करल - ५
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JAYANTHI
Co-operative Housing Society Limited

(Regd. No. BOM / HSG - 1941 dt. 27-12-68)

353/21, R. B. Mehta Marg, Ghatkopar (East), Mumbai - 400 077.

Ref. No. .....

Date : .....

d. You shall get the Agreement for Permanent Alternate Accommodation for the members registered and substantially comply with the conditions of the LOI and get vacated the existing members within 3 to 4 months of obtaining LOI.

e. You shall demolish the existing building and obtain commencement certificate within 60 days of vacating the existing Society Premises.

f. You shall complete the full construction of the new building within 36 months from the date of obtaining commencement certificate subject to force majeure.

g. You shall be entitled to a further grace period of 6 months to complete construction of the said Property.

h. In the event of your failure to adhere to the time lines as above subject to any mutual extension of time, then this LOI shall stand terminated.

7. **Amenities and Specifications-**The amenities and specifications of amenities and materials to be used in the new building to be constructed as listed in Annexure A annexed hereto.

8. **Other Terms and Conditions:**

a. You shall procure and load the requisite Additional FSI, TDR & Compensatory Fungible FSI on the "said Property as maybe permissible under DCPR 2034 of Mumbai for re–constructing the New Building on the said Property before vacating of the existing members.

b. There shall be no commercial units in the New Building.

c. The existing Society Members shall be entitled to sell his / her New Flat/s during the under-construction stage of the proposed New Building to be constructed on the said Property without requiring any NOC from you subject to the condition that the Development Agreement entered into by the member and the Society shall be binding on such Transferee and that NOC of Society shall be final in such event. In the event, if any NOC is required then, you shall issue the same without any costs and without any delay or demur.

d. In event, if there is any increase in the F S I / T D R due to change in the Govt. Policy at any point of time during the construction period on the plot on the

NBK

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JAYANTHI
Co-operative Housing Society Limited

(Regd. No. BOM / HSG - 1941 dt. 27-12-68)

353/21, R. B. Mehta Marg, Ghatkopar (East), Mumbai - 400 077.

Ref. No. .....

Date : .....

portion being where the existing building is standing thereon over what is permissible as on date of registration of Development Agreement and in event, if you chose to avail the benefits of such Additional FSI by loading the said FSI on the said Property and construct the additional area then, you shall compensate the Society for an amount equal to the ready reckoner value of land * additional FSI availed.

e. You shall not be permitted to assign or enter into a joint venture in respect of the Development Rights granted to you without obtaining the written consent from the Society. You shall not change the constitution of the existing firm without obtaining the written consent from the Society and in any event, the share of Mr.Nitin Kamdar shall not change

f. You shall provide same fixed internal amenities for Rehab Area & Sale Area in the New Flats in the New Building.

9. **Security for Performance of Obligations:** You shall keep unsold and unencumbered in the form of flats in the proposed New Building in favour of the Society from your Saleable Component Area in the form of two 2 BHK flat each admeasuring 600 Sq. Ft carpet i.e. total of 1200 Sq. Ft Carpet towards due performance of your obligations under the proposed re–development. One Flat shall be released to you by the Society on completion of the R.C.C. structure of the new building area including brickwork, flooring and windows and the second flat shall be released against handing over of possession of Members New Flats and a deposit of Rs.25,00,000/- to be held with the Society for 6 months after Occupation Certificate to meet any expenses incurred for unfinished works or defective works. The said deposit will stay in a separate account opened in any Nationalised Bank/Co-operative in the joint name of yourself and society and interest accrued thereon shall belongs to you.

10. This writing is merely a "Letter of Intent" and does not purport to be a "Development Agreement" for the re - development of the "said Property" in your favour. Your rights and obligations shall become effective only on execution and registration of the "Development Agreement".

NPK

Annexure - G

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JAYANTHI

Co-operative Housing Society Limited

(Regd. No. BOM / HSG - 1941 dt. 27-12-68)

353/21, R. B. Mehta Marg, Ghatkopar (East), Mumbai - 400 077.

Ref. No. .....

THE ASSISTANT REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)

11. This 'Letter of Intent' is issued in duplicate. We request you to kindly confirm the above by countersigning at the bottom of this "Letter of Intent".

Thanking You

Yours truly,

For **JAYANTHI CO - OP. HOUSING SOCIETY LTD,**

Through

i] Mr. Anil Bhayani - Hon. Chairman
ii] Mr. Rajesh Mall - Hon. Secretary
iii] Mr. Manish Doshi - Hon. Treasurer

JAYANTHI CO-OP HSG SOC LTD

Who All Signed In Presence Of

i] Mr. Hitesh Bhuva - Managing Committee Member
ii] Mr. Ramesh Gada - Managing Committee Member
iii] Mr. Kaushik Mehta - Managing Committee Member

We Confirm The Above

M/s RDK CONSTRUCTIONS

Through its Partners

1) Mr. Nitin P. Kamdar

N P Kamdar

RDK CONSTRUCTIONS MUMBAI

ADJ/11[illegible]/1758/2022/IK
Pa[illegible] 79 93

Proforma -' B '

File No :-P-1025/0/2022/(353-21)/H Ward/F.P/3371/NEW

Sheet No :- 1 / 4

CONTENTS -

BLOCK & LOCATION PLAN, PLOT AREA DIAGRAMS GROUND FLOOR, 1ST FLOOR PLAN, BUA DIA & CAL SUMMARY OF BUILT UP AREA, FITNESS CENTRE & SOCIETY OFFICE AREA CAL.,SEC.OF COMP.WALL & LOS AREA DIAGRAM

PLAN FOR REFERENCE

2022

Sandeep Atmaram Kolhe

AE (B.P.)/LBW

GROUND FLOOR PLAN

SCALE 1:100

EXISTING 9.15 M WIDE ROAD

1ST FLOOR PLAN

SCALE 1:100

BUILT UP AREA DIAGRAM 1ST FLOOR

SCALE 1:100

PLOT AREA DIAGRAM

SCALE 1:500

PLOT AREA CALCULATION							SQMT
1	22.54	d	47.47	x	0.50	=	267.02
2	11.31	d	47.47	x	0.50	=	133.91
3	17.15	d	21.18	x	0.50	=	181.70
TOTAL						=	1104.40
SAY						=	1104.40

