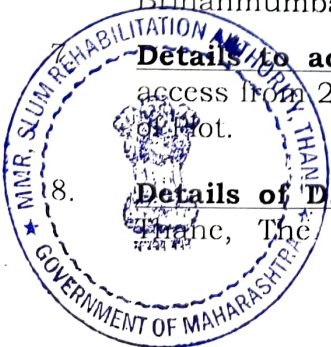
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17		Sale BUA Proposed In The Scheme	937.27
18		Total BUA Proposed In The Scheme (10+17)	34613.99
19		Balance BUA / TDR Permissible (15-18)	90733.59
20		Total FSI Consumed In - Situ (19/8)	1.44
21		No. Of Slum Dwellers To Be Accommodated	Rehab Comm - 05 Nos. Rehab Resi.-107 Nos. Provisional Comm. PAP- 50 Nos. Provisional Resi. PAP - 836 Nos. Provisional Religious Structure PAP - 01 No.
22		No. of Pap Tenements Generated In The Scheme	Nil
23		Ancillary BUA in the Scheme	Nil
24		Amenities : • Balwadi • Welfare Hall • Society Office • Gymnasium • Dispensary • Community Hall	04 Nos. 04 Nos. 10 Nos. 04 Nos. 04 Nos. 01 No.

4. That the Architect shall certify the carpet area of rehabilitation tenements and PAP tenements.
5. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer / Society or Owner are proved fraudulent/misappropriated before the Competent Court/ AGRC and if directed by Competent Court /AGRC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC of 1860 and Indian Evidence Act.1872.
6. **Details of land ownership:** As per P.R. Card, S.No.507(pt) and Tansa Pipe line of Village Panchpakhadi, S.No.399, 151/1/3, 151/1/5 of Village Majiwade, Thane (w) is owned by "Government of Maharashtra & Brihanmumbai Municipal Corporation".

Details of access: The S. R. Scheme plot under reference is deriving access from 20.00 Mtrs. wide Proposed D.P. Road on North & South Side of Plot.

Details of D. P. Remarks: As per D.P. Remarks of E.E., TDD, TMC, Thane, The plot under reference falls under Residential Zone (R),



20.00 Mtrs. wide Proposed D.P. Road on North & South Side of Plot and also affected by Municipal Primary School 15 and Industrial Zone Partly.

9. That the Developer/Society shall pay land premium on plot area admeasuring 24010.85 Sq.mtrs. at the rate of 25% as per Annual Schedule of Rates (ASR) as per Regulation No.14.7.6.xi) of UDCPR-2020.
10. The Developer shall pay Rs.40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development Charges at the rate of 2% of ready reckoner rate for the BUA over and above the Zonal (Basic) FSI as per Regulation No.14.7.14 of UDCPR-2020 or as decided by MMR,SRA/Govt. from time to time.
11. The Developer shall hand over PAP tenements, if any, within 30 days from the date of issuance of Occupation Certificate. The said PAP tenements as mentioned in salient features Condition No.3 above be handed over to the Estate Department/SRA for Project Affected Persons, each of carpet area 27.88 sq.mt. for Residential and 20.90 sq.mt. for Commercial free of cost.
12. The PAP tenements shall be marked as a 'PAP Tenement' on front doors prominently. After completion of the building, PAP Tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.
13. The Amenity Tenements of Balwadi/Anganwadi as mentioned in salient features Condition No.3 above shall be handed over to the Woman and Child Welfare Department, Government of Maharashtra as per Circular No. 29 of MMR,SRA. & Welfare Hall, Society Office, Gymnasium & Library as mentioned in salient features Condition No.3 above shall be handed over to the slum dwellers society to use for specific purpose only, within 30 days from the date of issue of OCC of Rehab Building R1 to R4. Handing over / taking over receipt shall be submitted to MMR,SRA by the developer.
14. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
15. The NOC from CFO of TMC for Rehab Bldg. R1, R2, R3 & R4 shall be insisted before Plinth CC of Rehab Bldg. R1, R2, R3 & R4 respectively.
16. The Developer shall submit various NOC's as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.
 - 1) Tax Department, TMC
 - 2) Sub Station, MSEDCL
 - 3) Tree Department, TMC
 - 4) DCP, Respective Zone, if required
 - 5) Prison Superintendent, Concerned Jail, if required

