INDRASUKH CO-OP HOUSING SOCIETY LTD

(REGD NO. BOM/HSG/3880 DT 27-12-72)
PLOT NO. 143/4/B, FOUR BUNGLOWS ROAD, ANDHERI (WEST), MUMBAI-400053
MEMBER: MUMBAI DIST CO-OP HOUSING FEDERATION LTD (M. NO. 2941)

Sr. No	MEMBERS NAME	FLAT NO.	CURRENT CARPET AREA IN SQ. FT.	EXTRA MOFA CARPET AREA PER FLAT @ 55%	FINAL MOFA CARPET AREA	OLD SHARE NO	SHARE CERTIFICATE NO.	NEW SHARE NO	NEW SHARE CERT NO
32	MR. JAYESH ASHOK MHATRE MRS. PREETI JAYESH MHATRE	C 23	470	259	728.50	141 TO 145	50	391 TO 395	132
33	MR. RAVIKUMAR THEKKA MATHILAKATH MRS. PADMINI RAVIKUMAR	C 31	650	358	1007.50	186 TO 190	38	396 TO 400	133
34	MRS. RESHMA HEMANT CHANDIRAMANI MR. SIDDHARTH HEMANT CHANDIRAMANI	C 32	640	352	992.00	196 TO 200	40 / 48	401 TO 405	134
35	MRS. KANCHAN P. GOREGAONKAR MR. DINANATH A. GUHAGARKAR	C 33	470	259	728.50	1 TO 5	1	406 TO 410	135
36	MR. ASHOK R. SHAH	D 01	470	259	728.50	41 TO 45	9	411 TO 415	136
37	MRS. CHANDRAKANTA RAMESH AGGARWAL	D 02	640	352	992.00	46 TO 50	54	461 TO 465	147

THE SEAL OF THE JOINT SUB REGISTRAR NUMBER II ... MUMBAI SUBURBAN DIST. (BANDRA)

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INDRASUKH CO-OP HOUSING SOCIETY LTD

(REGD NO. BOM/HSG/3880 DT 27-12-72)
PLOT NO. 143/4/B, FOUR BUNGLOWS ROAD, ANDHERI (WEST), MUMBAI-400053
MEMBER: MUMBAI DIST CO-OP HOUSING FEDERATION LTD (M. NO. 2941)

Sr. No	MEMBERS NAME	FLAT NO.	CURRENT CARPET AREA IN SQ. FT.	EXTRA MOFA CARPET AREA PER FLAT @ 55%	FINAL MOFA CARPET AREA	OLD SHARE NO	SHARE CERTIFICATE NO.	NEW SHARE NO	NEW SHARE CERT NO
38	MR. VILAYIL IDIKULA PHILIP	D 03	650	358	1007.50	231 TO 235	47	416 TO 420	137
39	MR. DEEPAK NANA PATIL	D 11	470	259	728.50	91 TO 95	19	421 TO 425	138
40	MRS. PREETI JAYESH MHATRE MR. JAYESH ASHOK MHATRE	D 12	640	352	992.00	96 TO 100	20	426 TO 430	139
41	MRS. NALINI KUZHIKATIL RAMANATHAN	D 13	650	358	1007.50	101 TO 105	21	431 TO 435	140
42	MRS. NAFEESA SIRAJ GORIAWALLA	D 21	470	259	728.50	146 TO 150	30	436 TO 440	141
43	MRS. NEETU P BITRA	D 22	640	352	992.00	151 TO 155	31	466 TO 470	148
44	MR. LALIT INDRU HIRANANDANI	D 23	650	358	1007.50	156 TO 160	32	441 TO 445	142
45	MR.LALIT G. SETPAL MR. BHARAT G. SETPAL	D 31	470	259	728.50	201 TO 205	41	446 TO 450	143
46	MR. AVINASH SESHRAO UMAP	D 32	640	352	992.00	206 TO 210	42	451 TO 455	144
47	MRS. SUDARSHAN DESRAJ MALHOTRA	D 33	650	358	1007.50	211 TO 215	43	456 TO 460	145

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI MUMBAI SUBURBAN DIST. (RANGHRA)

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"Annexure C" 107

INDRASUKH CO-OP HOUSING SOCIETY LTD

(REGD NO. BOM/HSG/3880 DT 27-12-72)
PLOT NO. 1434/B, FOUR BUNGLOWS ROAD, ANDHERI (WEST), MUMBAI-400053
MEMBER: MUMBAI DIST CO-OP HOUSING FEDERATION LTD (M. NO. 2941)

MINUTES OF SPECIAL GENERAL BODY MEETING HELD ON 03/07/2022

The Meeting was scheduled at 8.00 PM and was adjourned for half an hour due to lack of quorum. It started at 8.30 pm.