BLOCK PLAN

SCALE 1:500

LOCATION PLAN

SCALE 1:2000

LOS AREA DIAGRAM

SCALE : 1:200

PROVIDED LOS AREA CALCULATION (A)								
ADDITION								
1	5.65	X	5.13	X	1.00	=	17.65	Sq.mt
2	3.66	X	3.46	X	1.00	=	12.62	"
3	6.72	X	5.13	X	1.00	=	20.38	"
4	3.61	X	5.81	X	1.00	=	19.71	"
						=	70.65	Sq.mt
LOS ON MOTHER EARTH AREA CALCULATION (B)								
EXISTING								
1	5.79	X	5.13	X	1.00	=	19.38	Sq.mt
5	3.52	X	1.66	X	1.00	=	5.84	"
6	8.84	X	5.72	X	0.50	=	8.32	"
7	3.61	X	5.72	X	0.50	=	8.29	"
8	3.31	X	6.92	X	1.00	=	11.05	"
9	3.31	X	3.51	X	1.00	=	11.62	"
11	2.13	X	5.42	X	0.50	=	5.75	"
12	9.66	X	3.45	X	0.50	=	5.82	"
13	2.66	X	4.15	X	0.50	=	4.87	"
14	2.19	X	4.45	X	0.50	=	4.85	"
15	4.56	X	2.80	X	0.50	=	1.82	"
16	1.56	X	2.80	X	0.50	=	1.82	"
TOTAL						=	96.19	Sq.mt
TOTAL AREA (A+ B)						=	166.75	Sq.mt

SEC. OF COMP.WALL

FITNESS CENTRE AREA CALCULATION								
1ST FLOOR								
F1	5.70	X	4.10	X	1	=	23.37	Sq.mt
F2	4.80	X	1.40	X	1	=	6.72	"
F3	3.05	X	5.25	X	1	=	16.01	"
TOTAL						=	46.09	Sq.mt

SOCIETY OFFICE AREA CALCULATION								
1ST FLOOR								
S1	3.05	X	5.36	X	1	=	16.35	Sq.mt
TOTAL						=	16.35	Sq.mt

BUILT UP AREA CALCULATION								
1ST FLOOR								
ADDITION								
R1	19.05	X	10.46	X	1	=	478.13	Sq.mt
TOTAL						=	478.13	Sq.mt
DEDUCTION								Sq.mt
1	4.27	X	4.70	X	1	=	20.06	"
2	3.83	X	1.60	X	1	=	6.16	"
3	8.21	X	5.51	X	1	=	55.45	"
4	3.52	X	1.66	X	1	=	5.84	"
5	5.13	X	5.03	X	2	=	7.04	"
6	3.66	X	0.65	X	2	=	4.42	"
7	6.96	X	3.15	X	1	=	14.73	"
8	3.66	X	1.66	X	1	=	6.92	"
9	4.76	X	0.86	X	1	=	4.21	"
10	3.48	X	4.70	X	1	=	16.87	"
11	2.36	X	2.63	X	2	=	17.36	"
12	3.43	X	0.21	X	1	=	15.65	"
13	0.15	X	0.53	X	1	=	0.23	"
14	9.15	X	1.83	X	1	=	0.26	"
TOTAL						=	143.56	Sq.mt
NET BUA 270.13 + 143.56						=	127.45	Sq.mt

SUMMARY OF BUILT UP AREA		
FLOORS	BUILT UP AREA IN SQ.MT	STAIRCASE LIFT, LIFT LOBBY, AREA CLAIMED EXCLUDE FSI
GROUND	-	-
1ST	127.45	44.28
2ND	237.53	44.28
3RD	248.43	44.28
4TH	248.43	44.28
5TH	248.43	44.28
6TH	274.04	44.28
7TH	274.04	44.28
8TH	222.92	44.28
9TH	274.04	44.28
10TH	274.04	44.28
11TH	274.04	44.28
12TH	274.04	44.28
TOTAL	2977.43	531.36

A	Proforma A -1	Area in Sq.mt.
1)	Area of Plot as per PRC	1104.40
	Area as per TPS Ghatkopar No.III	1104.40
2)	Deductions for (a) Road set-back area (b) Proposed road (c) Any reservation (sub-plot_____) (d)_____% amenity space as per (sub plot_____) Other	- - - -
3)	Balance area of plot (1 minus 2)	1104.40
4)	Deduction for 15% Recreational ground (10% Amenity space if deductible for bnd)	NIL
5)	Net area of plot (3 minus 4)	1104.40
6)	Additions for floor space index 6 (a) 100% for D.P.Road (restricted to 40% or 80% of (3) above 6 (b) 100% for set-back (restricted to 40% or 80% of (3) above	- -
7)	Permissible Floor Area (BUA of existing bldg as per Approved building plan vide CE/1782/BS/AN dated 23.05.1970 is protected under Reg 33(10) of DCPR 2034)	1422.20
8)	Floor Space Index permissible	1.00
9)	Additions for floor space index (-65.80) 9(a) FSI credit available by DRC ((1104.40 X 0.50 = 552.20- 217.50-300.00) 9(b) 0.50 F.S.I.as per DCPR 32 (1104.40 X 0.50 = 552.20Sq.M) Balance 9(c) Incentive FSI as per DCPR 33(7)(B) (30 Tenements X 10.00M²) 9(d) % as per DCPR 33 9(e) other	- 486.60 300.00 - -
10)	Permissible Floor Area (7+ 8) plus 9 above	2208.80
11)	Total Proposed built up area	2208.80
12)	FSI consumed on net holding = 11/3	2.00
B	Details of Residential / Non - Residential Areas	
1)	Purely Residential built up area	2208.80
2)	Remaining Non- Residential Built up area	-
C	Details of FSI availed as per DCPR 31 (7)	
1)	Fungible Built up Area component proposed vide DCPR 31 (3) for purely Residential = or < (81 x 0.35) as per Proforma (A-1) For Rehab purpose without charging premium (1352.18 Sq.m x 35%) For Sale purpose by charging premium (2208.80 X 35%= 773.08 - 473.25)	473.25 299.83
2)	Fungible Built up Area component proposed vide DCPR 31 (3) for Non-Residential = or < (82 x 0.35)	-
3)	Total Fungible Built Up Area vide DCPR 31 (3) = [C1 + C2]	773.08
4)	Total Gross Built Up Area permissible (11+ C3)	2981.88
5)	Total Gross Built Up Area proposed	2977.43
D	Tenement Statement	-
(i)	Proposed area (Item A,12 above) on C-4	2977.43
(ii)	Less deduction of Non Residential area (Shop etc)	-
(iii)	Area available for tenement (i) minus (ii)	-
(iv)	Tenements permissible (450 tenements / hectare	134
(v)	Tenement proposed	45
(vi)	Tenement existing	-
	Total tenement on the plot	45
E	Parking Statement	-
(i)	Parking required by Regulation for - Car Scooter / Motor Cycle Outsiders (10% visitors)	34 - 03
(ii)	Covered garage permissible	-
(iii)	Covered garage proposed Car Jockeys (Mixed Cycle Outsiders (10% visitors)	47 - 03
	Total parking Required	37
	Total parking provided	50

