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RDK Constructions

Subject to Mumbai Jurisdiction

7. As regards amenities to be provided and building material to be used in construction should be as per the satisfaction of the society.

The above offer is valid subject to following conditions:

1. Key Facts of the society as mentioned above being true.
2. **Full development potential of the plot by taking all the benefits under DCPR 2034 is utilized 100% as approved by MCGM and other relevant statutory authorities.**

We have outlined all the details of facilities and amenities to be provided in Annexure A attached herewith.

Warm Regards,

Nitin Kamdar.
Partner,
RDK Constructions.

Address: Unit No 1, Gr Floor, Plot no 32-33, TPS-I, Velji Shivji Wadi, Hingwala Lane, Ghatkopar East. Mumbai - 400077
Phone: +91-22-25106167
Email: dev.kamdar@gmail.com, kanani.rakesh@yahoo.co.in

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Annexure - E

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ANNEXURE 'A'

A. CONSTRUCTION SPECIFICATION

1. External Walls – External Walls of 6" thick brick work

2. Internal Walls shall be 4" inch thick brick work with RCC Band

3. Waterproofing – Waterproofing shall be provided in Terrace, Machine room top, Bath, WC, Sinks and all wet areas shall be adequately waterproofed with Brick Bat Coba

4. External Plaster – External Plaster will be minimum 24 MM thick with sand finish in two coats

5. All internal walls shall have Gypsum finish.

6. Decorative Name Plates shall be provided for each flat owner

7. Decorative railing for staircase

8. Decorative compound wall with Decorative Pillars/Gates

9. Concrete pavement/ Paver blocks / Chequered tiles for open ground

10. Fire-fighting system along with fire alarm, automatic sprinkler as per CFO's requirement and as specified.

11. Bore Well shall be provided as per MCGM rules and regulations for flushing purposes.

N P Kundu

FDK CONSTRUCTIONS MUMBAI

Annexure - E

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B. COMMON AMENITIES INSIDE THE SOCIETY BUILDING

1. We shall provide space for society office, as per MCGM norms, in the newly constructed building. The new building shall also have a security cabin.

2. We will provide space for Gymnasium and Fitness Center

3. We will provide CCTV security cameras for the common areas in the building.

4. We shall also try and accommodate many other common amenities in the newly developed premises as approved by the authorities.

C. ENTRANCE HALL / LIFT LOBBY

1. Designer Entrance Lobby with Imported Marble or Agglomerated or Vitrified flooring and sidewalls having Granite or Marble or Marbonite.

2. Designer Lift Lobby with Marble or Marbonite Flooring having Granite or Marbonite or Marble on the sidewalls.

3. Letter Box to be provided in Common Lobby

D. LIFT

1. Lifts of Schindler or any other of equivalent make. (With Power back Up of cable from separate Sub-station or DG Set as approved)

RDK CONSTRUCTIONS MUMBAI

N P Kundu

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Annexure - E

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 for walls and flooring below the platform
4. Kitchen Dado tiles of size 300 mm x 450 mm or 600 mm x 600 mm of approved make
5. Pipe Gas Connection
6. Stainless Stell 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. We shall provide one entrance door
3. Teak wood doorframes for all doors
4. All doors shall have sun-mica 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

RDK CONSTRUCTIONS MUMBAI

Annexure - E

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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. Adequate electric points in toilet / bath / WC shall be provided.
3. Electrical Fittings – Anchor Roma or Legrand or any other equivalent brand and make.
4. Concealed Coper Electrification in full flat
5. Electric Points for Fridge, Microwave, Washing Machine will be provided.

F. TOILET / BATHROOM

1. Concealed Plumbing in 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 make

G. TV

1. All flats will have provision for TV Antenna to be connected to Terrace. One point will be provided in Living room & Each bedroom.

H. TELEPHONE

1. Phone Point in each room
2. We will also provide intercom facility with a video door phone for main entrance of the flat.

N P Kundu

RDK CONSTRUCTIONS MUMBAI

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Annexure - F: Copy of the Resolution Dt. 17th Jan 2022 to appoint Developer

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JAYANTHI

Co-operative Housing Society Limited

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

3/21, R. B. Mehta Marg, Ghatkopar (East), Mumbai - 400 077.

Ref. .....

Date : .....

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT SPECIAL GENERAL MEETING OF SOCIETY HELD ON 17th JANUARY 2022

AGENDA NO.1:- Appointment of RDK construction as proposed developer for re-development.

RESOLVED UNANIMOUSLY by all the members present the final offer latter dated 21st October 2021 by RDK construction tabled by the Secretary is duly approved and accepted by all.

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

Annexure - G : LOI

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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 : .....

Date: - 18th January, 2022

To,

M/s **RDK Constructions**

A partnership firm through its Partner

Shri. Nitin P. Kamdar

Unit No.1,Ground Floor,

Plot No.32-33,TPS-1,Velji Shivji Wadi,

Hingwala Lane, Ghatkopar(east),Mumbai-77

THE SEAL OF THE SUB REGISTRAR H.M.A.S. MUMBAI SUBURBAN DIST. (BANDRA)

LETTER OF INTENT

Sub: Proposed Re - Development Work of Our Above – Named Society Premises Situated At Final Plot No. 353/21 in TPS-III, Ghatkopar admeasuring 1104.40 Sq. Mtrs of Village Kirol lying and situated at Garden Avenue Road, Off R.B. Mehta Road, Ghatkopar within the Registration District of Suburban Mumbai (hereinafter referred to as the **"said Property"**).

Ref: Your Offer Letter dated 21st October 2021 for redevelopment of the above referred Property.

Dear Sir,

1. We had floated tenders and invited proposals for the re - development of our existing building as per our required amenities and terms and conditions. After due discussion between your representatives and our Society Members, you have given us your above referred proposal / offer along with the brief details of the amenities including terms and conditions for the proposed re - development of our above referred "said Property".

2. Your above Offer under reference was put up before the General Body Meeting of the Members of the Society on **17th January, 2022** and it gives us great pleasure to inform you that the said General Body have passed a resolution to appoint you as the "Developers" to re-develop our above referred "said Property" on certain additional terms and conditions as appearing hereinafter.

NPK

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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 : .....

3. You are aware that the total plot area of the Society is admeasuring about 1104.40 Sq. Mtrs and you have admeasured the same and satisfied yourself about the same relying on the photo copies are provided to you. You have also verified photocopies of sanction plans of existing building of the society. You have also verified that there are 30 members of the Society and there are 30 Flats and the total carpet area utilized by all the existing flat members is about 14320 Sq. Ft based on the information provided to you. You have also satisfied yourself about the title of the Society to the said Plot to be free and clear and marketable and free of all encumbrances and have verified all copies of the title documents of the Society. You have also verified the nature and tenure of the said Plot and ascertained the permissible F S I, T D R & Compensatory Fungible F S I permissible on the said Plot in conformity with DCPR-2034 Policy of M C G M. You have also ascertained the various NOC's and permissions to be obtained from various statutory authorities for redeveloping the said Plot. You have given your above referred offer after evaluating and satisfying yourself about the viability of the same.

