

(ON DEVELOPER'S LETTERHEAD)

To,
Managing Director
Shivshahi Punarvasan Prakalp Ltd.
5th Floor, Grihanirman Bhavan,
Kalanagar, Bandra (E),
Mumbai - 400 051.

Sub: 'Letter of Request, for seeking 'Start-up Capital' from 'SPPL' for construction of Rehabilitation Component for Slum Dwellers and 'Construction Finance / Builder Finance' for construction of Affordable Housing Tenements for 'Urban Poor' under Slum Rehabilitation Scheme as per terms of 'MoU' between 'SPPL' & 'SBI'

Sir,

1) I/We, as Authorized Signatory of M/s. _____ the Builder/Developer which has been granted LoI No _____ dated _____ by Slum Rehabilitation Authority, Greater Mumbai for implementing _____ Slum Rehabilitation Scheme of _____ Slum Dwellers CHS submit this 'Letter of Request' for consideration of SPPL & SBI.

2) I/We through this 'Letter of request' express my/our commitment to undertake construction of Rehabilitation Component in a time bound manner for eligible Slum Dwellers and willingness to construct at least 35% Affordable Housing Tenements of upto 30 Sq. mts. Carpet Area and another 25% of between 30 & upto 60 Sq.Mtrs. Carpet Area under Sale Component of Slum Rehabilitation Scheme. Further, I/We agree to assign them primarily to beneficiaries under CLSS - EWS /LIG & MIG under PMAY-HFA(U) who may be identified by SBI being eligible for 'Home Loan' with 'Interest Subvention' under 'SBIs Hamara Ghar' or any Other Applicable Schemes of SBI.

3) I/We declare that atleast 75% Slum Clearance in contiguous land parcels has been completed and make commitment to complete balance 25% Slum Clearance within next 3 months.

4) I/We agree that, 'Start-up Capital' if sanctioned by SPPL will only be for purposes of initiation of work on site & for construction of part of Rehabilitation Component for eligible Slum Dwellers. The responsibility to raise adequate financial resources for time bound completion of

balance Rehabilitation Component will entirely be that of Builders/ Developers as per LoI No.....dated..... Further, I/We agree that disbursement of installments of 'Start Up Capital' by SPPL will be through 'Joint Disbursal & Recovery Systems' devised by SBI.

5) I/We further agree to comply with requirements of SBI for sanction of Construction Finance / Builder Finance for Sale Component towards construction of Affordable Housing Tenements for Urban Poor as per Standard Norms of SBI.

6) I/We further agree that disbursements of 'Startup Capital' for part of Rehabilitation Component as may be decided by SPPL & extent of Construction Finance / Project Finance for the sale component as may decided by SBI will be provided at only pre-defined stages of construction & based on actual progress on site of both Rehabilitation Buildings & Sale Buildings monitored through Site Inspections to be undertaken by SBI & SPPL and due certification of completed work & updation on Website of MahaRERA.

7) I/We further agree that 'Start up Capital' & Construction Finance / Project Finance will be disbursed to Builder/Developer after execution & registration of 'Tripartite Agreement' with SPPL & SBI.

8) I/We to the best of my/our knowledge hereby submit 'Information / Data' in enclosed 'Annexure' alongwith relevant 'Documents & Colour Photographs' relating to the Slum Rehabilitation Scheme for further consideration of SPPL & SBI.

9) I/We further declare my/our willingness to abide by provisions of all applicable laws; rules & regulations including Maharashtra Slum Areas (IC&R) Act, 1971 & Real Estate (Regulation & Development) Act, 2016.