Certificate of Area

Certificate that the plot under ref. was surveyed by me on 14-09-2021 and the dimensions of site viz. of the plot Stated on the plans are as measured on the site and the area so working out tallies with the area stated in the Documents of ownership.

NITIN B TIWAS KAR

Description of Proposal & Property

Proposed redevelopment on the plot bearing CTS No. F.P.No.353/21 TPS III Village Ghatkopar Ind. F.P No. 353/21 of TPS Ghatkopar No. III, off R. B. Mehta road,Ghatkopar (East), in 'N' Ward, Mumbai 400077.

Name of Owner

JAYANTHI CO- OPERATIVE HOUSING SOCIETY LIMITED 353/21, R. B. Mehta road,Ghatkopar (East) Mumbai 400 077.

Anil Jamnadas Bhayani

Date	Scale	Job No-	Drawn By	Checked By	Sign.
31-03-2022	1: 100		BAU		

North Line

Sign, Name & Address of Architect / LS

Tiwaskar & Associates

NITIN B.TIWASKAR (LICENSE NO.T/156/LS)

Chartered Engineer - Licensed Surveyor

503, Ecom link Premises co-op Society LTD Opp. Atmosphere Complex, Mulund- Goregaon Link Road Nahur (West) Mumbai - 400 078.

NITIN B TIWAS KAR

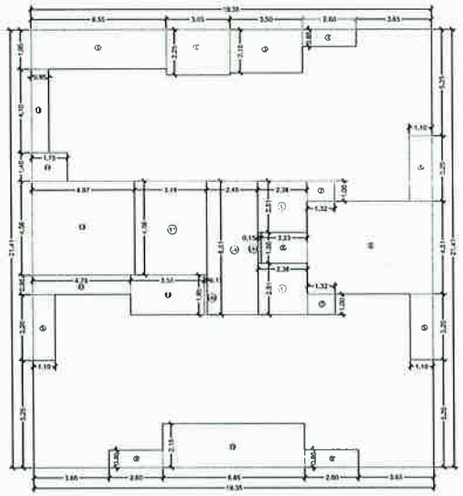
Annexure - H : Copy of the Approved Concession Plans

Pg 1 of 4

Annexure - H :

Pg 2 of 4

Proforma - 'B'	File No :-P-10256/2022/(353-21)/h Ward/FP/337/I/NEW
	Sheet No :- 2 / 4
	CONTENTS - 2ND,3RD TO 5TH & 6TH,7TH & 9TH TO 12TH FLOOR PLAN & BUA CAL.



BUILT UP AREA DIAGRAM 2ND FLOOR

SCALE 1:100

BUILT UP AREA CALCULATION

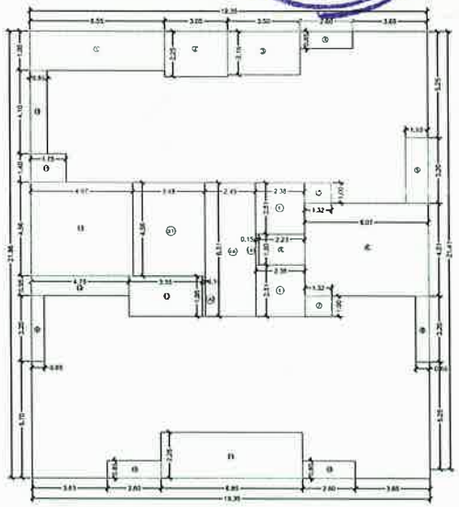
2ND FLOOR

ADDITION

A1	19.35	X	21.81	X	1	=	414.26 Sq.m
			TOTAL			=	414.26 Sq.m

DEDUCTION Sq.m

1	8.55	X	1.50	X	1	=	12.77 "
2	3.05	X	2.25	X	1	=	6.86 "
3	3.50	X	0.45	X	1	=	1.58 "
4	2.60	X	0.85	X	1	=	2.21 "
5	1.10	X	3.20	X	2	=	10.56 "
6	6.07	X	4.51	X	1	=	27.38 "
7	1.32	X	1.00	X	2	=	2.64 "
8	2.23	X	1.50	X	1	=	3.35 "
9	2.00	X	2.01	X	2	=	8.02 "
10	0.85	X	2.15	X	1	=	14.73 "
11	4.75	X	2.00	X	1	=	9.51 "
12	0.00	X	1.95	X	1	=	0.52 "
13	0.67	X	1.56	X	1	=	12.58 "
14	1.75	X	1.40	X	1	=	2.45 "
15	0.00	X	4.10	X	1	=	3.98 "
16	3.48	X	4.06	X	1	=	13.37 "
L	0.38	X	2.51	X	2	=	11.85 "
18	2.45	X	4.51	X	1	=	10.50 "
LW1	0.13	X	1.20	X	1	=	0.23 "
LW2	0.15	X	1.95	X	1	=	0.29 "
			TOTAL			=	170.75 Sq.m
			NET BUA 414.26 - 170.75			=	237.51 Sq.m