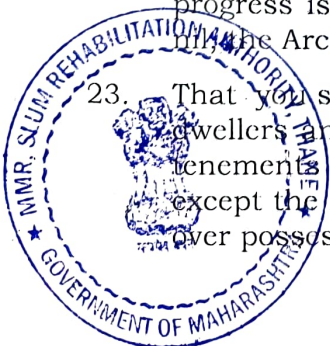


17. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of plinth CC to Rehab Bldg. R1, R2, R3 & R4 as mentioned below :-

Plot area up to 4000 sq.mt.	→ 36 months.
Plot area between 4001 to 7500 sq.mt.	→ 60 months.
Plot area more than 7500 sq.mt.	→ 72 months.

In case of failure to complete the project within stipulated time period, the extension be obtained from the CEO/MMR,SRA with valid reasons.

18. Developer shall register society of all eligible slum dwellers to be rehoused under Slum Rehabilitation Scheme before issue of plinth CC of Rehab Bldg. R1 to R4. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority, they shall be accommodated as members of registered society.
19. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.200/- non- judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA in a prescribed format.
20. The Developer shall not block existing access leading to adjoining Structures/users and shall make provision of adequate access to the Adjoining land locked plot, if any, free of cost and the same shall be Shown on layout plan to be submitted for approval on Terms and Conditions as may be declared by Slum Rehabilitation Authority.
21. That Developer/Architect shall submit the Agreements with photographs of wife and husband on the agreements with all the eligible slum dwellers before requesting for Commencement Certificate of Rehab Bldg. R1 to R4 and the name of the wife of the eligible occupier of hut shall be incorporated with joint holder of the tenements to be allotted in Rehabilitation Building. These individual agreements shall be verified and checked by Competent Authority (4), MMR, SRA, Thane and report shall be insisted before granting further C.C. to proposed Rehab Bldg. R1 to R4.
22. That you as Architect/Developer/Society shall strictly observe that the work is carried out as per phased programme approved by the undersigned and you shall submit regularly quarterly progress report to be undersigned along with photographs with certificate that the progress is as per approved phased programme. Even if the progress is not as per the Architect shall submit report stating reasons for delay.
23. That you shall incorporate the clause in the register agreement with slum dwellers and project affected persons that they shall not sale or transfer tenements allotted under Slum Rehabilitation Scheme to any one else except the legal heirs for a period of 5(Five) years from the date of taking over possession without prior permission of the CEO(MMR,SRA).



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24. That Developer shall submit Notarized Declaration of road set back of D.P. Road, if any, for handing over to TMC/Appropriate Authority free of cost, free of encumbrances by changing ownership in the name of TMC before further C.C. above plinth level of Rehab Bldg. R1 to R4.
25. That separate P.R. Cards in words duly certified by Superintendent of Land Records for T.P. Road/Set back/D.P. Reservation shall be obtained and submitted before OCC of Rehab Building R1, R2, R3 & R4 in said S. R. Scheme.
26. That you shall handover the buildable/non-buildable reservation and/or built-up amenity structure to TMC and/or user department free of cost and separate P.R. Card with area mentioned in words for the buildable and non-buildable reservation if any, in the name of TMC/user Dept. shall be submitted before obtaining Final Occupation Certificate for Rehab Bldg. R1, R2, R3 & R3.
27. That the tenements proposed for rehabilitation and tenements proposed for PAP shall be shown distinctly on the plan to be submitted and should be forwarded to Assistant Municipal Commissioner of concerned ward to assess the property tax.
28. That the rehabilitation component of scheme shall include.
 - a. 107 Nos. of Rehab Residential Tenements.
 - b. 05 Nos. of Rehab Commercial Tenement.
 - c. 836 Nos. of Provisional Residential PAP Tenements.
 - d. 50 Nos. of Provisional Commercial PAP Tenements.
 - e. 01 No. of Provisional Religious Structure.
 - f. 04 Nos. of Balwadi.
 - g. 04 Nos. of Welfare Hall.
 - h. 04 Nos. of Gymnasium
 - i. 10 Nos. of Society Office.
 - j. 04 Nos. of Dispensary.
 - k. 01 No. of Community Hall.
29. That the quality of construction work of each building shall be strictly monitored by concerned Architect/Site Supervisor/Structural Engineer and report on quality of work carried out shall be submitted by Architect every three months with test result etc.
30. That this Letter of Intent is issued on the basis of plot area certified by the Architect and other relevant documents. In the event of change of any of the above parameters, during actual site survey by D.I.L.R./City Survey Office, then sale area consumed on the plot will be adjusted accordingly.
31. This Letter of Intent gives no right to avail of extra F.S.I. granted under Regulation No.14.7 of UDCPR upon land, which is not your property.
32. A) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II on the notice board of Society and/or in the area at conspicuous place. The photo of such notices pasted shall

be submitted to concern Ex. Engineer (MMR,SRA) with in a period of two weeks from the date of this LOI.

