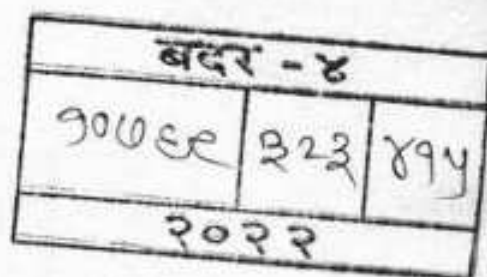


LASHKARIA HOUSING & INFRASTRUCTURE (P) LIMITED

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 "U"

We hereby confirm that we shall be entitled to develop the Property by exploiting its Current Development Potential including, *inter alia*, consumption and utilization of the base FSI, Purchasable FSI under Regulation 33(7)(B) of D.C.R 2034. We have agreed to provide to each of the existing 47 members of the Society additional MOFA carpet area of 55% (Fifty-Five) percent over and above the existing flat areas. It is agreed that under no circumstances, the Agreed Offer will be reduced. Even in the event if there is decrease in the Current Development Potential (for any reason whatsoever) including any change in Law or D.C.R 2034 (Development Control Regulations).



Amali
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बदर - ४		
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Date: - 10/05/2022

To,
The Hon. Chairman / Secretary,
"Indrasukh CHS LTD",
CTS No. 831/14, Village Ambivali,
Four Bungalow, Andheri (West),
Mumbai - 400 053.

Sub: - Offer Letter for DEVELOPMENT AGREEMENT (D A) for re -
development of your property known as "Indrasukh CHS LTD", situated at CTS
No. 831/14, Village Ambivali, Four Bungalow, Andheri (West), Mumbai - 400 053.

Dear Sir,

With reference to above mentioned subject we hereby enclose our proposal for
redevelopment of your society.

We are in the field of construction from last 30 years, undertaken various projects for
development in Mumbai and Pune. We have our own in house team of
Architects, Solicitors, RCC Structural Consultants, Project Management
including major equipment's for such construction.

We show our keen interest to carry out the proposed redevelopment of your society
the benefits we have to offer to the existing premises holder.
You are kindly requested to go through the same and get back to us for
further discussion if needed. The offer contains two components.

Component 1:-

This Component comprises the lists of kind of construction quality, the amenities and
the features which we are providing in the new constructed building.

Component 2:-

This Component comprises of financial which we are offering in respect to the said
property. The details herein shall give you the idea about the financial.



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Received
10/05/22

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offering to your Society members and our compatibility on the market.

COMPONENT 1:-

1) PLANNING AND DESIGNING:-

To making the whole layout a perfect look by right elevation building, Elegantly Designed Decorative Entrance Lobbies and Excellent Planning with Optimum use of Space Utilization and Best of architectural planning by renowned architects our construction shall compromise following technical parameters.

2) FLOOR PLAN :-

We will submit tentative plans of the new buildings in a phase wise manner specifying detailed designs of the Building, Numbers of floors, Wings, Nos. of Parking spaces Entrance lobby Landscaping, Society office, other plans related to Redevelopment and details prepared by our team of Architects and Engineers after Evaluation and post selection stage to the Management Committee for their approval.

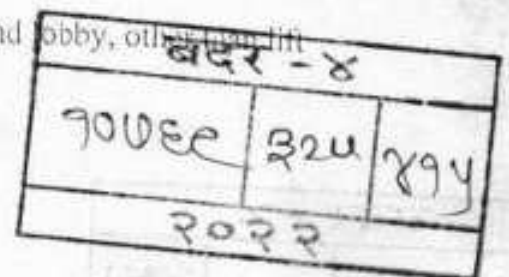
3) TYPE OF CONSTRUCTION:-

- ❖ Earth Quake Resistance R.C.C design of Building design by the Structural Engineer.
- ❖ All RCC as per the prevailing I.S.I codes & MCGM standards.
- ❖ Water proofing as per the perfect standards, with 10 years warranty.
- ❖ Well designed and adequate water and sanitation system as per MCGM specifications.
- ❖ Perfect sustainable elevation as per MCGM specifications.

4) INTERNAL & EXTERNAL FINISHING:-

a) EXTERNAL:-

- ❖ Sand face plaster to outer side of the entire building.
- ❖ All outer walls finish and painted by ISI approved quality Textured paint (Nerolac /Asian/ Duratech).
- ❖ Approved quality paint (Nerolac/Asian) for stair case and lobby, other than lift lobby.
- ❖ Decorative Entrance lobby with false ceiling.