BUILT UP AREA DIAGRAM 3RD TO 5TH FLOOR

SCALE 1:100

BUILT UP AREA CALCULATION

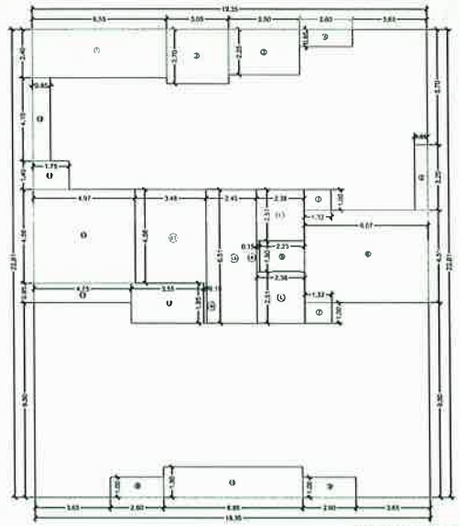
3RD TO 5TH FLOOR

ADDITION

A1	19.35	X	22.98	X	1	=	422.86 Sq.m
			TOTAL			=	422.86 Sq.m

DEDUCTION Sq.m

1	8.55	X	1.50	X	1	=	12.77 "
2	3.05	X	2.25	X	1	=	6.86 "
3	3.50	X	0.45	X	1	=	7.52 "
4	2.60	X	0.85	X	1	=	2.21 "
5	1.10	X	3.20	X	2	=	7.52 "
6	6.07	X	4.51	X	1	=	27.38 "
7	1.32	X	1.00	X	2	=	2.64 "
8	2.23	X	1.50	X	1	=	3.35 "
9	2.00	X	2.01	X	2	=	8.02 "
10	0.85	X	2.15	X	1	=	14.73 "
11	4.75	X	2.00	X	1	=	9.51 "
12	0.00	X	1.95	X	1	=	0.52 "
13	0.55	X	1.95	X	1	=	9.82 "
14	6.57	X	4.58	X	1	=	27.38 "
15	1.75	X	1.40	X	1	=	2.45 "
16	0.85	X	4.10	X	1	=	3.48 "
17	3.48	X	4.06	X	1	=	13.60 "
L	0.38	X	2.51	X	2	=	11.85 "
18	2.45	X	4.51	X	1	=	10.98 "
LW1	0.13	X	1.20	X	1	=	0.23 "
LW2	0.15	X	1.95	X	1	=	0.28 "
			TOTAL			=	174.56 Sq.m
			NET BUA 422.99 - 174.56			=	248.43 Sq.m



BUILT UP AREA DIAGRAM 6TH,7TH & 9TH TO 12TH FLOOR

SCALE 1:100

BUILT UP AREA CALCULATION

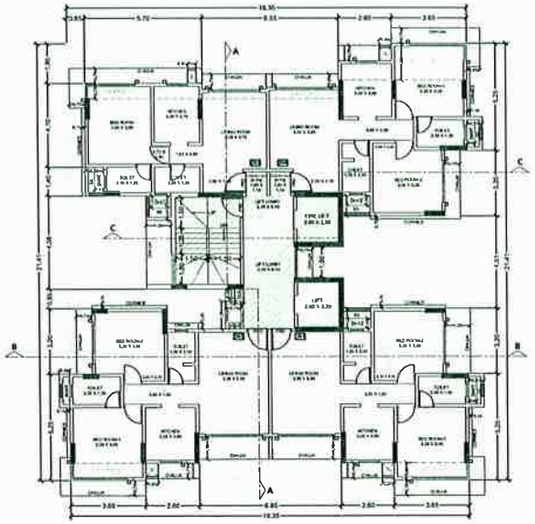
6TH,7TH & 9TH TO 12TH FLOOR

ADDITION

A1	19.35	X	22.81	X	1	=	441.31 Sq.m
			TOTAL			=	441.31 Sq.m

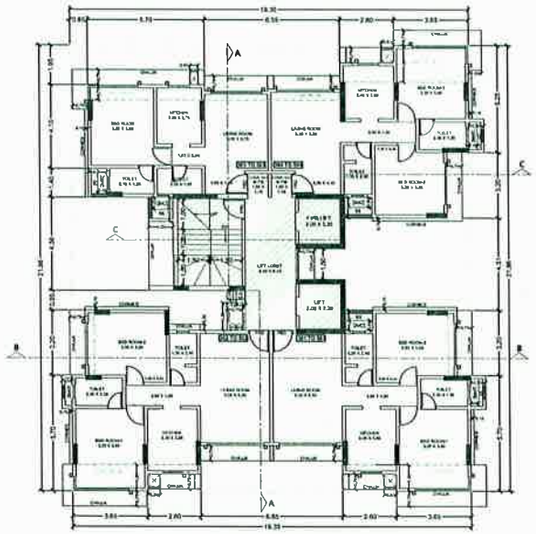
DEDUCTION Sq.m

1	8.55	X	2.40	X	1	=	18.72 "
2	3.05	X	2.75	X	1	=	8.73 "
3	3.50	X	2.79	X	1	=	7.99 "
4	2.60	X	0.68	X	1	=	3.21 "
5	0.86	X	3.26	X	1	=	2.28 "
6	6.57	X	4.51	X	1	=	27.38 "
7	1.32	X	1.00	X	2	=	2.64 "
8	2.23	X	1.50	X	1	=	3.35 "
9	2.00	X	1.90	X	2	=	8.02 "
10	0.85	X	1.90	X	1	=	10.28 "
11	4.75	X	2.00	X	1	=	9.51 "
12	0.00	X	1.95	X	1	=	0.52 "
13	6.97	X	4.58	X	1	=	32.08 "
14	1.75	X	1.40	X	1	=	2.45 "
15	0.85	X	4.10	X	1	=	3.48 "
16	3.48	X	4.06	X	1	=	13.87 "
L	0.38	X	2.51	X	2	=	11.85 "
18	2.45	X	4.51	X	1	=	10.98 "
LW1	0.13	X	1.20	X	1	=	0.23 "
LW2	0.15	X	1.95	X	1	=	0.28 "
			TOTAL			=	177.04 Sq.m
			NET BUA 441.31 - 177.04			=	264.27 Sq.m



