ठराव केलेला असुन बहुमताची मान्यता दिलेली आहे. सबब शासन निर्णय दि. ०४/०७/२०१९ मधील १७ (ड) मधील तरतुदीची पुर्तता होत आहे.

संस्थेच्या पुनर्विकासाबाबत यापुढे होणाऱ्या कार्यवाहीमध्ये देखील पारदर्शकता असणे आवश्यक आहे.

सबब, संस्थेने या कार्यालयास दाखल केलेला पुनर्विकासाचा प्रस्ताव तसेच संस्थेचे दि. १०/०७/२०२२ रोजीच्या विशेष सर्वसाधारण सभेचे इतिवृत्त यांचे अवलोकन केले असता संस्थेस इमारतीच्या पुनर्विकासासाठी पुढील उचित कार्यवाही करण्यास हरकत नाही.

उपनिबंधक,
सहकारी संस्था, आर-नॉर्थ विभाग, मुंबई

प्रत,
मे. ओम साई डेव्हलपर्स अॅन्ड प्रमोटर्स,१०१, शिव प्रसाद को-ऑप.हौ.सो.लि., कुरार व्हिलेज, मालाड (पू), मुंबई-४०० ०९७

सही/-
उपनिबंधक,
सहकारी संस्था, आर-नॉर्थ विभाग, मुंबई

Annex F. 50

OM SAI
DEVELOPERS & PROMOTERS
We Develop Your Dreams of Life

M/S OM SAI DEVELOPER & PROMOTER
101, SHIVPRASAD CHSL.,
KURAR VILLAGE,
MALAD (EAST), MUMBAI-400 097.

101, Shivprasad CHSL., Kurar Village, Malad (East), Mumbai - 400 097 • Email: osdp.infra@gmail.com

REF.NO :-OSDP/05-22/DNCHSL/00

Date:- 19th May 2022.

To,
SECRETORY/CHAIRMAN
NEELAM CHSL
Dahisar (West)
Mumbai.

Sub:- Area Statement for planning purpose of PROPOSED building "NEELAM CHSL"

Sr.No.	Flat Number	Existing Area Carpet	New Carpet Area With 23% Increment	Final Area to be Offered as per Planning Constrain
1.	302	277.49	341.31	340
2.	2	290.35	357.13	360
3.	1	303.68	373.53	375
4.	102	307.85	378.66	380
5.	202	307.85	378.66	380
6.	402	307.85	378.66	380
7.	3	321.82	395.84	400
8.	4	323.65	398.09	400
9.	101	356.18	438.10	440
10.	103	356.18	438.10	440
11.	201	356.18	438.10	440
12.	401	356.18	438.10	440
13.	203	356.18	438.10	440
14.	303	356.18	438.10	440
15.	403	356.18	438.10	440
16.	104	358.65	441.14	440
17.	204	358.65	441.14	440
18.	304	358.65	441.14	440
19.	404	358.65	441.14	440
20.	301	386.32	475.17	480

We appreciate your Co-operation in Subject Matter.

For OM SAI DEVELOPERS & PROMOTERS

For OM SAI DEVELOPERS & PROMOTERS

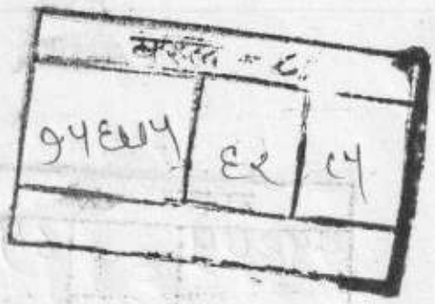
PARTNER

PL. Note:-1) The above area is Subject to Approvals of M.C.G.M

2) The Area considered as per data provided by Society, is as per last OC plan of the Existing Building.

For Neelam Co-op Housing Society Ltd.

Chairman Secretary Treasurer


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COLLECTOR


THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI NO.
DIST. (BAND.-I)

NEELAM

CO-OPERATIVE HOUSING SOCIETY LIMITED

Registration No. BOM / (W. R.) / HSG / (T. C.) / 1487 DATED 22-02-1985

Neelam Apartment, Atmaram Mhatre Road, Dahisar (West), Mumbai – 400 068.