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Signature
Anurag
PP Kulkarni

Signature



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- ❖ Terrace and chajja to have full water proofing.
- ❖ Full chequered tiles flooring in terrace.
- ❖ Adequate size of water tanks with complete automated level controlling system and submersible pumps.
- ❖ Complete fire protection system as per MCGM approval.
- ❖ Designated four and two wheeler parking as per MCGM approval.

b) INTERNAL:-

- ❖ Concealed Copper wiring with premium quality branded electric fittings as designed and certified by Electrical Engineer with Proper earth points at required place.
- ❖ All electrical product will be of ISI approved quality (Le grand/RR Cable/Finolex).
- ❖ Suitable Electrical points for all requirements in kitchen, rooms, bathrooms, etc.
- ❖ All the switches shall be of modular type. (Legrand/RR/Finolex/Schneider)
- ❖ Entire flat will be fitted with LED lights.
- ❖ Concealed plumbing with C class GI pipes (Prince/Finolex).
- ❖ All bathroom and sanitary fittings will be of good quality. (Jaquar/Roca/Kohler)
- ❖ Wooden frames of seasoned and treated wood with main door duly finished by veneer or laminate and sealed by all sides OR Fiber Doors of good figured.
- ❖ Doors to be fitted with ISI approved quality fittings.
- ❖ All windows with granite/marble seal, best gauge of aluminium section windows duly anodized. (Jindal section)
- ❖ Granite kitchen top of full length.
- ❖ Tiling in kitchen up to dado level.
- ❖ Water resistant FRP, same finish door for Toilets.
- ❖ Designer glazed tiles in Toilets.
- ❖ Complete flat flooring by 1 meter by 1 meter vitrified tiles.
- ❖ Gypsum putty in all the walls with good quality paint. (Asian/Neeraj)
- ❖ Lifts will be provided of reputed make as per PWD standards. (Otis/Schindler/Omega or equivalent).

All the materials used will be of ISI mark.

5) AMENITIES SPECIFICATION:-

- ❖ Watchman's Cabin with intercom.



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- ❖ CCTV camera covering the major common area of the building.
- ❖ Proper maintainable decorative lights at the required places.
- ❖ One society office of suitable size as per MCGM approval.
- ❖ Common intercom facility in all flats for communication and Security.
- ❖ Health Club / Yoga center / Gymnasium as per MCGM approval.

6) DEVELOPMENT WORK SCHEDULE:-

The schedule of work will be carried out in phase wise manner which will be discussed with the managing committee the work shall be completed within 36 months after obtaining commencement certificate and occupation certificate shall be obtained after completion of the building.

7) FLAT PREFERENCES AND OCCUPATION OF NEW PREMISES:-

All the existing Residential Flat holders / members shall be re- housed from 1st Residence floor onwards in the proposed new building. The share certificate to the new members however may be issued by the society on receiving Occupation / Part Occupation by the developers from the Municipal Corporation.

COMPONENT 2:-

A) REDEVELOPMENT THROUGH D A USING 3.24 FSI

1) ADDITIONAL AREA:-

- ❖ We shall provide additional 55 % (Fifty Five Percent) MOF (Mortgage of Fungible area) over and above existing carpet area as per OC plan including claimed earlier such as Balcony Ota etc. at free of cost to the society.
- ❖ Only Original MCGM approved plan will be considered for the area calculation of all existing members.
- ❖ Above areas will be provided for purposes and/or for enlarging the room size or/and for additional rooms and shall be enclosed in the flats for the society members as per the new DCPR - 2034.

2) CORPUS FUND / HARDSHIP AMOUNT:-



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❖ We shall be offering a corpus fund of Rs. 3500/- (Rupees Three Thousand Five Hundred Only) per Sq. Ft. on existing Carpet area to the society with the provision of having the benefit of such corpus available only to the existing members and not to the new members.

❖ 10% on Signing of Development Agreement.

❖ 10% on issuance of IOD.

❖ 30% on last member vacating the flat and the society handing over vacant possession of the plot to the developers for construction.

❖ 50% on handing over the possession in new building.

3) REHABILITATION/ RENT FOR ALTERNATE ACCOMODATION:-

We shall provide rent of Rs. 85/- (Rupees Eighty Five Only) per Sq. Ft. for existing carpet area for members. The rent shall be provided for a period of 12 months by way of monthly cheque at the time of vacating flats and the balance rent will be payable to the society by way of post-dated cheque after the lapping of 11th months. We will give 1 month notice after obtaining IOD.

BROKERAGE: - One month brokerage towards the expenses that would incurred for an alternate accommodation to each members based on carpet area.

SHIFTING: - We will provide one time to and fro shifting charges only (Rupees Twenty Thousand Only per member along with 1st cheque).

B) REDEVELOPMENT THROUGH D A USING PPL SCHEME OR PTC SCHEME FSI

1) ADDITIONAL AREA:-

❖ We shall provide additional 65 % (Sixty Five Percent) MOFA of Pungible area over and above existing carpet area as per OC plan, etc. free FSI claimed earlier such as Balcony Otla etc. at free of cost to the society members.

❖ Only Original MCGM approved plan will be considered for the calculation of all existing members.



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❖ Above areas will be provided for purposes and/or for enlarging the room size or/and for additional rooms and shall be enclosed in the flats for the society members as per the new DCPR - 2034.