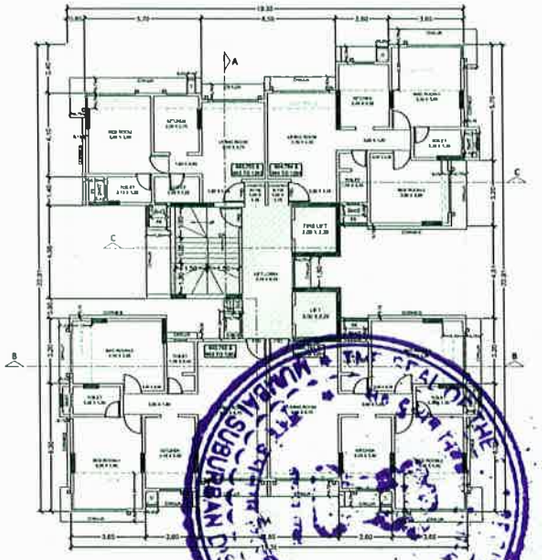
2ND FLOOR PLAN

SCALE 1:100



3RD TO 5TH FLOOR PLAN

SCALE 1:100



6TH,7TH & 9TH TO 12TH FLOOR PLAN

SCALE 1:100

PLAN FOR REFERENCE

Description of Proposal & Property	Proposed redevelopment on the plot bearing CTS No. F.P.No.353/21 TPS III Village Ghatkopar Kirol, F.P.No. 353/21 of TPS Ghatkopar No. III, off R. B. Mehta road Ghatkopar (East). in 'N' ward, Mumbai-400077.
Name of Owner	JAYANTHI CO- OPERATIVE HOUSING SOCIETY LIMITED 353/21, R. B. Mehta road,Ghatkopar (East). Mumbai 400 077.

Date	Scale	Job No-	Drawn By	Checked By	Sign.
31-03-2022	1: 100				

North Line

Sign, Name & Address of Architect / LS

Tiwaskar & Associates

NITIN B.TIWASKAR

(LICENSE NO.CT/1564/3)

Chartered Engineer, Licenced Surveyor

503, Exim link Premises co-op Society LTD. Opp. Atmosphere Complex, Mulund- Goregaon Link Road, Nahur (West) Mumbai - 400 078.

NITIN B. TIWASKAR KAR

ADJ/11000001758 / 2022/K

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MUNICIPAL SUBURBAN DISTRICT (BANDRA) MUMBAI-5

23 MAR 2022

353-21

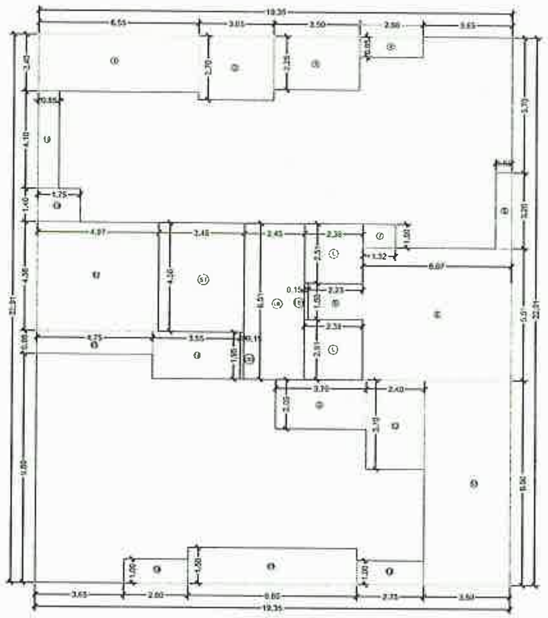
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Proforma - 'B'

File No :-P-10256/2022/(353-21)N Ward/FP/337/I/NEW

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8TH FLOOR PLAN & BUA DIA & REFUGE AREA CAL.
CARPET AREA CALCULATION , PARKING STATEMENT.

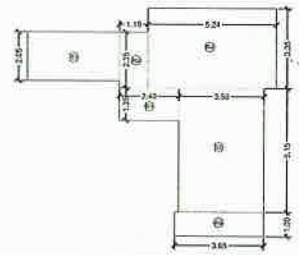


BUILT UP AREA DIAGRAM 8TH FLOOR

SCALE 1:100

BUILT UP AREA CALCULATION								
8TH FLOOR								
ADDITION								
A1	19.35	X	22.91	X	1	=	443.21	Sq.m
TOTAL						=	443.21	Sq.m
DEDUCTION								Sq.m
1	8.00	X	2.40	X	1	=	19.72	"
2	3.05	X	2.70	X	1	=	8.23	"
3	3.50	X	2.25	X	1	=	7.88	"
4	2.60	X	0.85	X	1	=	2.21	"
5	[illegible]	X	3.20	X	1	=	3.08	"
6	6.07	X	5.51	X	1	=	33.45	"
7	1.32	X	1.00	X	1	=	1.32	"
8	2.23	X	1.50	X	1	=	3.36	"
9	3.70	X	2.00	X	1	=	7.58	"
10	2.40	X	3.70	X	1	=	8.88	"
11	3.50	X	8.50	X	1	=	29.75	"
12	2.75	X	1.00	X	1	=	2.75	"
13	6.85	X	1.50	X	1	=	10.28	"
14	2.00	X	1.00	X	1	=	2.00	"
15	4.75	X	0.95	X	1	=	4.51	"
16	3.55	X	1.85	X	1	=	6.32	"
17	4.87	X	4.56	X	1	=	22.68	"
18	1.75	X	1.40	X	1	=	2.45	"
19	0.85	X	4.10	X	1	=	3.48	"
21	3.46	X	4.50	X	1	=	15.57	"
L	2.30	X	2.31	X	2	=	11.95	"
LB	2.45	X	6.51	X	1	=	15.95	"
LB1	0.15	X	1.50	X	1	=	0.23	"
LB2	0.15	X	1.55	X	1	=	0.23	"
TOTAL						=	220.30	Sq.m
NET BUA 443.31 - 220.30						=	222.92	Sq.m