Number of members present – 35 (24 present physically and 11 present online).

Hon Secretary Mr. Jayesh Mhatre proposed to the house the name of Mrs. Roma Sirkar, Chairperson, to chair the meeting which was unanimously agreed and the meeting started.

HS welcomed all the members present both physically and online. The entire proceedings have been recorded.

HS read the agenda of the meeting
1. To change the mandate from Self redevelopment to Developer based Redevelopment (DA) in case of majority decision in favour of Developer based redevelopment.

HS explained to the members that as per the mandate of self-redevelopment, the MC/RC has worked assiduously in this direction and had shortlisted 4 candidates for DM model from which the GB would select 1 for executing the project as per the scope of work decided. Simultaneously the MC/RC was in talks with various developers to take up the project in DM model. While doing so the developers had expressed their desire to acquire & redevelop the project in DA model. The offers that were made by many were either too low than what the MC/RC had communicated to the GB (in DM model) or due to the small size of the plot renowned developers were unwilling to take up the project.

The HS informed the members that in the meanwhile some developers had made offers quite similar to our demands (DM model) for the DA model. Hence, after carrying out due diligence, the MC/RC unanimously decided to place these offers in front of the GB. The MC/RC along with our consultants carried out all necessary checks to verify the credentials of these candidates in both DM & DA model diligently. After complete verifications on the financial & legal front with the assistance of our consultants the MC/RC unanimously shortlisted 3 probable candidates for DM model & 2 probable candidates for DA model. The HS informed that all details (DM & DA model) already were circulated to members and presentations were carried out by all shortlisted candidates for the better understanding of all members. The HS then requested the GB to give their votes for the agenda no 1.

All the members present agreed that we should proceed for our redevelopment through Developer (DA) based model. A vote was taken, by show of hands, on the above and 100% members (physical & online) voted for Developer (DA) based model.

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Resolution passed:

Resolved hereby that our society will proceed for Developer based redevelopment (DA) model.

Proposed by Mr. S.H. Chauhan (Flat No A 13)
Seconded by Mr. L.H. Khatri (Flat No A/32)

The house unanimously adopted the above resolution.

2. To select and appoint PMC2/DM or Developer in case of majority decision is in favour of Developer based re-development for the redevelopment project of our society.

Considering the fact after changing the mandate from self-redevelopment to developer based (DA) redevelopment post 1st agenda, HS informed the General Body that from the various developers who had shown interest for redevelopment project of our society as per DA model 2 developers with suitable offers out of all have been shortlisted by the MC/RC, which have been already circulated to the members & presentations were also carried out.

a) Lashkaria Housing and infrastructure Private Limited has offered 2 schemes as under:
i) Under 33 (7) B, they offered 55 % MOFA extra area and a corpus of Rs. 3500/- sq. ft on existing carpet area.
ii) Under 33 (7) B, they offered 60 % MOFA extra area ans a corpus of Rs 2000/- sq. ft on existing carpet area.
iii) Under 33(11) PTC they offered 65 % MOFA extra area and a corpus of Rs. 5000/- sq. ft on existing carpet area.
iv) Under 33(11) PTC they offered 75 % MOFA extra area and a corpus of Rs. 2000/- sq. ft on existing carpet area.

b) DOSOM Realty has offered 1 scheme as under:

i) Under 33(11) PTC they offered 61 % MOFA extra area and a corpus of Rs. 3000/- sq. ft on existing carpet area.