4. The Society shall grant you redevelopment rights in respect of the said Property for the following consideration in kind and in monetary form as follows:

a. You shall provide each member with new flats in the new building to be constructed on the said Property having carpet area (excluding internal walls and column offsets if any) which has 27% more MOFA carpet area than the existing members carpet area.

b. You shall provide one car parking space to each member of the society. The parking's provided in the stilt portion of the new building will be shared equally between yourself and ourselves and the remaining car parking's shall be allotted in the mechanical parking system. .

c. You shall provide each member with compensation for temporary alternate accommodation for the redevelopment period i.e. from the date of vacating (i.e. date of last vacating member) to the date of handing over of vacant possession of the new flats @ Rs.70 per Sq. Ft Carpet per month. The said compensation shall be incremented by 10 % after every 12 months.

NPK

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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 provide each member with hardship compensation @ Rs. [illegible] per Sq. Ft Carpet. The said compensation shall be paid in the following manner :-

   i. 20% on execution of Development Agreement.

   ii. 30% on vacating of the existing Premises and after all the members have vacated their respective flats.

   iii. Balance 50% on handing over possession of the new flat to the members.

e. You shall provide each member with a one-time brokerage amount equal to one month compensation for temporary alternate accommodation at the time of vacating the existing premises.

f. You shall provide each member with to and fro shifting expenses amounting to Rs.20,000/- (both ways included) and shall be paid at the time of vacating the existing premises.

g. In addition to the above, you shall bear the entire expenses of redevelopment including payment of all premiums, taxes, costs of TDR, costs of construction, cost of labour, materials, insurance etc., fees of all professionals like Architect, Engineers, and Advocates etc.

h. You shall bear and pay the stamp duty registration fee and out of pocket expenses for the Development Agreement, Power of Attorney, Agreement for Permanent Alternate Accommodation, Affidavits, and Undertakings etc.

i. You shall bear and pay the GST applicable on Agreement for Permanent Alternate Accommodation.

j. We shall get the drafts of Development Agreement, remaining all documents such as Power of Attorney, Agreement for Permanent Alternate Accommodation, Affidavits, and Undertakings etc. will be made from your Advocates/Solicitor at your costs and expenses.

k. You shall bear and pay all taxes, outgoings, cesses, charges, Electricity and water dues from the date of complete handover of vacant possession of the Society's premises to you till the complete handing over of the new building by you to the Society.

NPH

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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 : .....

THE SEAL OF THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST.

You shall pay maximum an amount of Rs.12,00,000/- (Rupees Twelve Lakhs) to the Society for meeting Legal fees, PMC Expenses, Supervisor expenses etc. on or before the signing of the Development Agreement.

Development and Sale Rights: You shall be entitled to utilise and load and develop the maximum permissible FSI of the Plot Potential that is permissible as on the date of signing of the Development Agreement as per the DPCR-2034. After providing for the members flats and the car parking's as per Clause 4 above, you shall be entitled to sell the balance flats and car parking's to purchasers of your choice on ownership basis and at such price and terms and conditions as you may deem fit and proper.

6. **Timelines:** You shall follow and adhere to following timelines for redeveloping the said Property:

   a. On our request, You shall first submit the plans which are shown and approved by the General Body to MCGM for approval in the name of society. You are entitled to appoint Architect and other concerned Agencies which are required to be appointed for approval and submission of the plans to MCGM for obtaining IOD etc., in the name of the Society at your costs and expenses. We will submit to you all the required documents /approvals etc. duly signed by the society to be submitted to MCGM or any other concerned authority for submission of plans. You shall execute a Deed of Indemnity in favour of society indemnifying the Society against all costs, claims and demands against any loss/damage/claim that the Society may incur or bear for the said act of submission and approval of plans .The said plans will be submitted within 45 days from the date of signing of this Letter of Intent.

   b. You shall get approval of submitted plans subject to any changes made by MCGM during the scrutiny of the proposal and obtain IOD from concerned authorities within 6 (six) months from the date of submission of the plans.

   c. We shall get prepared from our Advocate/Solicitor, draft of the Development Agreement and Power of Attorney within 2 (two) months from the date of execution of this LOI and you shall get such Development Agreement registered within 1 month of receipt of IOD and date of adjudication by collector.

NPK

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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 to get vacated the existing members within 3 to 4 months of obtaining LOD.

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

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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 : .....