**Signature
of
Authorized Signatory**

Name of Authorized Signatory _____

Name of Builders/Developers _____

Contact e-mail ID of Authorized Signatory _____

Contact Mobile Phone No. _____

Date: _____

Annexure

Sr. No	Subject/Description	Information/ Data	
1.	Information / Data of Slum Rehabilitation Scheme	(i) Name of Slum Dwellers CHS	_____
		(ii) LOI No's & Dates	_____
		(iii) Village Names	_____
		(iv) Village/Zone No's in ASR	_____
		(v) Ownership of Lands & Areas	(a) MCGM _____ Sq.mtrs. (b) MHADA _____ Sq.mtrs (c) State Govt. _____ Sq.mtrs. (d) Central Govt. _____ Sq.mtrs (e) Private _____ Sq.mtrs. (f) Others _____ Sq.mtrs.
		(vi) Slum Dwellers Categories	(a) Eligible for Residential _____ (b) Non Eligible for Residential _____ (c) Eligible for Commercial _____ (d) Non Eligible for Commercial _____ (e) Eligible for Residential Cum Commercial _____ (f) Non eligible for Residential Cum Commercial _____ (g) Eligible Religions Structures (h) Eligible Amenity Structures.....
		(vii) Rehabilitation Component	(a) Built up Area _____ Sq. Mtrs (b) FSI Consumption _____%
		(viii) Sale Component	(a) Built up Area _____ Sq. Mtrs (b) FSI Consumption _____%
		(ix) DP Reservations	(a) Buildable (i) _____ No (ii) _____ Types (iii) _____ Sq.Mts. (b) Non Buildable (i) _____ No. (ii) _____ Types (iii) _____ Sq.Mts.

2.	(a) Information / Data about Rehabilitation Buildings	<p>(i) (a) No. of Buildings _____ No.</p> <p>(b) No. of Wings _____ No.</p> <p>(ii) Height & Floors (a) _____ Mtrs _____ Floors (b) _____ Mtrs. _____ Floors (c) _____ Mtrs _____ Floors</p> <p>(iii) Plinth Areas (a) _____ Sq. Mtrs (b) _____ Sq. Mtrs (c) _____ Sq. Mtrs</p> <p>(iv) MahaRERA Registration No. (a) _____ No. (b) _____ No. (c) _____ No.</p>
	(b) Information / Data about Sale Buildings	<p>(i) (a) No. of Buildings _____ No.</p> <p>(b) No. of Wings _____ No.</p> <p>(ii) Type 1 _____ BHK _____ Carpet Area _____ No.</p> <p>(iii) Type 2 _____ BHK _____ Carpet Area _____ No.</p> <p>(iv) Type 3 _____ BHK _____ Carpet Area _____ No.</p> <p>(v) Height & Floors (a) _____ Mtrs _____ Floors (b) _____ Mtrs. _____ Floors (c) _____ Mtrs _____ Floors</p> <p>(vi) Plinth Areas (a) _____ Sq. Mtrs (b) _____ Sq. Mtrs (c) _____ Sq. Mtrs</p> <p>(vii) MahaRERA Registration Nos. (a) _____ (b) _____ (c) _____</p>

3.	Total Number of Permanent Transit Tenements required from SPPL.	<p>(i) Total Number _____</p> <p>(ii) Location Preferences (i) _____ (ii) _____ (iii) _____</p> <p>(iv) Offers of Rent (i) Rs. _____ /- (ii) Rs. _____ /- (iii) Rs. _____ /-</p>
4.	(a) 'Start-up Capital' from SPPL for Rehabilitation Component	<p>(i) Total Amount Required Rs. _____ /- in figures Rs. _____ _____ /- in words.</p> <p>(ii) Expected Repayment Period _____ Year/Month</p> <p>(iii) Collateral Securities (i) _____ (ii) _____ (iii) _____</p>
	(b) Construction Finance/ Project Finance from SBI for Sale Component	<p>(i) Total Amount Required Rs. _____ /- in figures Rs. _____ _____ /- in words.</p> <p>(ii) Expected Repayment Period _____ Year/Month</p> <p>(iii) Collateral Securities (i) _____ (ii) _____ (iii) _____</p>
5.	'Competitive Prices' offered for Affordable Housing Tenements under Sale Component other than 'GST & Stamp Duty & Registration Fees'	<p>(i) Rs. _____ /- for ___ BHK of _____ Carpet Area</p> <p>(ii) Rs. _____ /- for ___ BHK of _____ Carpet Area</p> <p>(iii) Rs. _____ /- for ___ BHK of _____ Carpet Area</p>

**Signature of
Authorized Signatory**