Mr. L.H. Khatri (A 32) enquired about the tendering process and why was the option of open tenders not carried out. The HS explained to the GB that as on date the MC/RC was carrying out the work for selection of PMC II / DM model as per the self-redevelopment GB mandate. But while doing the same the MC/RC was also enquiring with all developers as explained earlier. The MC/RC unanimously had been in talks and had reached to a conclusion of the reasonable offers received and shortlisted under the DA model. The HS further informed that going ahead we will be losing time and the first mover advantage as the nearby societies had already taken definitive steps to conclude their individual redevelopment projects. All the 12 members of the MC/RC were of the opinion that we should not lose any more time and requested the GB to give their opinion. The HS informed that for the redevelopment project of our society we have been carrying out diligently the 79-A process since 2015 hence we as a society should go ahead with 100% majority so as to safeguard the interest of all 47 members.

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST. (MAHARASHTRA)
सह दुय्यम निबंधक अंधेरी क्र. १
मुंबई उपनगर जिल्हा (महाराष्ट्र)

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The HS then requested the General Body to give their opinion and if agreeable select from the above mentioned developers and their respective offers. The GB unanimously agreed on the MC/RC request and concurred on foregoing of the tender process. All the attending members (100%) after understanding the difference in 33 (7) B scheme & 33 (11) PTC scheme & offers with its individual & collective pros & cons as explained by the HS voted by show of hands in favour of Lashkaria Housing and infrastructure private limited Scheme 33 (7)B offer 1 namely, 55 % MOFA extra area and a corpus of Rs. 3500/- sq. ft on existing carpet area.

Further the HS informed that the MC/RC empowered by the GB will now issue an LOI to the selected developer. Then on receipt of the draft plans, draft DA & list of amenities from M/s Lashkaria Housing and infrastructure private limited the same shall be circulated for the approval of the GB in the forthcoming SGM.

Resolution passed:

Resolved that "M/s Lashkaria Housing and Infrastructure Pvt. Ltd. is selected as a developer for redevelopment of Indrasukh Society under the developer (DA) model by 100 % vote in his favour as per his offer under 33 (7) B offer no 1.

Further resolved that the MC/RC is empowered to issue an LOI in favour of M/s Laskaria Housing and Infrastructure Pvt. Ltd.

Proposed by Mr. Lalit Hiranandani (Flat No D 23)
Seconded by : Mr. N.R. Gaikwad (Flat No B/31)

The house unanimously adopted the above resolution.

Meeting ended with a vote of thanks to the chair.

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 MUMBAI SUBURBAN DIST. (BANDRA)

For Indrasukh Co –op Housing Society Ltd.

Chairman Secretary Treasurer

Place : Mumbai
Date : 05/07/2022

NOTE: If any discrepancy is noted by the members, in the minutes, it should be brought to the notice of MC within 7 days in writing.

INDRASUKH CHS. LTD. ANDHERI (WEST)

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Since 1984
AN ISO 9001:2000

LASHKARIA HOUSING & INFRASTRUCTURE (P) LIMITED

Lashkaria Anurag, 1st Floor, J. P. Road, Model Town, Four Bungalow, Near Versova Metro Station,
Andheri (W), Mumbai - 400 053. T: +91 22 2636 7867/7624/7479
E: lashkaria_group@rediffmail.com / lashkaria_group@hotmail.com W: www.lashkariagroup.com

ANNEXURE "D"

DECLARATION CUM UNDERTAKING

We hereby confirm that we have studied the feasibility of your project as per the BMC 33 (7) B scheme and after carrying out all due diligence have given the current offer.

Further we give this undertaking that any other scheme even 33 (11) PTC scheme will not be made applicable other than 33 (7) B scheme for this project anytime in the future citing feasibility reasons.

For LASHKARIA HOUSING & INFRASTRUCTURE (P) LTD.

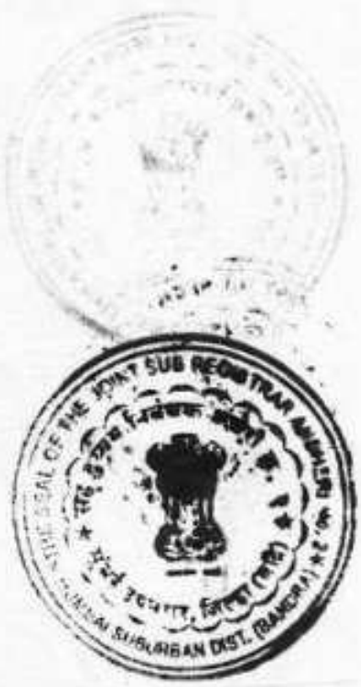
AUTH. SIGN./DIRECTOR

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 2 MUMBAI SUBURBAN DIST. (MUMBAI)