REFUGE AREA CALCULATION			
8TH FLOOR			
8TH FLOOR	=	222.92	Sq.m
9TH TO 12TH FLOOR (274.04 X 4 FLOORS)	=	1096.16	"
TOTAL	=	1319.08	Sq.m
REFUGE AREA REQUIRED			
4% OF 1319.08 Sq.m	=	52.76	Sq.m
PROPOSED AREA	=	52.78	Sq.m



REFUGE AREA DIAGRAM 8TH FLOOR

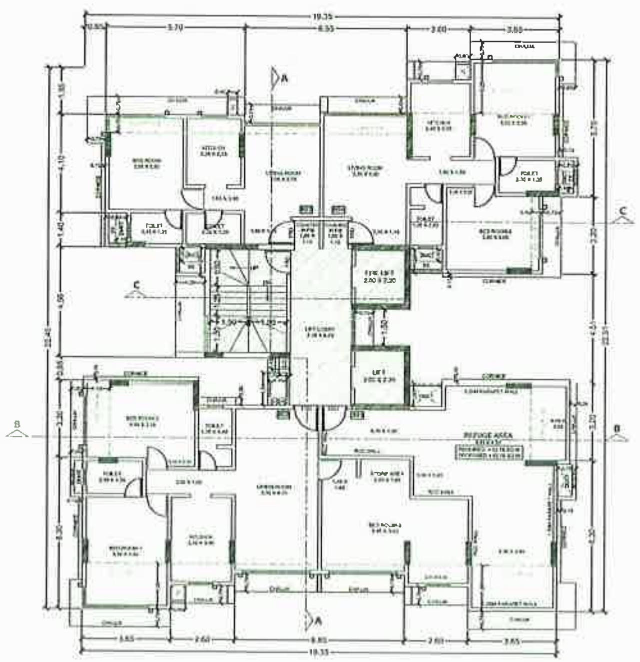
SCALE 1:100

REFUGE AREA CALCULATION								
8TH FLOOR								
ADDITIONS								Sq.m
R1	3.70	X	2.00	X	1	=	7.38	"
R2	1.15	X	2.35	X	1	=	2.70	"
R3	2.40	X	1.35	X	1	=	3.24	"
R4	5.24	X	3.35	X	1	=	17.55	"
R5	3.50	X	5.15	X	1	=	18.03	"
R6	3.65	X	1.00	X	1	=	3.65	"
TOTAL						=	52.78	Sq.m

CARPET AREA CALCULATION FOR PARKING SPACES										
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	601,701 & 901 TO 1201	602,702 & 902 TO 1202	604 TO 1204	802
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	22.45	22.45	14.07	22.45
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	-	-	2.57	-
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	-	-	1.25	-
DOOR JAM	0.15	0.15	0.15	[illegible]	[illegible]	[illegible]	0.15	0.15	0.15	0.15
KITCHEN	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	8.58	8.58	7.47	8.58
DOOR JAM	0.13	0.13	0.13	0.13	[illegible]	[illegible]	0.13	0.12	0.13	0.13
BED ROOM 1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	13.07	15.08	15.08	13.07	15.08
DOOR JAM	0.14	[illegible]	-	0.14	[illegible]	0.14	0.14	0.14	0.14	0.14
BED ROOM 2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	11.58	13.57	13.57	11.58	13.57
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0.70	0.70	0.70	0.70	0.70	0.70
DOOR JAM	0.14	0.14	0.14	[illegible]	0.14	0.14	0.14	0.14	0.14	0.14
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	-	-	-	-	-	17.85
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	-	-	-	-	-	1.23
[illegible]	[illegible]	[illegible]	[illegible]	-	-	-	-	-	-	2.31
DOOR JAM	[illegible]	[illegible]	[illegible]	-	-	-	-	-	-	0.14
STORE AREA	[illegible]	[illegible]	-	-	-	-	-	-	-	3.30
TOILET	3.24	3.24	2.75	3.24	3.24	3.24	3.24	3.24	3.24	3.24
DOOR JAM	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11
TOILET 1	3.11	3.11	2.86	3.11	3.11	3.11	3.11	3.11	3.11	3.11
DOOR JAM	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11
PASSAGE	3.55	3.55	1.47	3.55	3.55	3.66	3.55	3.55	3.65	3.66
TOTAL	56.36	56.36	40.61	56.19	61.32	61.32	71.14	71.14	61.35	85.96

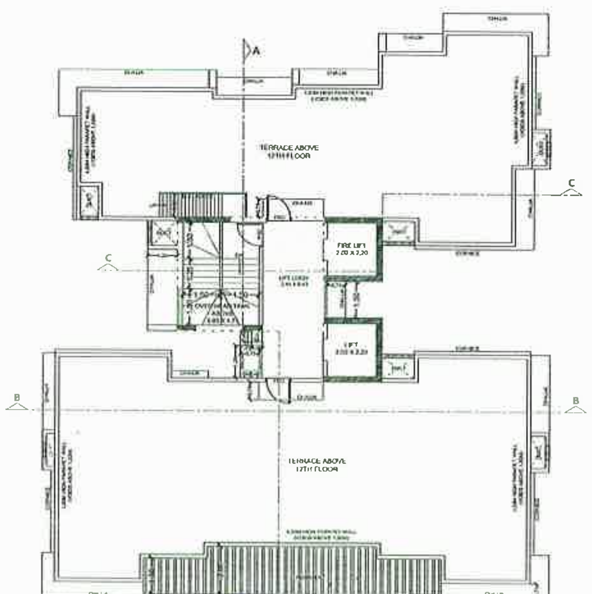
PARKING STATEMENT AS PER DCPR-2034			
NO.OF TENT	CARPET AREA IN SQ.MT	DESCRIPTION	PARKING REQD
11	UP TO 45.00	One parking space Req every four Tenement having carpet area up to 45.00 sq mt	2.75
08	45.00 TO 60.00	One parking space Req every two Tenement having carpet area above 45.00 to 60.00 sq mt	04
25	60.00 TO 90.00	One parking space Req every one Tenement having carpet area above 60.00 to 90.00 sq mt	25
01	90.00 Above	Two parking space Req every one Tenement having carpet area above 60.00 to 90.00 sq mt	02
Total			34
10% for visitors			03
Total Parking Required			37
Total Parking Provided			50