THE SUB REGISTRAR KURLA

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

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

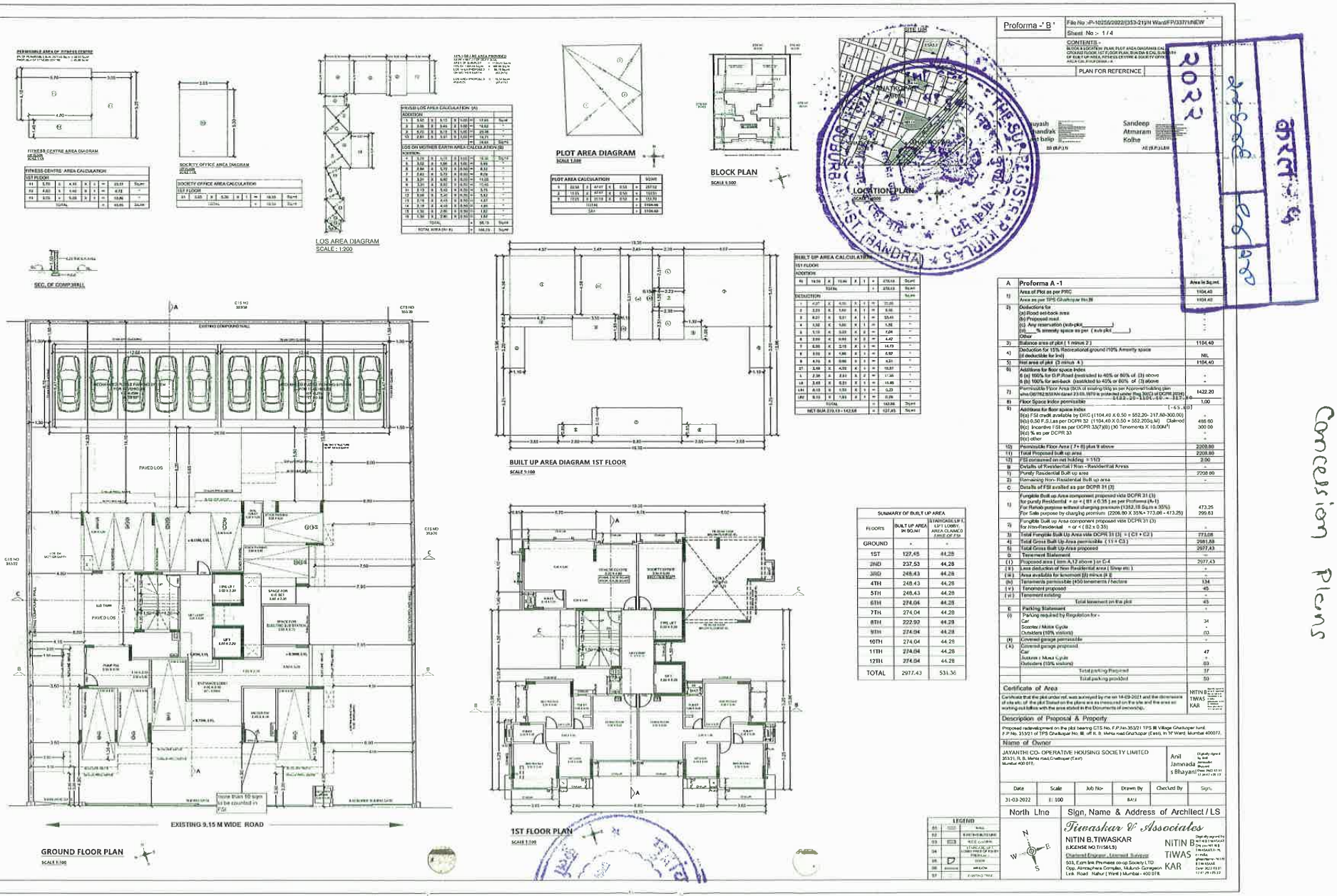
N P Kamdar

RDK CONSTRUCTIONS MUMBAI

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Annexure - H : Copy of the Approved Concession Plans

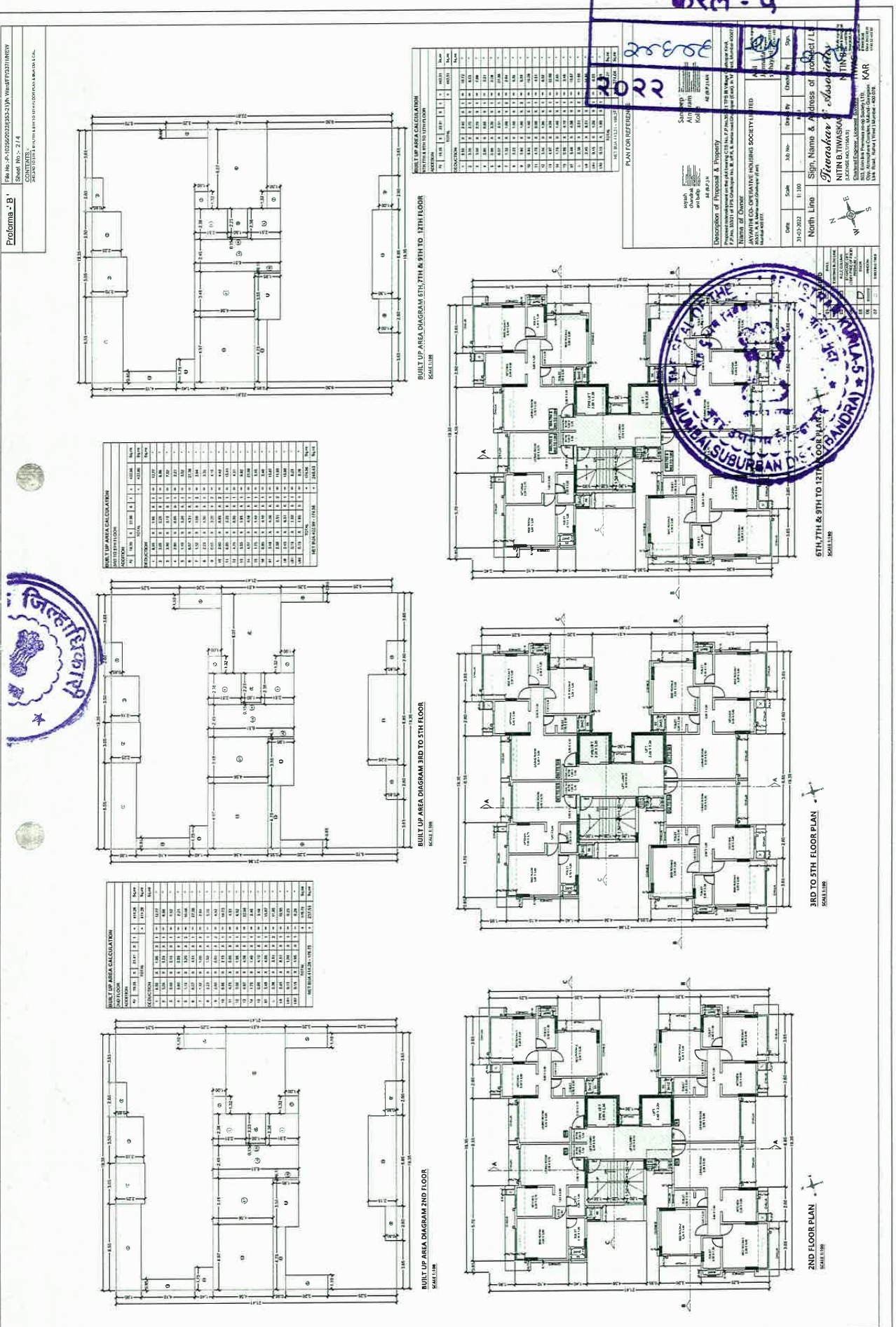
Pg 1 of 4



Annexure - H :

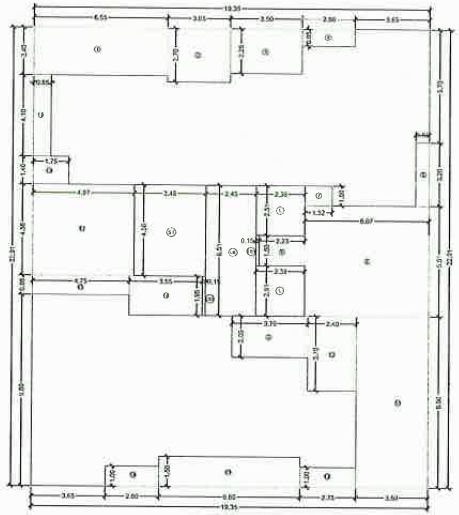
Pg 2 of 4

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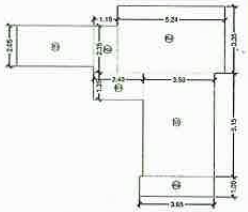


