



Phone No:  
Sold To/Issued To:  
A K DEVELOPERS  
For Whom/ID Proof:  
AANFA0362L

Bombay Mercantile Co  
Op Bank Limited  
78, Mahanagar Road  
Mumbai - 400003  
MAHARASHTRA  
महाराष्ट्र

भारत INDIA  
INDIA NON JUDICIAL



JUL-28-2023 15:40:32

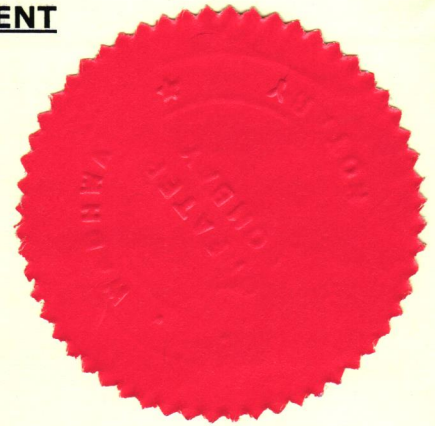
₹ 0000100/-

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COMMON  
38158371690558832508-00075391  
3815837 IGR-ACS-V-043-2023

## OCCUPANTS IRREVOCABLE CONSENT

To,  
**THE CHIEF OFFICER,**  
M.B.R.R. & Board,  
Griha Nirman Bhavan,  
Bandra (East),  
Mumbai- 400051.



**Sub.: Proposed Redevelopment of all the structures standing on Property Known as "Parekh Wadi" on Plot Bearing Cadastral Survey No. 1/610 of Girgaum Division situated at V.P. Road, Girgaum, Mumbai 400 004.**

I/We Mukesh Kantilal Mehta/Sunita Mukesh Mehta  
Occupant / Tenant of the building situated on mentioned property and occupying Shop / Room No. 91 on 4<sup>th</sup> floor, Building B-wing do hereby give my/our irrevocably give my/our consent for redevelopment of the captioned property in accordance with the modified provisions of D.C.P.R. 2034, Regulations 33(7) or any other provision of DCPR 2034, as per the Government Notification under No. TPB 4317/629/CR-118(III)/UD-11, dated 12<sup>th</sup> Nov. 2018 and Notification under No. TPB-4320/107/CR-72/2020(Part-I)/UD-11, dated 08<sup>th</sup> July 2021 and as per the amended provisions on the following terms and conditions:

1. I/We fully and unconditionally agree to the construction of the above said Redevelopment scheme by the Owners/ Developers A.K. Developers having their office at 1<sup>st</sup> Floor, Purshottam Building C wing, Tribhuvan Road, Cross Lamington Road, Grant Road (E), Mumbai 400 004.
2. The above said Owners/Developers shall construct self-contained tenements in the building proposed to be reconstructed and shall allot to me a tenement minimum of a carpet area of 27.88 Sq.Mt. i.e. 300 Sq.Ft. or basic carpet area applicable as per provision of the scheme, which is more than what was occupied in old building, if the carpet area in the old building was more than 300.00 Sq.ft. Equivalent area subject to a maximum carpet area up to 120 sq.mt. (1292.00 sq. ft.) as provided in the MHAD Act, 1976, that if carpet area for residential purpose exceeds 120.00 Sq.mt. (1292.00 Sq.ft.), the cost of construction shall be paid by the tenants / occupants to the developers. The cost of construction shall be as per Ready Reckoner rate of that year. However, the carpet area exceeding 120.00 Sq.mt. (1292.00 Sq. ft.) shall be considered for Rehab FSI but shall not be considered for incentive FSI. Further, the above said Developers shall provide carpet area

Mukesh, K. Mehta  
Sunita m. mehta.



equivalent to that occupied in the old building in case of Non - Residential tenement.

3. The scheme of redevelopment is clarified and explained by the Owners / Developers M/s. A.K. Developers along with proposed building plans, amenities to be given in the new building likely maintenance charges of new tenements, arrangement of transit accommodation during course of reconstruction, proposed amalgamation with adjoining properties etc. and I/ We am / are satisfied with the same and accepted the same without my hesitation & force from anybody.
4. I/We hereby undertake to shift to the temporary transit accommodation made available on the same site or elsewhere by the said Developers / Landlords / during the period of construction of the captioned property.
5. I/We hereby guarantee that I/We will vacate and hand over peaceful possession of the Temporary transit accommodation after I/We have been given the possession of tenements in the form permanent alternate accommodation in the newly constructed building by the said Owners/Developers.
6. I/We hereby declare on oath that I/We am/are voluntarily participating in the above scheme of Redevelopment and shall not claim any right of whatsoever nature against MHADA / M.B.R. &R. Board.
7. I/We hereby declare this irrevocable consent is binding on me/us, my/our legal heirs, mutates, mutandis applies to third person during course of pendency of completion of redevelopment scheme.
8. I/We hereby declare that this irrevocable written consent shall be binding upon my/our legal heirs, executors and successors of whosoever derives the tenancy / occupancy of the above mentioned Room / Tenement.

**BEFORE ME**

**G. K. WADHWA**  
NOTARY, GR. MUMBAI  
321, HIMALAYA HOUSE  
PALTON ROAD,  
MUMBAI - 400 004

Signature:- *Mukesh K. Mehta*

Name - *Mukesh Kantilal Mehta*

Date:

*Sunita M. Mehta*

*Sunita Mukesh Mehta*