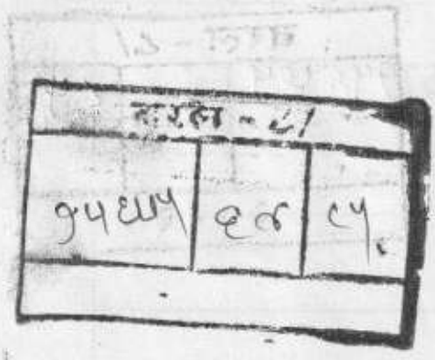
बरल - ८/
९९६७९ | ८३ | १९
२०२२

NEELAM MEMBERS LIST

Flat #	Name
001	Mr.Arvind Kashinath Dhotre
002	Mr.Dineshchandra Jayshankar Upadhyay
003	Mrs.Shubhra Dipak Bhondwalkar
004	Miss.Rohini Ramakant Joshi
101	Mr.Mangesh Chaphe
102	Mrs.Mangal Sitaram Redij
103	Mrs.Kalika N. Raut
104	Mr.Hasmukh Hirji Gada
201	Mr.Milan P. Ganatra & Mr.Ashwin P. Ganatra
202	Mr.Prashant Madhav Joshi
203	Mr.Sudhir S. Pujari & Mrs.Sapana S. Pujari
204	Mr.Kiran Bhimsi Shah
301	Mr.Sunil Girdharlal Shah
302	Mrs.Akshata Sanjay Karpe
303	Mr.Ajit D Jain & Mrs.Lalita D Jain
304	Mr.Muralidhar Sona Patil
401	Mr.Pramod R. Gajmal
402	Mr.Pravin Bhagwan Pawar
403	Ms.Shamika Vagaskar
404	Mr.Pramod M. Survase

THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI No.8 MUMBAI SUBURBAN DIST. (BANDRA)

Hon. Secretary & Cashier


दस्ती - ८/
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THE SEAL OF THE JOINT SUB-REGISTRA
DIST. (BANDRA)



Annex 9

OM SAI
DEVELOPERS & PROMOTERS
We Develop Your Dreams of Life

M/S OM SAI DEVELOPER & PROMOTER
101, SHIVPRASAD CHSL.,
KURAR VILLAGE,
MALAD (EAST), MUMBAI-400 097.

101, Shivprasad CHSL., Kurar Village, Malad (East), Mumbai - 400 097 • Email: osdp.infra@gmail.com

बस्ता - ८१

94	६५	८५
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REF:-NO:-OSDP/NDCHSL/05-22/00 Date: 26th May 2022;

THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI No. 6 MUMBAI SUBURBAN DIST. (BANDRA)

To,
THE HON. CHAIRMAN / SECRETARY,
NEELAM C.H.S. LTD.,
Laxman Mhatre Road,
Dahisar (W),
Mumbai – 400 068.

Sub: **Offer for Redevelopment of your society "NEELAM CO OP.HSG.SOC.LTD", Situated at Laxman Mhatre Road, Dahisar (West) Mumbai -400 068.**

Respected MADAM / SIR,

We are aware that your highly regarded housing society is interested in redeveloping the existing building. May we introduce ourselves as the M/S. OM SAI DEVELOPERS & PROMOTERS Builders and Developers, whose motto has always been to 'recreate' residences fit for divine and discerning buyers because that's what our Indian culture and tradition is all about first offer to the Gods, what we want for ourselves. This approach and sentiment has given us a reputation and status in the eyes of our customers, investors, suppliers and employees over the years.

OM SAI DEVELOPERS & PROMOTERS MUMBAI

Our ongoing projects at Liberty Garden Malad (W), Andheri (W) and Malad (E) are powered by our own dedicated team of Architects, Engineers, Contractors and Artisans. They are all bound by our Culture of Corporate Ethics which translates into Customer Satisfaction. Whatever you desire – Modern, Classic or Fusion – we deliver.

Our expertise lies in providing optimum functional space, pleasant surroundings and completing the work within the given time frame. Instead of the numbers game our focus is more on the quality of material used and the aesthetic appeal which determines the

OSDP FINAL COPY

overall attractive appearance of the property. By following the designing principles of ancient Indian wisdom of Vastu Shastra homes are infused with positive vibrations internally, externally and eternally. So, your members/ residents can make a new beginning in brand new homes with peace and tranquility.

Madam / Sir, we take great pleasure in offering your esteemed members this proposal and hope that you shall find it to your satisfaction.

Regards

For M/s OM SAI DEVELOPERS & PROMOTERS,

For OM SAI DEVELOPERS & PROMOTERS

Partner

Authorized Signatory.

For NEELAM CO.OP.HSG.SOC.LTD.

For Neelam Co-op. Housing Society Ltd.

Chairman Secretary Treasurer

Chairman/Secretary/Treasurer.

Please Note:- <u>After Long Discussion and on your request, We are merging all our offer till date and providing you this Final Offer. Hence all the Offer letter provided here before stands cancel.</u>

OM SAI
DEVELOPERS & PROMOTERS
We Develop Your Dreams of Life
101, Shivprasad CHSL., Kurar Village, Malad (East), Mumbai - 400 097 • Email: osdp.infra@gmail.com

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REDEVELOPMENT OFFER

THIS OFFER IS SUBJECT TO THE FOLLOWING CONDITIONS

1) Existing structure is as per M.C.G.M approved plans.
2) Agreements of all the members in the society are registered with full Stamp Duty paid.
3) Current Rules & Regulations of M.C.G.M. / Other Govt. Depts. will be applicable for the redevelopment.
4) Subject to no Restriction applicable for Redevelopment for the New Building from any of the Government/ M.C.G.M Department.
5) Existing FSI consumed by the Society should be within 1 FSI.
6) Society has Conveyance & Occupation Plan of Existing Building.
7) Avail of fungible FSI to society Members.
8) Project will be done as per Maha-Rera Guidelines.

