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ANNEXURE I

(List of Amenities)

INTERNAL AMENITIES

1.	**FLOORING**	• Branded Vitrified Flooring in All Rooms. • Anti-Skid Tiles in F.B., Open Balcony/ terrace, W.C. & Bathroom. • Waterproofing with base coat in Flats & Brickbat waterproofing in Terrace/Balcony.
2.	**FALSE CEILING**	• False Ceiling of standard design will be provided in the Living Room.
3.	**KITCHEN**	• Black Granite Kitchen / G7 tile Platform with NIRALI Brand SS Sink / Quartz. • Branded Wall Tiles above Platform up to slab level. • Water supply point + electric point Provision for Washing Machine, blender, mixer & Water Filter / purifier wherever space available. • One Loft in the Kitchen. • Service Platform in Kitchen. • Modular Kitchen Trolleys. • Provision for refrigerator.

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PRAMUKH DEVELOPERS
Partner

For Sunit Co-op. Hsg. Soc. Ltd.
Chairman / Secretary / Treasurer

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4.	**DOORS & WINDOWS**	• Wooden Laminated Flush Door in Every Room. • 3 track powder coated sliding windows with reflective glass and mosquito net. • Marble / Black Granite / G7 Window (double) framing for All Windows. • Marble / Black Granite / G7 framing in all doors and windows of W.C., Bath & Toilets. • Granite or G7 window frame with Louvers in W.C., Bath and Toilets.
5.	**WALLS & PAINTS**	• Internal: Sand plaster (single coat) with Gypsum finished wall surface along with Asian Royal Plastic Paint. • External: Sand plaster (double coat) along with Rough tex (Asian paint brand).

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6.	**BATH & WC**	• Designer Bathroom with Branded (Soncera or Hindware or Parryware) Sanitary Ware. • Concealed Plumbing with CP Fitting of Jaquar, ESCO or Plumber Brand along with Hot and Cold mixer. • Provision for geyser connection in Bathrooms. • Full Wall Tiles up to Bottom level of Loft. • RCC Loft in above Bathroom & W.C. for water tank. • Waterproofing in Bathroom, WC, Dry area and individual terrace/balcony. • Provision of water tank along with 1 no. of water tank above loft of Bath or W.C. will be provided. • Branded Wash Basin Fitting in Toilet and/or outside (in passage area) will be provided subject to architect's planning.
7.	**ELECTRIFICATION**	• Branded Polycab Concealed Copper Wiring with GM/Anchor/Almec brand modular switches. • Tubelight and fan will be provided in all rooms. • 2 way switches will be provided wherever required. • TV Point in Living Room & in 1

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		Master Bedroom. • A.C. point in Living Room & Bedrooms. • MCB for A.C. will be provided. • Geyser point in Bath & Toilets. • Exhaust Fan point in Kitchen, Bath & Toilets. • Inverter Wiring Provision in each Room. • Wiring for internet services (Cat 5 or 6) will be provided. • Common electrical cum service duct will be provided as per MEP consultant.
*	**EXTERNAL AMENITIES**	• Rain Water Harvesting. • Designer Elevation. • Branded company Lift (Schindler/Omega/KONE) with DG POWER BACKUP. • Common washroom will be provided. • Well-designed Lobby & Lift Area. • Separate Underground & Overhead R.C.C. water storage tank for municipal water and Borewell water. • Outdoor CCTV System. • Video Door Phone. • Separate Borewell line will be

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		provided if available as it depends on the natural underground water level. • MGL gas line application. • Brickbat waterproofing on Common Terrace. • Earthquake resistance structural design by renowned professionals. • Society Office will be provided. • Open area's flooring will be trimix and plantation will be done wherever space is available. • Solar water heater will be provided. • Car charging point will also be provided.

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ANNEXURE II

Abstracts of Resolution passed on 24.09.2023 in General Meeting

"Resolved that society has decided to re-develop the property of society by demolishing existing building."

That in terms of an offer letter 08.05.2023 from **M/s. Pramukh Developers,** a Partnership firm, through its one of Partner PATEL RPL REALTY PVT LTD through its Director **Mr. Ankit Bechar Patel** and on the mutually agreed terms and conditions between society, its members and said **M/s. Pramukh Developers,** a Partnership firm, through its one of Partner PATEL RPL REALTY PVT LTD through its Director **Mr. Ankit Bechar Patel** it is unanimously agreed that development rights in respect of property of society shall be granted in favour of **M/s. Pramukh Developers,** a Partnership firm, through its one of Partner PATEL RPL REALTY PVT LTD through its Director **Mr. Ankit Bechar Patel** having its office at : Office No.30, Jeevandeep Apartment, Station Road, Near Sibbu Palace, Ambernath – 421 501,and further necessary development agreement, power of attorney and other incidental deeds and documents should be executed in favour of said **M/s. Pramukh Developers,** a Partnership firm, through its one of Partner PATEL RPL REALTY PVT LTD through its Director **Mr. Ankit Bechar Patel**for effectual development of property of society".

For Sunit Co-op. Hsg. Soc. Ltd.
Chairman / Secretary / Treasurer

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ANNEXURE - III

IRREVOCABLE CONSENT LETTER

We, undersigned, members of **"SUNIT CO-OPERATIVE HOUSING SOCIETY LIMITED," KALYAN,** unanimously have decided to redevelop the property of society being all that piece and parcel of land Old Survey No.18, substituted with New Survey No.61, Hissa No. 9(P), CTS No. 185 and 186, layout Plot No.20, area admn 523 Sq. mtrs, lying being and situated at **Village Navi Dombivli,** Taluka Kalyan, District Thane along with the Building standing thereon, popularly known as **"SUNIT CO-OPERATIVE HOUSING SOCIETY LIMITED"** of ground plus Three upper floors, consisting of 10 (Ten) flats and within the limits of the Kalyan Dombivli Municipal Corporation and within Jurisdiction of Registration District Thane and Registration Sub-District Kalyan, hereinafter the said landed property is called and referred to as **"Said Landed Property"** and Said Building is called and referred to as **"Said Building"** and the said land along with the Building standing thereon is called and referred to as the **"SAID PROPERTY",** by demolishing existing building and further to grant the re-development rights in respect of said property in favour of **M/s. Pramukh Developers,** a Partnership firm, through its one of Partner PATEL RPL REALTY PVT LTD through its Director **Mr. Ankit Bechar Patel,** having its office at : Office No.30, Jeevandeep Apartment, Station Road, Near Sibbu Palace, Ambernath – 421 501.

That accordingly in the General Meeting dated 24.09.2023 a necessary resolution is passed to the effect and we do hereby reiterate and confirm the same.

That we have read the copy of the development agreement and the same is as per terms agreed between society and said developer.

For Sunit Co-op. Hsg. Soc. Ltd.
Chairman / Secretary / Treasurer

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