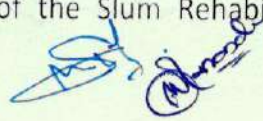
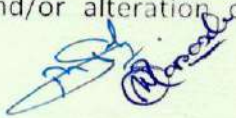


society granted Irrevocable Power of Attorney entrusting and empowering **M/S POONAM HOUSECON PRIVATE LIMITED** to developed the above Plot admeasuring area about 3807.8 Sq. Mtrs. or thereabout comprising of CTS No. 581A/3B/1 (Part), 581A/3B/1/ 1 to 9 of Village Malad, Taluka- Borivali, MSD at Abdul Gani Compound, Rani Sati Marg, Malad (East), Mumbai- 400097 on the terms and conditions contained therein which terms and conditions are still valid, subsisting and binding.

- o) That **M/S POONAM HOUSECON PRIVATE LIMITED** i.e. Developers/Promoter has exclusive right to develop the said slum property with the right to use the available FSI of the said slum property on the buildings to be constructed thereon either under SRA Scheme or sale component.
- p) That the EKTA (SRA) Co-op Housing Society Ltd. submitted their proposal to SRA in accordance with the procedure, prescribed by SRA for submission, processing & approval of Slum schemes.
- q) That Deputy Collector, SRA forwarded the Draft Annexure II of the said society to SRA for verification, approval and certification. That the Deputy Collector (ENC/REM), Malad and Competent slum authority visited the site and considered the documents of each occupants and after verifying the same, decided their eligibility and issued Annexure II Certificate on 9/08/2016.
- r) That the Deputy Collector (ENC/REM), Malad and Competent slum authority issued further revised Annexure II Certificate on 2/5/2019.
- s) That the Slum Rehabilitation Authority has issued (1) Letter of Intent (LOI) bearing No./ SRA/ ENG/ 2821/PN/ STGL/LOI dated 20/7/2019 (2) Commencement Certificate bearing No. PN/STGOVT/ 0035/20150310/AP/C-1 dated 29TH November, 2019 for the Composite Building No.1, (3) Intimation of Approval bearing No. PN/STGOVT/0035/20150310/AP/C-1 dated 26th July, 2019 for rehab building and the competent authority has also issued the Annexure-II on dated 09/08/2016 and revised Annexure- II dated 2/05/2019 and the aforesaid permission and sanction are legally valid, binding and subsisting.