- B) That Developer/society shall give wide publicity by way of advertisement in a prescribed format for the approval of S. R. scheme at least in one local Marathi newspaper in Marathi script & English newspaper in English script and copy of such news papers shall be submitted to concern Ex. Engineer within two months from the date of LOI.
- C) That Developer shall ensure that any slum dwellers held not eligible by the Competent Authority or desire to make any changes shall apply within three months of issue of the Letter of Intent to the appellate authority with supporting documents.

33. That you shall comply with the following:

- a) You shall appoint Project Management Consultant (PMC) with prior approval of Dy.Ch.Eng.(MMR,SRA)/ E.E.(MMR,SRA) for implementation/ supervision/completion of S.R. Scheme.
- b) The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation Authority after issue of LOI.
- c) That the developer shall execute Tri-partite Registered Agreement between Developer, Society and Lift Supplying Company or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehab Building R1 to R4.

Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to MMR SRA for record before applying for Occupation Certificate including part O.C.

- d) The Third Party Quality Auditor (TPQA) shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (MMR,SRA)/E.E. (MMR,SRA) for quality audit of the building work at various stages of the S.R. Scheme.
- e) That the developer shall install fire fighting system for High Rise Building as per requirements of CFO, TMC and to the satisfaction of this department. The developer shall execute tri-partite registered agreement between Developers, Society & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of Occupation Certificate to the Rehab Building R1 to R4.



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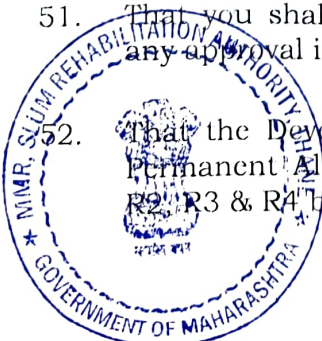
Entire cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to MMRSRA for record before applying for Occupation Certificate including part O.C.

- l) That the structural design of buildings having height more than 25 mtr shall be got reviewed from another registered structural engineer/educational institute.
34. That the existing stand post water connections in the scheme shall be disconnected after demolition of respective hutment and all the dues shall be paid & cleared and that you shall submit the NOC from EE, water Dept., TMC before further CC of Rehab Building R1 to R4.
35. That you shall take proper precautions for safety like barricading safety nets, etc. as directed by Safety Engineer/Structural Engineer, Geotech Consultant towards workers, occupants, adjoining structures etc. & you & your concerned team shall be responsible for safety.
36. The Developer/ Architect shall get NOC from Executive Engineer, Drainage Department, TMC for demolition existing toilet block(s) in the Slum plot.
37. That the developer shall ensure that water connection to the Rehab Building is obtained within one month from date of Occupation Certificate of the water connection granted shall be submitted to this office before asking any further approvals in the scheme thereafter.
38. The IOA/Building Plans will be approved in accordance with the modified Development Control Regulations and prevailing rules, policies and conditions at the time of approval.
39. The Arithmetical error/ typographical errors, if any, revealed at any time shall be corrected on either side.
40. That this Letter of Intent shall be deemed to be cancelled in case, any of the documents submitted by the Architect/Developer or Owner are found to be fraudulent/misappropriated.
41. That the allotment of rehabilitation tenements to the eligible slum dwellers in the scheme, shall be made by drawing lots in presence of the representative of the Asst. Registrar of societies (MMR,SRA) and statement of rehab Tenements allotted to the eligible slum families in rehabilitation building with corresponding tenements No. in Rehab Building and Sr. No. in Annexure -II etc. duly certified by the concerned society of slum dwellers and Asst. Registrar (MMR,SRA) shall be submitted within 30 days from Occupation Permission to Rehab Building R1 to R4.
42. That you shall bear the cost towards displaying the details such as Annexure-II, date of issue of important document like LOI, Layout, C.C., O.C.C. on MMR,SRA website.