BUILT UP AREA DIAGRAM 8TH FLOOR

SCALE 1:100

BUILT UP AREA CALCULATION									
8TH FLOOR									
ADDITION									
A1	19.35	X	23.01	X	1	=	443.31	Sq.mt	
TOTAL						=	443.31	Sq.mt	
DEDUCTION								Sq.mt	
1	8.08	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	2.80	X	0.85	X	1	=	2.21	"	
5	8.66	X	3.35	X	1	=	3.88	"	
6	6.07	X	3.51	X	1	=	20.46	"	
7	1.32	X	1.00	X	1	=	1.32	"	
8	2.23	X	1.60	X	1	=	3.36	"	
9	3.70	X	2.05	X	1	=	7.58	"	
10	3.40	X	2.70	X	1	=	8.66	"	
11	3.50	X	8.50	X	1	=	29.75	"	
12	2.75	X	1.00	X	1	=	2.75	"	
13	8.50	X	1.52	X	2	=	10.24	"	
14	2.00	X	1.00	X	1	=	2.00	"	
15	4.75	X	0.86	X	1	=	4.51	"	
16	3.50	X	1.95	X	1	=	6.82	"	
17	4.97	X	4.56	X	1	=	22.63	"	
18	1.75	X	1.60	X	1	=	2.81	"	
19	0.65	X	4.10	X	1	=	2.66	"	
20	3.45	X	4.56	X	1	=	15.67	"	
L	2.38	X	2.51	X	2	=	11.95	"	
69	2.45	X	0.51	X	1	=	10.55	"	
181	0.12	X	1.50	X	1	=	0.23	"	
182	0.15	X	1.95	X	1	=	0.29	"	
TOTAL						=	220.38	Sq.mt	
NET BUA 443.31 - 220.38						=	222.92	Sq.mt	

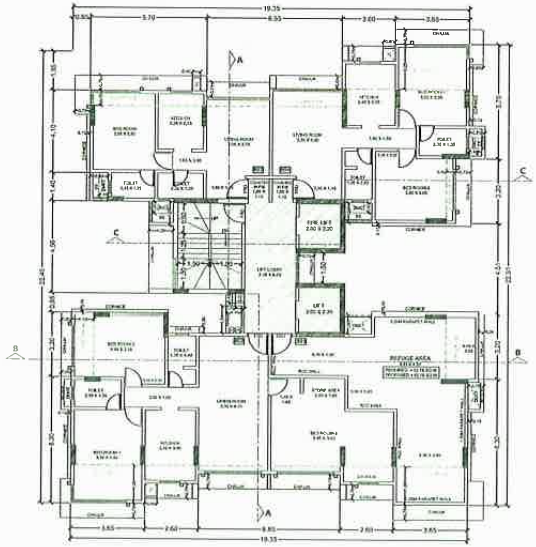
REFUGE AREA CALCULATION			
8TH FLOOR			
8TH FLOOR	=	222.92	Sq.mt
UNDER CONSTRUCTION (7TH OR 8TH FLOOR)	=	1006.16	"
TOTAL	=	1229.08	Sq.mt
REFUGE AREA REQUIRED 1% OF 1229.08 Sq.m	=	30.73	Sq.mt
PROPOSED AREA	=	30.73	Sq.mt



REFUGE AREA DIAGRAM 8TH FLOOR

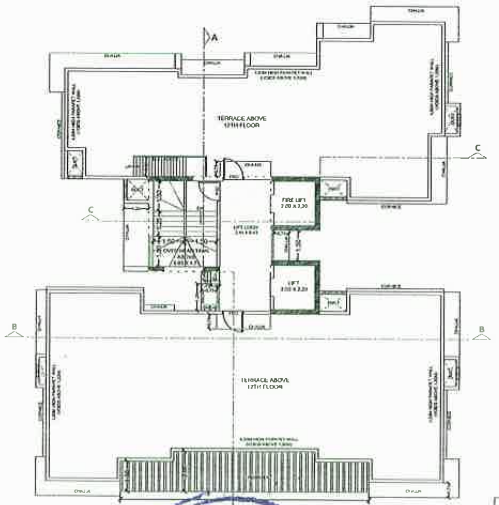
SCALE 1:100

REFUGE AREA CALCULATION								
8TH FLOOR								
ADDITIONS								Sq.mt
R1	3.70	X	8.05	X	1	=	7.58	"
R2	1.15	X	3.35	X	1	=	3.50	"
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	3.80	X	1.00	X	1	=	3.80	"
TOTAL						=	62.70	Sq.mt



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, DOOR, PIPE OF FIGURE PREMISES
05		DOOR
06		WINDOW
07		GRILL/RAILING

Proforma -' B '	File No :-P-10256/2022/(353-21)/N Ward/FP/337/1/NEW
	Sheet No :- 3 / 4
	CONTENTS :- 8TH FLOOR PLAN & BUA DIA & REFUGE AREA CAL. CARPET AREA CALCULATION , PARKING STATEMENT.

CARPET AREA CALCULATION FOR PARKING SPACES															
										603,701 & 901	602,702 & 902	504 TO 1201	504 TO 1201	502	
										1201	1202	1202			
										32.45	32.45	14.07	32.45		
										-	-	2.53	-		
										-	-	1.45	-		
										9.15	9.15	5.52	9.15	8.45	
										8.58	8.58	7.47	8.58		
										0.13	0.13	2.12	0.13	0.13	
										13.07	13.08	13.07	15.08	13.07	
										0.14	0.14	0.14	0.14	0.14	
										13.08	13.07	13.07	13.08	13.07	
										0.70	0.70	0.70	0.70	0.70	
										0.14	0.14	0.14	0.14	0.14	
										-	-	-	-	17.55	
										-	-	-	-	1.23	
										-	-	-	-	2.31	
										-	-	-	-	0.14	
										-	-	-	-	3.50	
TOILET	2.24	3.24	2.75	3.24	3.24	2.24	2.24	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	0.11	0.11	0.11	0.11	
TOILET 1	2.11	2.11	2.86	2.11	2.11	2.11	2.11	2.11	2.11	2.11	2.11	2.11	2.11	2.11	
DOOR JAM	0.11	0.11	0.11	0.11	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	3.55	3.55	3.55	3.55	3.55	3.55	3.55	3.55	3.55	
TOTAL	54.36	54.36	40.61	55.19	81.52	63.52	71.14	71.14	81.28	85.04					

PARKING STATEMENT AS PER DCPR-2034			
NO.OF TENT	CARPET AREA IN SQ.MT	DESCRIPTION	PARKING REQD
51	UP TO 45.00	One parking space Req. every four Tenement having carpet area up to 45.00 sq.mt	275
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			
	RED	SMALL	TOTAL
GROUND	39	11	50
PUZZLE PARKING SYSTEM	34	06	34
TOTAL PARKING	34	11	50

PLAN FOR REFERENCE

sayish chandkak ant 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 H. B. MeHta road,Ghatkopar (East), In 'N' Ward, Mumbai 400077.