THE JOINT SUB-REGISTRAR BORIVALI NO. 8 ... MUMBAI SUBURBAN DIST. (BANDRA)

DETAILS OF THIS PROPOSAL:

1. ADDITIONAL FREE AREA.

23% Pure carpet Area as per Sanctioned DCPR 2034, for Grater Mumbai will be provided for all Residential Members Over and above only MCGM approved Occupation Plan to the Existing Structure. Any existing carpet area not approved/ permissible as per MCGM shall be excluded.

❖ TEMPORARY ALTERNATE RENTAL ACCOMMODATION

Each residential member of the society will be offered a compensation of 55/- Rs./ Sq-ft / month rent for the duration of the construction period on actual

pure carpet area as per assessment bill or O.C sanctioned plan on existing building from M.C.G.M department , along with 1 month additional rent towards Brokerage charges.

- ❖ Transportation charges amounting RS 10,000/- will be borne by us at the time of shifting of your respective vacant premises. for redevelopment process.
- ❖ In case Construction period increases more than 24 months; rental charges will be revised with 10 % increment until the possession is handed over to the existing member in the newly redeveloped building.

2. REGISTRATION FEES

Developers shall bear the expenses towards Stamp duty, registration & documentation to be executed amongst Members, Society and Developers-pertaining to the area to be allotted to all the existing member of the society(e.g. development agreement, power of attorney, individual consent, Tri party agreement).

3. CONSTRUCTION PERIOD

From the date of First Commencement Certificate from MCGM / Vacant Plot whichever is later completion period shall be **30(Thirty) months along with a Grace period of 6 months..**

4. TERMS & CONDITIONS

(a) A common consent letter signed by all the members and passed by the society for Redevelopment of the property along with the General Body resolution shall be provided to us by the society in presence of "RAGISTAR".

(b) MCGM Approved / Sanctioned plans will be considered as the Final plan to freeze the Individual Carpet area of Existing Members residing in the building

(c) The location of existing flats and planning restrains will decide allotment of the Flats/Units in the proposed new building for the existing members. As per the planning finalized by MCGM at the time of IOD or CC.

अर्जदार संतोष तिवारी

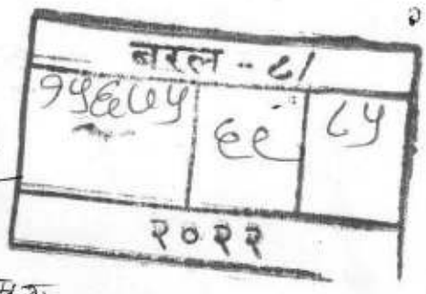
दिनांक 9/6/2022 या अर्जावरून

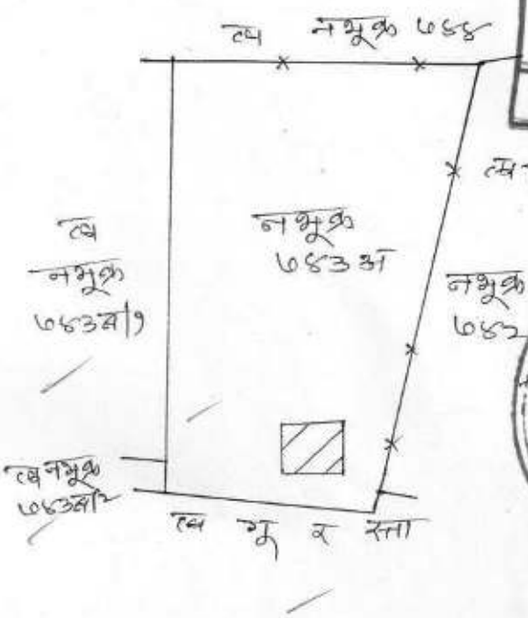
क्षेत्र भूमापन दहिसर येथील पुनर्विलोकन ६४३ क्र.

सर्वेक्षण क्र. 63 वरून न. भू. क्र. ६४३ अ

च्या नकाशा प्रमाणे

टिप - सदरच्या नकाशात काळा रेषांकित एक- बांधकाम आहे.













प्रमाणक १ सें. मी. = ५ मीटर

प्रत क्र. 9620

स्वकल अर्ज दाखल तारीख 9/6/2022 एकूण नोंदी 1 नकाशे

स्वकल तयार तारीख 9/6/2022 तोरो शुल्क 50/-

स्वकल निरीक्षक

स्वकल कारकून 19 JUL 2022

स्वकल तपासनीस छायाप्रत शुल्क 20/-

२ भू. क्र.

एकूण शुल्क 70/-

"सदरची स्वकल मूळ सनद भूमापन नकाशा / अभिलेख स्वरूप असल्याचा दाखला देण्यात आली आहे."

"सदरचा नकाशा आणीवरील अक्षरात स्पष्टपणाचा अर्ज नाही याबाबत नकाशासाठी आगोदी मागणी करणे आवश्यक आहे."

सह दुय्यम निबंधक
बोरीवली

प्रमुख सहायक
क्षेत्र भूमापन अधिकारी
बोरीवली

सह दुय्यम निबंधक
बोरीवली