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Since 1984
AN ISO 9001:2000

LASHKARIA HOUSING & INFRASTRUCTURE (P) LIMITED

Lashkaria Anurag, 1st Floor, J. P. Road, Model Town, Four Bungalow, Near Versova Metro Station, Andheri (W), Mumbai - 400 053. T: +91 22 2636 7867/7624/7479
E: lashkaria_group@rediffmail.com / lashkaria_group@hotmail.com W: www.lashkariagroup.com

ANNEXURE "D"

DECLARATION CUM UNDERTAKING

We hereby confirm that we have studied the feasibility of your project as per the BMC 33 (7) B scheme and after carrying out all due diligence have given the current offer.

Further we give this undertaking that any other scheme even 33 (11) PTC scheme will not be made applicable other than 33 (7) B scheme for this project anytime in the future citing feasibility reasons.

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI MUMBAI SUBURBAN DIST. (BANDRA)-2

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Annexure E

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INDRASUKH CO-OP HOUSING SOCIETY LTD

(REGD NO. BOM/HSG/3880 DT 27-12-72)
PLOT NO. 143/4/B, FOUR BUNGLOWS ROAD, ANDHERI (WEST), MUMBAI-400053
MEMBER: MUMBAI DIST CO-OP HOUSING FEDERATION LTD (M. NO. 2941)

To,
Lashkaria Housing & Infrastructure Pvt Ltd.
Lashkaria Anurag, 1st Floor, J P Road,
Model Town, 4 Bungalows,
Andheri (West), Mumbai – 400053

Date: 06/07/2022

Attn: Mr Arshad Lashkaria,
CEO - DIRECTOR

Sub: Letter of Intent ("LOI") for Redevelopment of Indrasukh Co-op Housing Society Ltd, a property situated on Plot No. 143/4/B, Four Bungalows Road, Andheri (West) Mumbai – 400 053 having plot size 3187 Sq.mtr. *(as per PR Card)* with 47 members comprising of 4 wings *(the "Said Society")*

Dear Sir,

As per the Special General Body Meeting held on July 03, 2022, you, M/s Lashkaria Housing & Infrastructure Pvt Ltd., a private limited company (CIN No. U45400MH2011PTC212171), PAN No. AABCL9298B, registered under the provisions of the Companies Act, 1956, through its Director, Mr Arshad Lashkaria, and having their registered office at 102, 1st Floor, Diamond Apartment, CTS No.198, New Link Road, Oshiwara, Mumbai – 400102, have been chosen as the successful bidder for the re-development of the land and building belonging to the said Society.

We, Smt. Roma Sirkar, Shri. Jayesh Mhatre and Shri. Bhagwan Khilnani, Hon. Chairman, Secretary & Treasurer & Shri. Ravikumar T M (Committee Member), Shri. Freddy D'Souza (Committee Member), Shri. Salim Khan (Committee Member), Shri. Deepak patil (Committee Member), Smt. Bharti Baliga (Committee Member), respectively of the Society represented through its redevelopment committee members namely; Shri. V.T. Narayan (Re-Development Committee Member), Shri. Ashok Shah (Re-Development Committee Member), Shri. Monal Dutia (Re-Development Committee Member), Shri. Lalit Setpal (Re-Development Committee Member), are authorized and empowered to finalize, execute & register all redevelopment related definitive documents in order to appoint you as the developer for the redevelopment of the said Society. The copy of the resolution has been attached herewith as Exhibit A.

The copies of the final consolidated offer Dt: 10/05/2022 under 33 (7) B scheme offer 1, your subsequent letters Dt: 27/06/2022, 28/06/2022 & 02/07/2022 for redevelopment made by you and which are accepted, approved & confirmed by us are annexed hereto as Exhibit B.