- t) That **M/S POONAM HOUSECON PRIVATE LIMITED** i.e. Developers/Promoter herein is entitled to develop the said slum property under the Letter of Intent (LOI) bearing No./ SRA/ ENG/ 2821/PN/ STGL/LOI dated 20/7/2019 issued by the SRA with the right to use the available FSI of the said slum property on the buildings to be constructed thereon either under SRA Scheme or sale component.
- u) That **M/S POONAM HOUSECON PRIVATE LIMITED** i.e. Developers/Promoter is entitled to develop the project/ SRA Scheme of the society presently known as **EKTA SRA CO-OPERATIVE HOUSING SOCIETY (Proposed)** situated at Plot admeasuring area about 3807.8 Sq. Mtrs. or thereabout comprising of CTS No. 581A/3B/1 (Part), 581A/3B/1/ 1 to 9 of Village Malad, Taluka-Borivali, MSD at Abdul Gani Compound, Rani Sati Marg, Malad (East), Mumbai- 400097.
- v) That **M/S POONAM HOUSECON PRIVATE LIMITED** i.e. Developers/Promoter and the said society further complied with necessary conditions of LOI and therefore requested SRA to approve the Building Plan of Rehab Building and therefore SRA issued Intimation of Approvals on 26/07/2019 for Rehab Building.
- w) That **M/S POONAM HOUSECON PRIVATE LIMITED** i.e. Developers/Promoter and the said society thereafter complied with necessary conditions of Letter of Intent and Intimation of Approvals for composite Building and therefore SRA issued Commencement Certificate bearing No. PN/STGOVT/0035/20150310/AP/C-1 dated 29TH November, 2019 for the Composite Building No.1.
- x) That along with the said proposal a plan has been submitted by **M/S POONAM HOUSECON PRIVATE LIMITED** i.e. Developers/Promoter for sanction by the Slum Rehabilitation Authority and the Slum Rehabilitation Authority has granted Commencement Certificate bearing No. PN/STGOVT/0035/20150310/AP/C-1 dated 29TH November, 2019 for the Composite Building No.1 and the commencement certificate has been granted by the Executive Engineer (WS) P/Ward of the Slum Rehabilitation Authority FOR composite Building No.1.
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- on the date hereof and the balance upper floors are proposed to be sanctioned for sale tenement ;
- c. Wing 'C' of the Real Estate Project will be of Residential premises having stilt + ____ upper floors, of which ____ floors have been sanctioned as on the date hereof and the balance upper floors are proposed to be sanctioned for sale tenement;
- (iii) The Real Estate Project shall comprise ____ Unit/premises as per the list that has been provided to the RERA authorities at the time of registration of the Real Estate Project.
- (iv) Total FSI of ____ square meters has been proposed for consumption in the construction and development of the Real Estate Project.
- (v) The Real Estate Project shall have ____ mechanical towers for parking.
- (vi) The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee/s and are listed hereunder written ("Real Estate Project Amenities") and the fixtures and fittings to be used in the Flat / Unit are listed in the Annexure ____.
- (vii) The Developer/Promoter shall be entitled to put hoarding/boards of their Brand Name in the form of Neon Signs, MS Letters, Vinyl & Sun Boards or other material on the Real Estate Project and on the façade, terrace, compound wall or other part of the Real Estate Project. The Promoter shall also be entitled to place, select, decide hoarding/board sites and be entitled to a full and free right of way and means and access to such place or places for the purpose of repair, painting or changing the logo/ signs.
- cc) That the DEVELOPERS/ PROMOTER, Party of the First Part have accordingly commenced construction of Wing '____' consisting of stilt plus ____ upper floors and Wing '____' consisting of stilt plus ____ upper floors.
- dd) That the DEVELOPERS/ PROMOTER have informed the PURCHASER/ALLOTTEE/S that if any further and/or other FSI is available for any reason whatever including in the event of the DEVELOPERS/ PROMOTER can use and consume the same on the suit slum property by addition to and/or alteration of the said
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on the date hereof and the balance upper floors are proposed to be sanctioned for sale tenement ;

- c. Wing 'C' of the Real Estate Project will be of Residential premises having stilt + ____ upper floors, of which ____ floors have been sanctioned as on the date hereof and the balance upper floors are proposed to be sanctioned for sale tenement;

(iii) The Real Estate Project shall comprise _____ Unit/premises as per the list that has been provided to the RERA authorities at the time of registration of the Real Estate Project.

(iv) Total FSI of _____ square meters has been proposed for consumption in the construction and development of the Real Estate Project.

(v) The Real Estate Project shall have _____ mechanical towers for parking.

(vi) The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee/s and are listed hereunder written ("Real Estate Project Amenities") and the fixtures and fittings to be used in the Flat / Unit are listed in the Annexure _____.

(vii) The Developer/Promoter shall be entitled to put hoarding/boards of their Brand Name in the form of Neon Signs, MS Letters, Vinyl & Sun Boards or other material on the Real Estate Project and on the façade, terrace, compound wall or other part of the Real Estate Project. The Promoter shall also be entitled to place, select, decide hoarding/board sites and be entitled to a full and free right of way and means and access to such place or places for the purpose of repair, painting or changing the logo/ signs.

cc) That the DEVELOPERS/ PROMOTER, Party of the First Part have accordingly commenced construction of Wing '____' consisting of stilt plus ____ upper floors and Wing '____' consisting of stilt plus ____ upper floors.

dd) That the DEVELOPERS/ PROMOTER have informed the PURCHASER/ALLOTTEE/S that if any further and/or other FSI is available for any reason whatever including in the event of the DEVELOPERS/ PROMOTER can use and consume the same on the suit slum property by addition to and/or alteration of the said