Name of Owner

JAYANTHI CO- OPERATIVE HOUSING SOCIETY LIMITED 353/1, H. B. MeHta road,Ghatkopar (East), Mumbai 400 077

Anil Jamnada s Bhayani — Digitally signed by Anil Jamnadas Bhayani Date: 2022.03.31 17:27:43 +05'30'

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

North Line

Sign, Name & Address of Architect / LS

Tiwaskar V Associates

NITIN B.TIWASKAR

(LICENSE NO T/1561/5)

Chartered Engineer , Licensed Surveyor

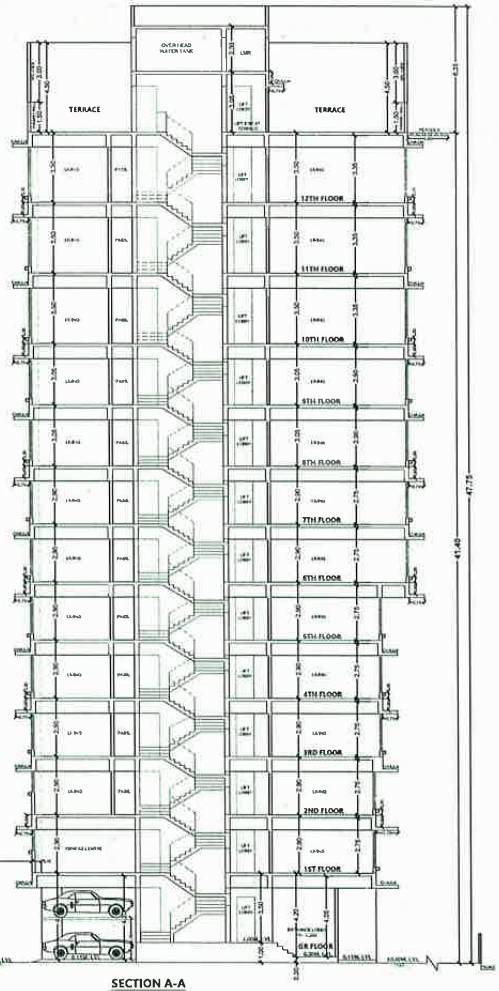
503, Ecom link Premises co-op Society LTD. Opp: Atmosphere Complex, Mulund- Goregaon Link Road, Nahur (West) Mumbai - 400 078

NITIN B TIWAS KAR — Digitally signed by NITIN B TIWASKAR DN: c=IN, o=PERSONAL, ou=NOT SPECIFIED, cn=NITIN B TIWASKAR, serialNumber=8F7E3B3E4AF Date: 2022.03.31 17:41:01 +05'30'

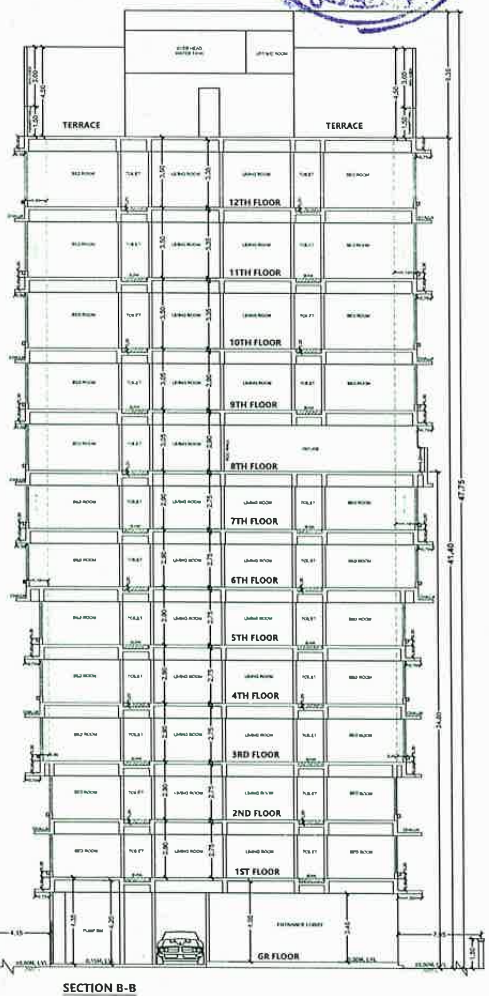
Annexure - H

Pg 3 of 4

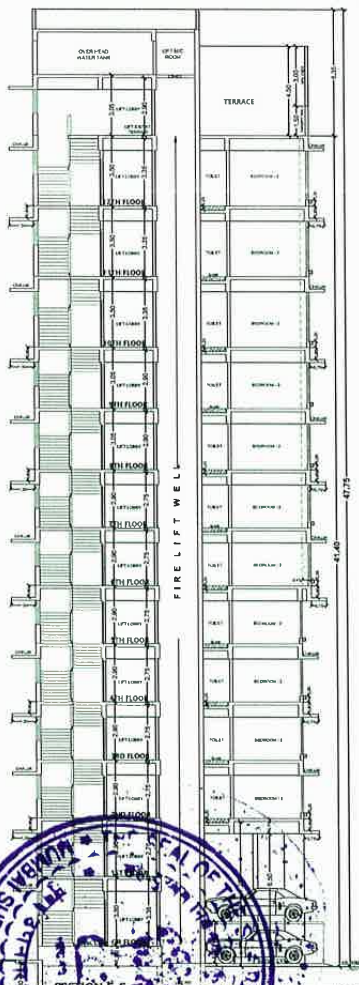
Proforma -' B '	File No :-P-10256/2022/(353-21)N Ward/FP/337/1/NEW
	Sheet No :- 4 / 4
	CONTENTS - SECTION - AA, B-B, C-C



SECTION A-A
SCALE 1:100



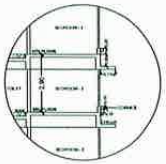
SECTION B-B
SCALE 1:100



SECTION C-C
SCALE 1:100



SECTION THROUGH TOILET SERVICE DUCT
SCALE 1:100



SECTION THROUGH WINDOW CORNICE
SCALE 1:100

PLAN FOR REFERENCE

Description of Proposal & Property

Proposed redevelopment on the plot bearing CTS No. [illegible] Village Pathapar Kanif, F.P.No. 353/21 of TP3 Pathapar No. III, of L.B. Marg [illegible] Ward, Mumbai 400077.

Name of Owner

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

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

North Line

Sign, Name & Address of Architect / LS

Tiwaskar & Associates
NITIN B TIWASKAR
(LICENCE NO. LIS/1997)
Chartered Engineer - Structural Surveyor
503, Ekta Co. Premises Coop Society Ltd,
Opp. Ajmera Cinema, Mulund - Goregaon
Link Road, Mulund (West), Mumbai - 400 078.