2) CORPUS FUND / HARDSHIP AMOUNT:-

- ❖ We shall be offering a corpus fund of Rs. 5000/- (Rupees Five Thousand Only) per Sq.Ft. on existing Carpet area to the society with the provision of having the benefit of such corpus available only to the existing members and not to the new members.
- ❖ 10% on Signing of Development Agreement.
- ❖ 10% on issuance of IOD.
- ❖ 30% on last member vacating the flat and the society handing over vacant possession of the plot to the developers for construction.
- ❖ 50% on handing over the possession in new building.



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BROKERAGE:- One month brokerage towards the expenses towards the alternate accommodation to each members based on carpet area.

SHIFTING:- We will provide one time to and fro shifting charges of Rs. 20,000/- (Rupees Twenty Thousand Only) per member along with 1st cheque.

AGREEMENT STAMP DUTY & REGISTRATION:-

We shall be bearing all the expenses towards the legal charges, stamp duty and registration charges for the additional area offered to the society.

5) **PARKING:-** One Parking will be provided to the each Existing Members in Open area / Podium / Puzzle parking / Parking Tower / Stack parking system.



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We hope that we have covered the maximum points in detail concerning to the quality of construction, if you have any queries please get back to us.

We hope the above proposal shall be to the order and assure you of a cosmopolitan gentry in the new redeveloped building. Looking forward for your comments in the matter for further discussion.

We would also like to have a joint meeting with the committee members of the society for further discussions.

In the mean while if you need any clarifications, please feel free to contact the undersigned.

Thanks & Regards,

For Lashkaria Housing & Infrastructure (P) Ltd.

For LASHKARIA HOUSING & INFRASTRUCTURE (P) LTD.

Director / Auth. Sign.



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E: lashkaria_group@rediffmail.com / lashkaria_group@hotmail.com W: www.lashkariagroup.com

Date: - 28/06/2022

To,
The Hon. Chairman / Secretary,
Indrasukh CHS LTD,
CTS No. 831/14, Village Ambivali,
Four Bungalow, Andheri (West),
Mumbai - 400 053.

Ref:- Our Meeting dated 24/06/2022.

REF : Our letter dated 27/06/2022

Dear Sir,

Further to our letter Dt 27/06/2022 we hereby are sending a redrafted letter as per the requirement of the managing committee to address their concerns

Please find below a point wise reply to the meeting that was conducted with the committee members of your society in our offices.

1. With regards to the probable claim from M/s. PNK Developer or any other party at all which may arise in the future will be taken care by us.

Any financial claim or legal course of action which may have to be taken will be borne by us at our own cost and consequences. Any compensation that may arise out of the same will be borne by us and the society will not have to pay any amount whatsoever for the same.

2. M/s. N. K. Architects will continue as the project architect.

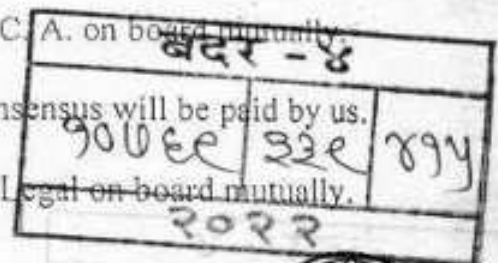
We will reimburse their fees and the society will not have to bear any cost for the same.

3. We will discuss and conclude the requirement of your C. A. on board mutually.

Any cost which may be applicable after our mutual consensus will be paid by us.

4. We will discuss and conclude the requirement of your Legal on board mutually.

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Lashkaria Housing & Infrastructure (P) Limited

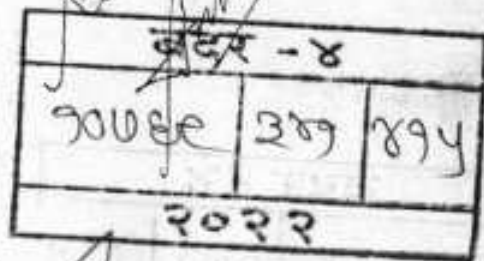
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E: lashkaria_group@rediffmail.com / lashkaria_group@hotmail.com W: www.lashkariagroup.com

5. The extra area for members will remain @ 55% MOFA on the current carpet area as per our Offer No. 1 under 33(7) B.
6. The corpus amount will remain @3,500/- Per Sq. Ft. as per our Offer No. 1 under 33(7) B.
7. We will be able to give only One Parking to each member as per our Offer No. 1 under 33(7) B.
8. You are requested to visit our office as per your convenience in order to verify documents pertaining to M/s. Lashkaria Construction (P) Ltd., Please note that we will not be able to share any documents of the same.
9. In case, if the society wishes to call upon the representative of the Registrar to be present for the SGM, we shall take care of the expenses.
10. We request you to visit our office to discuss details for finalization of the Draft DA (Development Agreement).
11. Bank Guarantee as discussed will be mutually decided and will be the same.
12. Society will not have to bear any Stamp Duty, GST. We will bear the same.
13. We can discuss list of Amenities along with the DA (Development Agreement).

Thanks & Regards,

For Lashkaria Housing & Infrastructure (P) Ltd.
For LASHKARIA HOUSING & INFRASTRUCTURE (P) LTD.

Auth/Sign (Director) SIGN/DIRECTOR





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