TOTAL PARKING PROVIDED			
	[illegible]	[illegible]	TOTAL
GROUND	05	11	16
PUZZLE PARKING SYSTEM	34	00	34
TOTAL PARKING	39	11	50



8TH FLOOR PLAN

SCALE 1:100



TERRACE FLOOR PLAN

SCALE 1:100

LEGEND

01	WALL
02	EXISTING BLDG LINE
03	R.C.C COLUMN
04	STAIRCASE, LIFT, LOBBY FREE OF FSI BY PREMIUM
05	DOOR
06	WINDOW
07	EXISTING FSI

PLAN FOR REFERENCE

suyash chandrakant balip
SE (B.P.) N

Sandeep Atmaram Kolhe
AE (B.P.) L&N

Description of Proposal & Property

Proposed redevelopment on the plot bearing CTS No. F.P.No.353/21 TPS III Village Ghatkopar Kirol, F.P.No. 353/21 of TPS Ghatkopar No. III, off R. B. Mehta road Ghatkopar (East), In 'N' Ward, Mumbai 400077.

Name of Owner

JAYANTHI CO- OPERATIVE HOUSING SOCIETY LIMITED
353/21, R. B. Mehta road,Ghatkopar (East),
Mumbai 400 077

Anil Jamnadas Bhayani — Digitally signed by Anil Jamnadas Bhayani Date: 2022.03.31

Date	Scale	Job No-	Drawn By	Checked By	Sign.
31-03-2022	1: 100		BALI		

North Line

Sign, Name & Address of Architect / LS

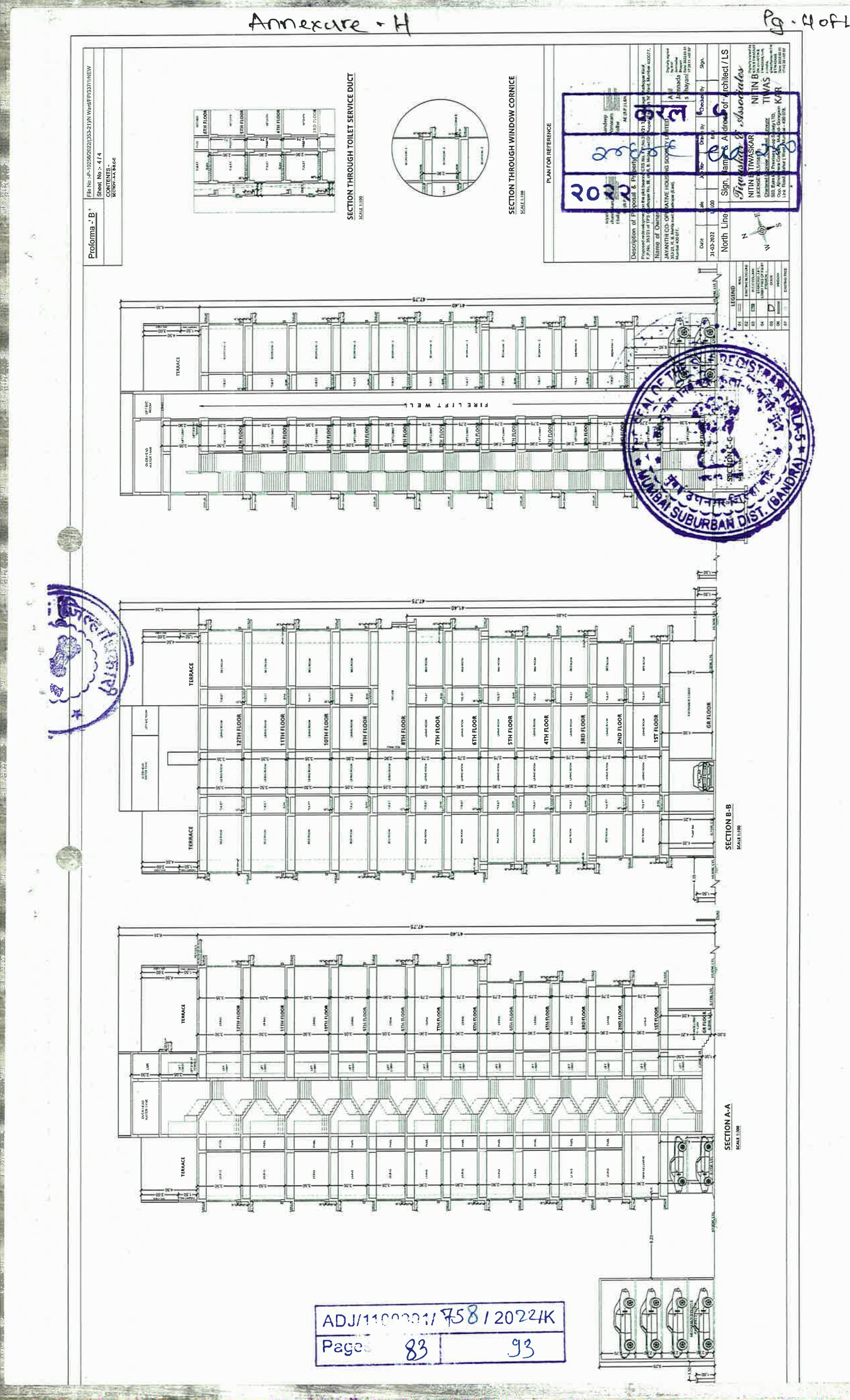
Tiwaskar & Associates

NITIN B.TIWASKAR
(LICENSE NO T/158/LS)
Chartered Engineer , Licensed Surveyor
503, Exim link Premises co-op Society LTD.
Opp. Atmosphere Complex, Mulund- Goregaon Link Road, Nahur (West) Mumbai - 400 078

NITIN B TIWASKAR — Digitally signed by NITIN B TIWASKAR

Annexure - H

Pg. 4 of 4



Annexure - I : Copy of the SGM Resolution Dt. 31st July 22 to approve DA and POA

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२०२२

JAYANTHI
Co-operative Housing Society Limited

(Regd. No. BOM / HSG - 1941 dt. 27-12-68)

353/21, R. B. Mehta Marg, Ghatkopar (East), Mumbai - 400 077.