LEGEND

01		WALL
02		EXISTING BLOCK WALL
03		R.C.C. COLUMN
04		STAIRCASE CUT, LOBBY FREE OF F.S.I BY PREMIUM
05		DOOR
06		WINDOW
07		EXISTING PIECE

ADJ/11000/21/FS8/12022HK
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Annexure - H
Pg-8 of

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

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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 : 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

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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२०२२

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.

Annexure - K : Common Amenities and Construction Specifications

ANNEXURE K

LIST OF AMENITIES FOR COMMON AREA & CONSTRUCTION SPECIFICATION

दस्त - ५
२२६८६ | १०१ | २२
२०२२

A. CONSTRUCTION SPECIFICATION

1. External Walls – External Walls of 6" thick brick/block work
2. Internal Walls shall be 4" inch thick brick/block work with RCC Band
3. Waterproofing – Waterproofing shall be provided in Terrace, Machine room top, Bath, WC, Sinks and all wet areas shall be adequately waterproofed with Brick Bat Coba
4. External Plaster – External Plaster will be minimum 24 MM thick with sand finish in two coats
5. All internal walls shall have Gypsum finish.
6. Decorative Name Plates shall be provided for each flat owner
7. Decorative railing for staircase
8. Decorative compound wall with Decorative Pillars/Gates
9. Concrete pavement / Paver blocks / Chequered tiles for open ground
10. Fire-fighting system along with fire alarm, automatic sprinkler as per CFO's requirement and as specified.
11. Bore Well shall be provided as per MCGM rules and regulations for flushing purposes.
12. Board displaying Flat owner's name at entrance lobby.

THE SEAL OF THE SUB REGISTRAR KURLA-6 MUMBAI SUBURBAN DIST. (BANDRA)

B. COMMON AMENITIES INSIDE THE SOCIETY BUILDING

1. Society Office, as per MCGM norms.
2. Security Cabin as approved by the authorities.
3. Space for Fitness Centre.
4. CCTV Security Cameras covering common access areas along-with adequate Recording system and Display monitor for Surveillance purposes.
5. 50 Chairs, 1 Table, Steel Cupboard in Office
6. Front Desk Marble Table at Entrance Lobby

C. RECEPTION AND LIFT LOBBY

1. Designer Entrance Lobby with Imported Marble / Agglomerated / Vitrified-Tiles flooring and sidewalls having Marble / Agglomerated / Vitrified-Tiles as designed by the Architect.
2. Designer Lift Lobby with Marble / Agglomerated / Vitrified-Tiles Flooring having Granite / Marbonite / Marble / Vitrified-Tiles on the sidewalls.
3. Letter Box to be provided in the Common Lobby.

D. LIFT

1. Lifts of Schindler and/or Otis and/or Mitsubishi and/or Kone and/or Eros as per availability. (With Power back Up of cable from separate Sub-station or DG Set as approved by the authorities)

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Tiwaskar & Associates
Nitin B. Tiwaskar
CHARTERED ENGINEER, LICENSED SURVEYOR,PROJECT CONSULTANT STRUCTURAL ENGINEER
503, Exim Link, Opp. Atmosphere Complex, Mulund - Goregaon Link Road,
Nahur (W), Mumbai - 400078. Tel : (O) 022 - 2566 9176.
E- Mail : nb_tiwaskar@yahoo.com / tiwaskarasso@gmail.com

करल - ५
२४६०६ | ७३ | २००
RORA

Date : 21/09/2022

TO WHOM SO EVER IT MAY CONCERN

Ref: Immovable property known as "Jayanthi Co-Op. Hsg. Society Limited" standing on plot bearing CTS No. F.P No.353/21 TPS III village Ghatkopar Kirol, F P No.353/21 TPS Ghatkopar No.III, off R B Mehta Marg, Ghatkopar (East) in " N" Word Mumbai-400077.

We hereby certify that the above referred property being "Jayanthi Co-Operative Housing Society Limited" standing on plot bearing CTS No. F.P No. 353/21 TPS III village Ghatkopar Kirol, F P No.353/21 TPS Ghatkopar No.III, off R B Mehta Marg, Ghatkopar (East) in " N" Word, Mumbai-400077. ("Property") is abutting to 9.15 mts. wide T P Scheme road.

For M/s Tiwaskar & Associates

Nitin B Tiwaskar
(T/158/LS)

TIWASKAR & ASSOCIATES
NAHUR (WEST),
MUMBAI-400 078.

COLLECTOR OF THE DISTRICT KURLA-5
MUMBAI SUBURBAN DIST. (BANDRA)

ADJ/1100021/758/2022-IK
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MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202111111357091 D.P. Rev. dt. Refer Inward Number: N/2021/111357097 Payment Dated 24/11/2021

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

DP 2034 Remarks

To,

Mr./Mrs. Nitin Tiwaskar Associates
MULUND GOREGAON LINK ROAD

Sub: Development Plan 2034 remarks in respect to Land Bearing F.P. No(s) 353/21 of TPS GHATKOPAR No.III situated in N Ward, Mumbai.

Ref : Application u/no. N/2021/111357097 Payment Challan No. DP34202111111357091 Dated 24/11/2021 certifying payment of charges made under Receipt no. 18200097415 Dated 24/11/2021

Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue colour boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks
FP No.	353/21	
TPS	TPS GHATKOPAR No.III	
Development Plan 2034 referred to Ward	N	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	NIL
Reservation affecting the Land [as shown on plan]	NO	
Reservation abutting the Land [as shown on plan]	NO	
Existing amenities affecting the Land [as shown on plan]	NO	
Existing amenities abutting the Land [as shown on plan]	NO	
Whether a listed Heritage building/ site:	~~Yes~~ / No	
Whether situated in a Heritage Precinct:	~~Yes~~ / No	
Whether situated in the buffer zone/Vista of a listed heritage site:	~~Yes~~ / No	
Whether a listed archaeological site (ASI):	~~Yes~~ / No	
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	~~Yes~~ / No	

Note:

The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.

This is electronically generated report. Hence personal signature is not required.

CHE/DP34202111111357091/DP/N

ADJ/1100901/758/2022/N
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Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E.(Survey) as case may be.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmeed from the concerned Ward Office.

Since the land is under T.P. Scheme, remarks from Town Planning Section of this office should be obtained separately before any development.

The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-

Notifications:

MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034

Plans:

EP Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government

SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

DP 2034 Remarks

Additional Information

Sewerline Remark:

Sewer Manhole near the plot (Node No. 21219904, 1.03 meters far) has invert level 26.26 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 28.80 meters and maximum 28.80 meters ground level with reference to Town Hall Datum (THD)

RL Remark:

REGULAR LINE REMARKS (Traffic):
As far as Traffic department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot F.P. No.(s) 353/21 of Scheme TPS GHATKOPAR No.III in N ward of M.C.G.M. as shown bounded blue on accompanying plan.