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This LOI is valid for 12 (twelve) months from the date of issue of this LOI, which may please be noted and the same can be extended subject to mutual consent. The





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INDRASUKH CO-OP HOUSING SOCIETY LTD

(REGD NO. BOM/HSG/3880 DT 27-12-72)
PLOT NO. 143/4/B, FOUR BUNGLOWS ROAD, ANDHERI (WEST), MUMBAI-400053
MEMBER: MUMBAI DIST CO-OP HOUSING FEDERATION LTD (M. NO. 2941)

finalization of the plans and execution of the definitive documents mandatory for Redevelopment should be completed within the aforesaid timelines.

Please note this LOI does not create any right, title, interest in your favor at this stage. The development rights will only be granted subject to finalization of the plans and execution of definitive documents by and between us within the time frame and this LOI is only an expression of our interest.

Kindly sign on the duplicate hereof as a token of your acceptance.

For Indrasukh Co-operative Housing Society Limited,

(Smt. Roma Sirkar)
Chairman

(Shri. Jayesh Mhatre)
Secretary

(Shri. Bhagwan Khilnani)
Treasurer

Shri. Ravikumar T M (Committee Member)

Freddy D'Souza (Committee Member)

Shri. Salim Khan (Committee Member)

Shri. Deepak patil (Committee Member)

Smt. Bharti Baliga (Committee Member)

Represented through its redevelopment committee members

Shri. V L Narayan (Redevelopment Committee Member)

Shri. Ashok Shah (Redevelopment Committee Member)

Shri. Monal Dutia (Redevelopment Committee Member)

Shri. Lalit Setpal (Redevelopment Committee Member)

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 MUMBAI SUBURBAN DIST. (BANDRA)

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INDRASUKH CO-OP HOUSING SOCIETY LTD

(REGD NO. BOM/HSG/3880 DT 27-12-72)
PLOT NO. 143/4/B, FOUR BUNGLOWS ROAD, ANDHERI (WEST), MUMBAI-400053
MEMBER: MUMBAI DIST CO-OP HOUSING FEDERATION LTD (M. NO. 2941)

RESOLUTION

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE SPECIAL GENERAL BODY MEETING OF INDRASUKH CO OP HOUSING SOCIETY LTD., HELD ON 18th SEPTEMBER, 2022 IN THE SOCIETY PREMISES SITUATED AT PLOT NO. 143/4/B, FOUR BUNGLOWS ROAD, ANDHERI (WEST), MUMBAI – 400 053.

"RESOLVED THAT the Society herein placed and passed the Draft Development Agreement, before the Special General Body Meeting held on 18/09/2022 and duly initialed by Hon. Chairman of the Society for the purpose of identification."

"FURTHER RESOLVED THAT **Mrs. Roma Sirkar, Chairman, Mr. Jayesh Mhatre, Hon. Secretary and Mr. Bhagwan Khilnani, Hon. Treasurer,** Mrs. Priyadarshini S. Baliga (Committee Member), Mr. Salim Khan (Committee Member), Mr. Freddy D'Souza (Committee Member), Mr. Ravikumar Thekka (Committee Member), Mr. Deepak Nana Patil (Committee Member), Mr. Ashok R. Shah (Re-Development Committee Member), Mr. Lalit G. Setpal (Re-Development Committee Member), Mr. Vedapudi L. Narayan (Re-Development Committee Member), Mr. Monal Vijaysinh Dutia (Re-Development Committee Member) of the Society be and are hereby authorized to execute the said Agreement and/or all such documents as may be necessary and/or for registering the same before the concerned Sub-Registrar of Assurances Authorities and to do all such acts, deeds and matters as may be necessary to give effect to the above resolution."

For Indrasukh Co-op Housing Society Ltd.

Mrs. Roma Sirkar
Hon. Chairman

Mr. Jayesh Mhatre
Hon. Secretary

Mr. Bhagwan Khilnani
Hon. Treasurer

Mrs. Priyadarshini S. Baliga
(Committee Member)

Mr. Salim Khan
(Committee Member)

Mr. Freddy D'Souza
(Committee Member)

Mr. Ravikumar Thekka
(Committee Member),

Mr. Deepak Nana Patil
(Committee Member)

Mr. Ashok R. Shah
(Re-Development Committee Member)

Mr. Lalit G. Setpal
(Re-Development Committee Member)

Mr. Vedapudi L. Narayan
(Re-Development Committee Member)

Mr. Monal Vijaysinh Dutia
(Re-Development Committee Member)

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