



No. MMRDA/RHD/RHS-163/16/ 186

Date: 11 8 OCT 2016

To,

M/s Modella Textile Industries Pvt. Ltd.,  
Jawahar Talkies Compound,  
Dr. D.P. Road, Mulund (W),  
Mumbai - 400 080.

Kind Attn.: Shri Dharmesh Jain.

Sub: Rental Housing Scheme at Village Panchpakhadi, Taluka and District Thane falling within the jurisdiction of TMC by M/s Modella Textile Industries Ltd.

Ref: 1. MMRDA's revised Location clearance No. MMRDA/RHD/RS-163/15/99 dated 28.04.2015.  
2. MMRDA's revalidation No. MMRDA/RHD/RHS-163/15/241 dated 28.09.2015.  
3. Letters submitted by M/s Modella Textile Industries Pvt. Ltd. dated 26.08.2016 and 29.09.2016  
4. MMRDA's letter No. MMRDA/RHD/RHS-163/16/163 dated 12.09.2016

Sir,

MMRDA vide letter referred at (1) above dated 28.04.2015 has granted revised Location Clearance on land bearing CTS No. 1592 to 1597, 1599 to 1638 (Tikka No. 33,34,37) admeasuring gross plot area of 57,962.29 Sq. M. (net plot area of 34,274.98 Sq. M.) with the validity of 6 months as per condition no (6) of the revised Location Clearance. The said revised Location Clearance was valid till 27.10.2015. Therefore, on request made by you MMRDA has revalidated the period of Location Clearance by further 12 months i.e. from 28.10.2015 to 27.10.2016.

Now, in response to the letter submitted by M/s *Modella Industries* referred at (3) above, MMRDA hereby revalidate the period of revised Location Clearance by twelve months i.e. from 28.10.2016 to 27.10.2017 on the terms and conditions mentioned in all the earlier letters of MMRDA issued from time to time and on the conditions mentioned in letters issued by other Competent Authorities regarding development on the said plot from time to time.

This revalidation is subject to the following conditions :

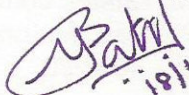
1. Any further revalidation of the revised Location Clearance shall be applied for at least one month before expiry of the current validity.
2. MMRDA reserves the right to withdraw the permission granted by this letter if any violation is observed.
3. After obtaining Commencement Certificate the developer shall pay the infrastructure charges in the following three instalments.



| Sr. No. | Stage of payment       | % of infra. charges |
|---------|------------------------|---------------------|
| 1       | 1 month after 1st CC   | 50%                 |
| 2       | 12 months after 1st CC | 25%                 |
| 3       | 18 months after 1st CC | 25%                 |

Thanking you,

Yours faithfully,

  
18/10/2016

(Milind B. Patil)  
Chief,  
Rental Housing Division

CC :

M/s Sakar Architects,  
501, Ishkripa,  
Opp. New girls school,  
Ram murti road,  
Thene (W) - 400 602  
f.: 022 05364700