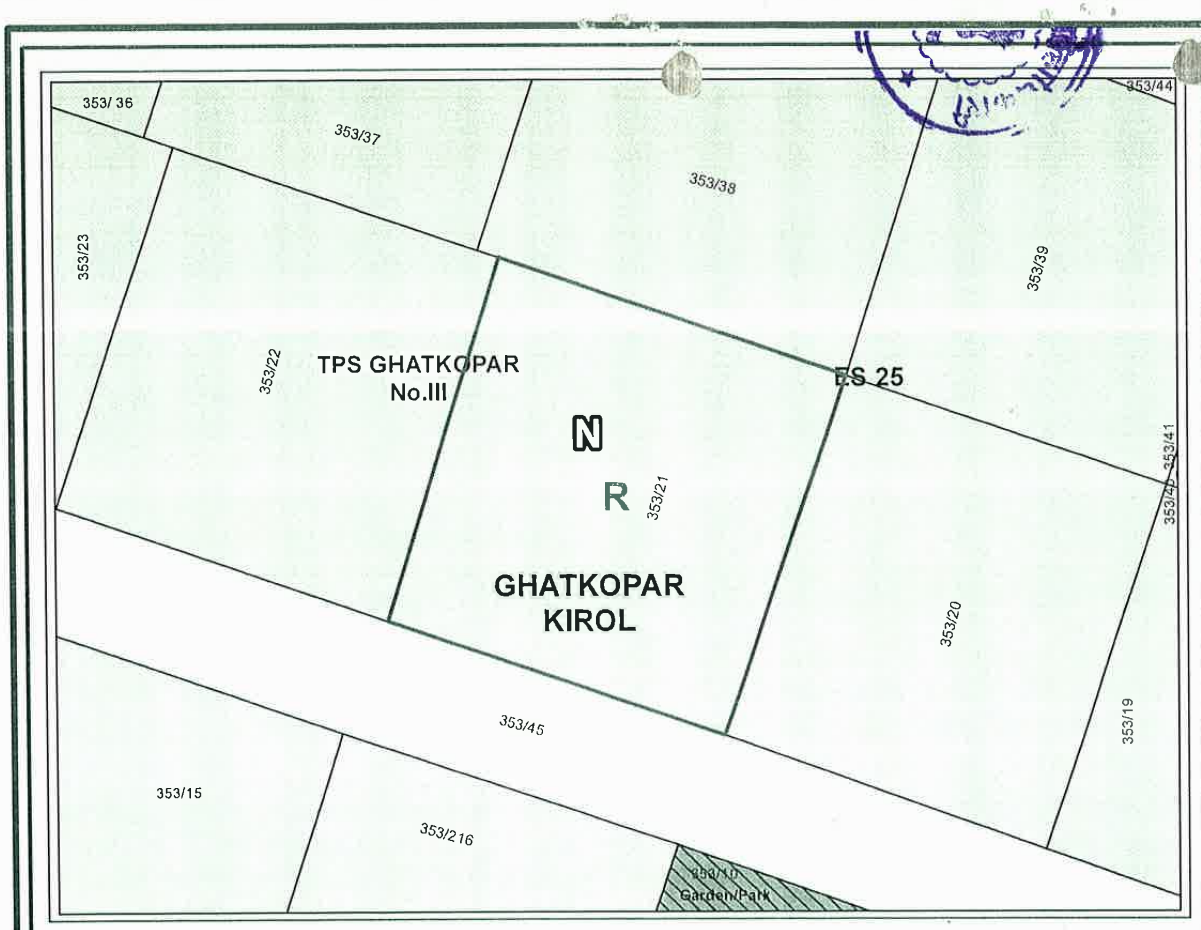
REGULAR LINE REMARKS (Survey):
As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot F.P. No.(s) 353/21 of Scheme TPS GHATKOPAR No.III in N ward of M.C.G.M. as shown bounded blue on accompanying plan.

Acc: As Plan

Note: The above information is as per the data received from concerned MCGM Departments.

This is electronically generated report. Hence personal signature is not required.

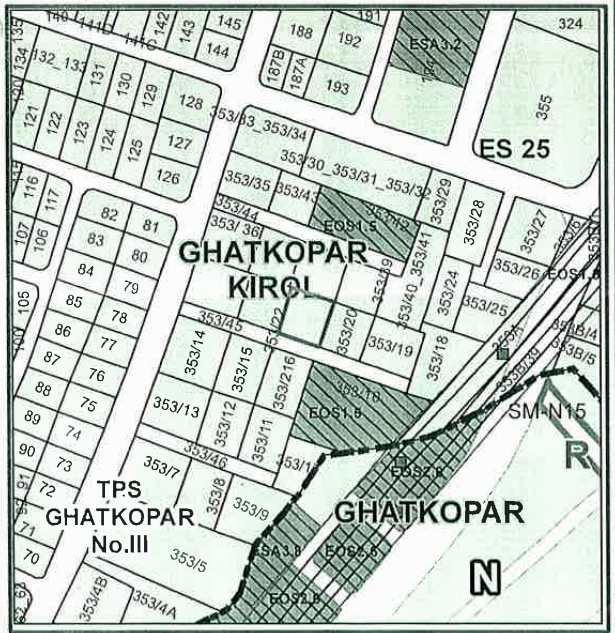
CHE/DP34202111111357091/DP/N



BLOCK PLAN

Scale 1:500

Land Bearing F.P.No(s) 353/21 of TPS GHATKOPAR No.III TPS Scheme in N Ward



LOCATION PLAN

Scale 1:4000

Note:

DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc.
This plan is to be read with letter under

No. CE/DP/342021111113/57091/DP/ES/N

This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), N Ward. Dated: 24/11/2021