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43. The Owner/Developer shall display the name at site before starting of the work giving the details such name, address and contact no. of Owner/Developer, Architect, Structural Engineer, Approval No. & Date of LOI, Layout & IOA.
44. That you shall display bilingual sign boards on site and painting of MMR SRA Logo on Rehab Building R1 To R4 as per Circular No.18, dtd.28/05/2021.
45. That the rainwater harvesting system should be installed/provided as per the provision of Notification of UDD-1 Govt. of Maharashtra under No. TBB-432001/2133/CR-230/0w1/UD-11 dt. 10/03/2005 and the same shall be maintained in good working condition all the time failing which penalty of Rs. 1000/- per annum for every 100 sq.mtr. of built up area shall be leviable.
46. That the Solar Water Heating System should be installed/provided on terrace of each building as per the Regulation No.13.2 of UDCPR-2020.
47. That you shall intimate in writing to all non-eligible slum dwellers within 30 days that they have to appeal before the Appellate Authority regarding their non-eligibility within 90 days from receipt of such intimation from the developer and copy of the receipt letter shall be submitted to Dy. Collector (MMR,SRA) for record. The intimation of the same shall be given to Dy. Collector (MMR,SRA) about information given to all such non-eligible slum dwellers.
48. That developer shall have to maintain the Rehab Building R1 to R4 for 3 years from the date of Occupation to the Rehab Building. Any repairs/rectifications required during the defect liability period, will be the liability of the developer for which the bank guarantee and deposit of the developer shall be withheld with MMR, SRA.
49. That you shall submit the statement of 112 Nos. of Tenements allotted to the eligible Slum families in the proposed rehabilitation building with corresponding number of the Tenements etc. of the transits accommodation offered with certification from the Architect And Owner/Developers at both the stages of allotment of transit accommodation as well as final Allotment in Rehabilitation Building for verification of the Competent Authority(4), MMR,SRA for Pvt. & Govt. Land/Ward Officer concerned for Thane Municipal Corporation land/MHADA Authorities for MHADA land.
50. As per the Circular No. 24, dtd.28/05/2021 of MMR,SRA, the developer shall pay charges to provide Identity cards to the eligible slum dwellers in the S. R. Scheme.
51. That you shall pay the lumpsum charges of Rs.5000/- before granting any approval in the S. R. Scheme.

52. That the Developer shall submitted the GBR of societies for accepting Permanent Alternate Accommodation in High Rise Rehab Building R1, R2, R3 & R4 before Plinth C.C. to the Rehab Building R1, R2, R3 & R4.



53. The PRC in the name of "Omkali SRA CHS (Prop.) & Nilkantheshwar SRA CHS (Prop.)" for Rehab Plot, will be insisted before granting Final OCC to Rehab Building R1, R2, R3 & R4.
54. That the Developer shall submit NOC for change of alignment of Nalla from INDP Dept. TMC before granting Plinth C.C for Rehab Building R1, R2, R3 & R4.
55. That the encroachment area admeasuring 5465.62 Sq.mtrs under Tansa pipeline has to handed over to MCGM free from encroachment before OCC to Rehab Building R1 to R4.
56. That the Developer shall submit NOC/Remarks from concerned electric supply Co. for the proposed location & size of substation before Plinth CC of Rehab Building R1 & R2.
57. The MOEF NOC will be insisted before granting further C.C above 20000 Sq.mtrs construction Area in said S.R. Scheme.
58. That the Developer shall register the said project under RERA Act 2016.

If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the Regulation No.14.7 of UDCPR-2020 in the office of the undersigned within 180 days from receipt of this LOI.

Yours faithfully,

sdh

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the LOI on dt.30/07/2026)

Copy to:

1. The Collector, Thane
2. Municipal Commissioner, TMC, Thane
3. Competent Authority (4), MMR,SRA, Thane.
4. Asstt. Commissioner, Vartaknagar Ward Committee, TMC, Thane
- ✓ 5. I.T. Section (MMR,SRA), to publish this LOI on MMR, SRA website.



[Signature]
4/8/2026

**Chief Executive Officer
MMR Slum Rehabilitation Authority**

(Hon'ble CEO (MMR,SRA) has signed the LOI on dt.30/07/2026)