

MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY



CSMT to Kurla 5th and 6th Line Project

MMRDA/MUTP/SDC/5207/2026

Date: 30-10-2025

Allotment Letter

ID No.: 30

Tenement No.: 3

Name: RALPH SAMUEL JAMES

Type of Use: Commercial

Type of Distribution: Commercial

Map No.: 2

Aadhar Card No.: N/A

No Photo

Shri./Smt. **RALPH SAMUEL JAMES** residing at, **DHOBIGHAT TO MATUNGA BRIDGE, SION-WEST, Map No. 2, I.D. No. 30** is affected by the **CSMT to Kurla 5th and 6th Line** project and has been allotted Tenement No. **3** in the Rehabilitation Colony Building, **Kurla, KURLA PRIMIYAR BILD. NO. 29 (29)**, as per the provisions under Mumbai Urban Transport Project (MUTP) Rehabilitation and Rehabilitation Policy/eligibility decided by Dy. Collector, Competent Authority for MUIP Project.

The residential flat being allotted in the rehabilitation building is offered subject to the terms and conditions as per the rules and regulations under the Mumbai Urban Transport Project (MUTP)/(MUIP) Rehabilitation and Rehabilitation Policy.

The allotment of flat/shop etc. is for residential or business use only of the project affected persons. In case of any objection, complaint or dispute regarding the change in ownership, possession and layout of the land or the allotment of land to the project affected person or the documents submitted by the project affected person and its authenticity, the project affected person will be fully responsible for this. No officer or employee of the Mumbai Metropolitan Region Development Authority will be responsible for this.

1. The allotment of flats/shop being distributed is for the actual residence or business use of the project affected person only. The said flats/shop etc. cannot be sold/leased/rented/transferred in any way or transferred in any way for a period of 10 years from the date of allotment.

2. The project affected person cannot make any internal or external changes in the original construction of the flat without the prior approval of the Authority.

3. The project affected person shall not change the use of the flat/shop allotted to him/her, nor shall he/she use the flat/shop for any unauthorized purpose.

4. The project affected person shall be bound to establish a cooperative housing society functioning as per the rules and regulations of Maharashtra Cooperative Societies Act-1960 and 1961 and become its member. The society so established shall issue share certificate only to the project affected person.

5. All the members of his/her family as per the evidence submitted while proving his/her eligibility as a project affected person must move into the flat allotted to him/her. It is mandatory for the project affected person to completely vacate the affected structure within 07 days from the date of receipt of this allotment letter. If any member of the family does not move into the said tenement, the Authority shall not be responsible for it and the Authority shall not be responsible for making separate arrangements for them elsewhere.

6. The flat holder shall maintain all the facilities like electricity system, water supply and other public facilities at his/her own cost from the date of taking possession of the flat. This is their moral responsibility and all the related payments and property tax, building maintenance etc. should be made through their registered cooperative housing society or themselves at the concerned government office. If the flat holder does not pay the payments and taxes and any action is taken against him/her due to this, the Authority will not be responsible. Also, no reimbursement of any kind of expenses will be given by the Authority for the above matters.

7. If the project affected person does not take possession of the tenement allotted within 07 days of receiving the allotment, the M.M.R.D.A shall have the right to cancel the allotment letter given to him/her.

8. The project affected person must hand over the possession of his/her affected construction to the Authority officer without any conditions within 07 days of receiving the said flat allotment letter. If he/she does not give possession of his/her affected structure, no further notice will be given and it will be evicted at his/her risk and responsibility by the Authority as per Section-32 of the M.M.R.D.A Act.

9. If it is found that the project affected person has availed the benefit of rehabilitation under another project after taking possession of the above approved tenement, the MMRDA reserves the right to cancel the tenement allotted to the project affected person. Such project affected person and his/her family members will be evicted from the said tenement within 07 days with prior notice.

10. If after taking possession of the above tenement, it is found that he/she or any member of his/her family has encroached on the Government land, the Authority reserves the right to cancel the allotment of the said tenement.

11. If the documents/evidence submitted by the project affected person to determine their eligibility are found to be false/fake or misleading, the allotment of tenement to the project affected person will be cancelled and action will be taken against him/her as per the criminal law.

12. If the order regarding the tenement allotted to him/her is lost by the project affected person, a duplicate copy of the flat/plot allotment order can be obtained by paying a penalty amount of Rs.100/-.

13. The flat holder has submitted this bond to the Authority stating that he/she accepts the terms and conditions of the above allotment/distribution and that he/she will be bound by the above terms and conditions.

14. In case of non-compliance or violation of any of the terms and conditions mentioned above, the said allotment letter will be cancelled.

Rohini Aakhade
Deputy Collector
MMRDA

Disclaimer: This is a system-generated document and does not require a signature.