Ref. No.

Date : 27.10.22

THE SEAL OF THE SUB REGISTRAR KURLA-5

Extract of Minutes of the Special General Meeting passed by all the members of the Jayanthi Co-Op. Hsg. Soc. Ltd. (Regd. No. 1941 Dtd. 1968) in the Special General Meeting at Society Compound on Dated 20/10/2022 on 9.00pm

The meeting was called by the Secretary, Mr. Rajesh Mall when the following members were present:

Sr. No.	Name Of Member	Flat No.
1	MRS. RAMADEVI PRABHAKARAN	1
2	MR. RAMESH GADA	4
3	MRS. DEVANGANA A. MODY	7
4	MR. RAJESH GANESHDAS MALL	10
5	MR. DHIRAJLAL J. BHUVA	11
6	MR. HARESH P. MEHTA	16
7	MR. NAILESH VINOD MALDE	20
8	MR. NAVINCHANDRA H. SHAH	23
9	MR. KAUSHIK M MEHTA	25
10	MR. MANISH DOSHI	26
11	MRS. JAYSHREE KIRAN JOISHER	27
12	MR. VIPUL SURESH GANDHI	29

कुर्ला

Out of total of **30** members, **12** members were present at the time of meeting.

Secretary informed the members purpose of the meeting and informed the members that draft of development draft (DA) and Power of Attorney was already circulated to all the members on **15/08/2022** calling upon all the members to give their comments/ suggestions, if any on the said draft of DA. At the time of meeting, the draft of DA was discussed at length.

Thereafter, the Secretary asked the quorum if the members had any query or suggestion/ comments on DA draft. All the members present at the meeting raised their hands and approved the execution and registration of DA.

JAYANTHI CO-OP HSG. SOC. LTD. Reg. No : BOM/HSG-1941 dt. 27-12-68

Annexure – I

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२०२२

JAYANTHI
Co-operative Housing Society Limited

(Regd. No. BOM / HSG - 1941 dt. 27-12-68)

353/21, R. B. Mehta Marg, Ghatkopar (East), Mumbai - 400 077.

Ref. No. .....

Date .....

Accordingly the following resolution was passed by majority of members

"RESOLVED THAT the draft of Development Agreement between the Society, Developers and the Existing Members of the Society and the Power of Attorney draft be and is hereby approved"

"FURTHER RESOLVED THAT authority be and is hereby given to members of the Managing Committee, jointly and severally, to effect suitable corrections in the said Development Agreement and Power of Attorney that may be required and mutually agreed upon between the Society and Developers"

The Hon. Secretary then explained the need to authorize atleast three committee members who can jointly sign, execute and register Development Agreement, Power of Attorney, Rectification deed, Supplementary Development Agreement etc. and to sign/submit plans, documents, all correspondence, proposals and to receive approvals, plans etc., necessary to get our Redevelopment proposal approved by MCGM and any and all other authorities.

After a brief discussion the following resolution was unanimously passed:

RESOLVED THAT the following three members be and are hereby authorized to jointly issue Letter of Intent, sign MOU, Development Agreement, Power of Attorney, Rectification deed, Supplementary Development Agreement etc. and to sign/submit plans, documents, all correspondence, proposals and to receive approvals, plans etc., necessary to get our Redevelopment proposal approved by MCGM and any and all other authorities.

(i)	MR.ANIL BHAYANI,	Chairman
(ii)	MR. RAJESH MALL,	Secretary
(iii)	MR. MANISH DOSHI,	Treasurer

Proposed by KAUSHIK MEHTA and Seconded by RAMESH GADA. All the members present voted unanimously in favour of the above resolution.

Meeting ended with a vote of thanks by Secretary.

JAYANTHI CO-OP. HSG. SOC. LTD. Reg. No.: BOM/HSG-1941 dt. 27-12-68

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Annexure - J : Amenities in the Flat.

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ANNEXURE J

AMENITIES TO BE PROVIDED INSIDE THE FLAT

A. FLOORING

1. Living Room – Vitrified Tiles – (800 mm x 800 mm)
2. Bedroom, Passages – Vitrified Tiles (800 mm x 800 mm)
3. Kitchen - Vitrified Tiles (800 mm x 800 mm)
4. Bathroom – Anti Skid Tiles (300 mm x 300 mm or 600 mm x 600 mm)

B. KITCHEN

1. Granite Kitchen Platform.
2. Indian Marble Infrastructure under the platform.
3. Regular white tiles below the platform.
4. Kitchen Dado tiles of size 300 mm x 450 mm or 600 mm x 600 mm.
5. Pipe Gas Connection Infrastructure required for MGL Connection.
6. Stainless Steel Sink of Nirali or equivalent make – 24 inch x 18-inch x 8 inch.

C. DOORS

1. Entrance, Bedroom, Kitchen, Toilets shall be flush doors.
2. One Main entrance door per flat.
3. Teak wood doorframes for all doors.
4. All doors shall have sun-mica laminates on both sides.

D. WINDOWS

1. Bedroom & Living – 1" Aluminium Windows with Mosquito Net.
2. Toilet - Door type Aluminium Windows.
3. MS Grill or Fixed glass for safety purpose outside/inside the window.

E. ELECTRICAL

1. Adequate provision for electric points for lights, fans, exhaust fans, bell points, plug points, power points, geyser points, exhaust fan points etc. as per approved design & specification.
2. Electrical Fittings – Anchor Roma, GM or Legrand or any other equivalent brand and make.
3. Concealed Copper Electrification in full flat.
4. Electrical Points for Fridge, Microwave, Washing Machine.
5. AC Electrical points in each bathroom and hall

F. TOILET / BATHROOM

1. Concealed Plumbing in the entire bathroom.
2. Bathroom Dado tiles of 300 mm x 600 mm of reputed make.
3. Sanitary Fittings: Jaquar or similar reputed brand.
4. WC/Basin: Modern design of Parryware/Jaquar/Cera or similar make.

H. TELEPHONE

1. Phone Point cable up to Main Distribution Board.
2. Video Door Phone at the Main Entrance of each flat.