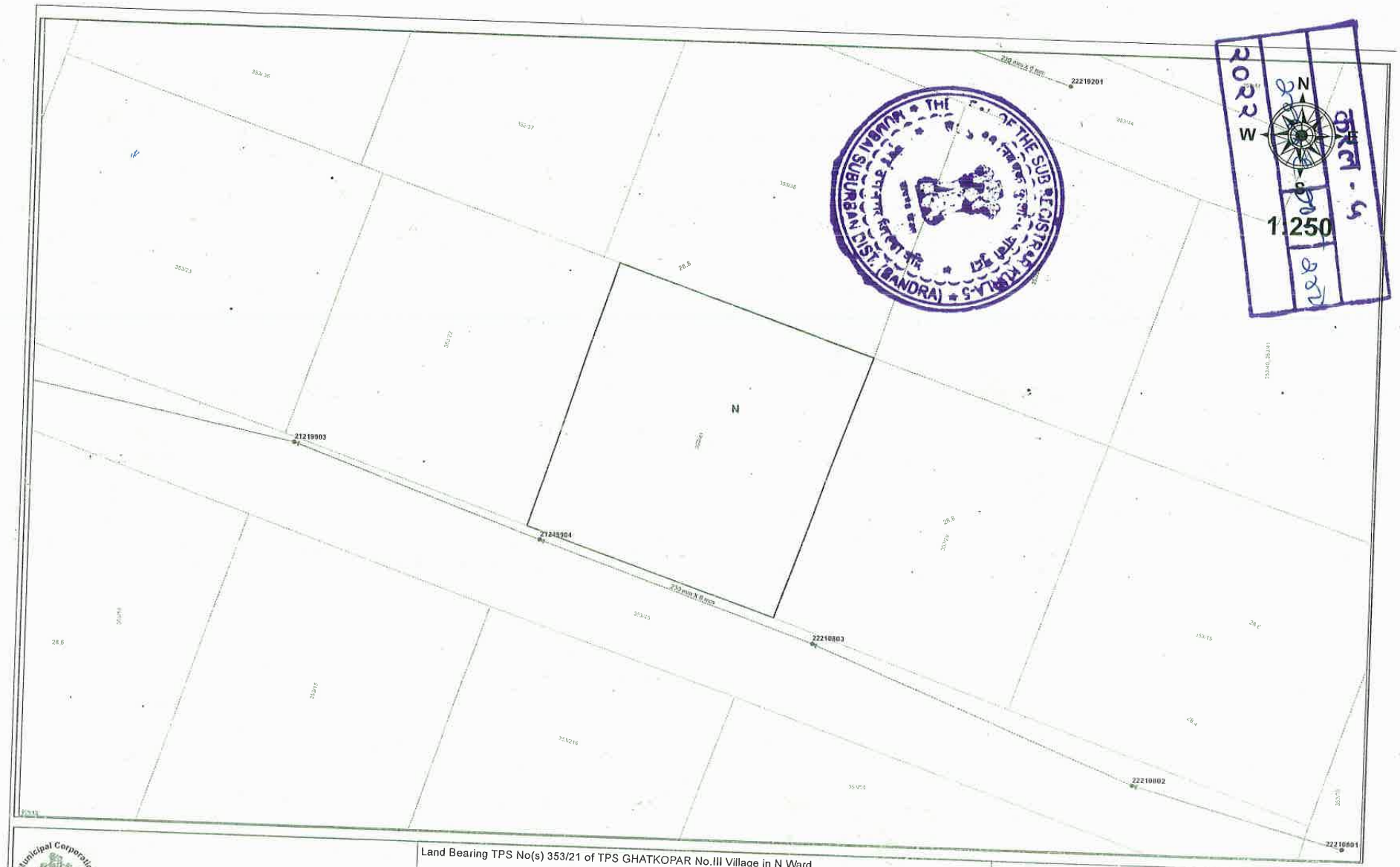
(Office of the Chief Engineer (Development Plan),
3rd floor, Annexe Building,
Municipal Head Office,
Mahapalika Marg, Fort, MUMBAI - 400 001.

MUNICIPAL CORPORATION OF GREATER MUMBAI
(Development Plan Department)

Development Plan 2034

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MUNICIPAL CORPORATION OF GREATER MUMBAI
(Development Plan Department)

Land Bearing TPS No(s) 353/21 of TPS GHATKOPAR No.III Village in N Ward

This plan is read with additional information given in letter no CHE/DP3420211111 91/DP/ES/N

Legend

- Sewer Manholes
- SWD Manholes
- Traffic RoadLines
- Survey RoadLines
- Contours
- Sewe lines
- Storm Water Drains
- Ward Boundary

Generated On: 11/24/2021

A-7

भारतीय गैर न्यायि

भारत INDIA

रु. 500

FIVE HUND
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2022

BS 395293

NOTARY
Rajdeo J. Yadav
Thane, Maharashtra.
Reg. No. 15542
Expiry Date : 21/11/2024
NOTARIAL
GOVT. OF INDIA

प्रधान मुद्रांक कार्यालय, मुंबई
प. सु. वि. क्र. ८०००३०

1 OCT 2022

सक्षम अधिकारी

POWER OF ATTORNEY

This Power of Attorney is without consideration

TO ALL WHOM THESE PRESENTS SHALL COME, I **MRS. DEVANGANA ASHOK MODY** having PAN **ANCPM3846K** aged about **80** years, and presently residing at A/07, JAYANTHI CO-OPERATIVE HOUSING SOCIETY LIMITED, R.B. Mehta Marg, Ghatkopar (East), Mumbai - 400077 SEND GREETINGS.

WHEREAS:

A. I/We are the owner/s and have right, title and interest in Flat no. 07 on 1st floor (hereinafter referred to as the said flat) in the building known as JAYANTHI CO-OPERATIVE HOUSING SOCIETY LIMITED (hereinafter referred to as the said Society situated at 353/21, R B Mehta Road, Ghatkopar (East), Mumbai-400077. Pursuant to our ownership 1/ we is/ are also member/s of the said Society and is/ are holding Share Certificate no. 24, Five Shares, Shares No. 116 to 120. The said Flat is more particularly described in the First Schedule hereunder written.

B. The said Society is seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land bearing Final Plot No./ CTS No. being TP Scheme 3- 353/21 (previously numbered as C.T.S. No. 5743/21), Ghatkopar admeasuring 1104.40 Sq. Mtrs. of Village Ghatkoparkirol lying and

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Adv

जोडपत्र - २ Annexure - 2

पावती क्रमांक/दिनांक (Receipt No./Date)	203
दस्ताचा प्रकार (Nature of document)	POA
सादर करणाऱ्याचे नाव (Another if is to be Registered)	Mumbai 20
	Devanagara R. Modi
	Alpa R. Modi
	शितल अशोक बाडे

इंडियन ओडकोकेट्स अँन्ड नोटरी
मुंबई पर्यंत सह-प्रादेशिक सांख्यकी ति.
मुंबई विद्यापीठालयच्या, मुंबई - ४०० ०३२.

THE SEAL OF THE SUB REGISTRAR OF ASSURANCES MUMBAI SUBURBAN

NOTARY GOVT. OF INDIA
Rajdeo J. Yadav
Regd. No. 15542
Expiry Date : 24/11/2024

situated at Garden Avenue Road, Off R.B. Mehta Road, Ghatkopar within the Registration District of Suburban Mumbai. with buildings standing thereon and known as JAYANTHI CO-OPERATIVE HOUSING SOCIETY LIMITED which are assessed by the Mumbai Municipal Corporation under the Assessment No. NX0106990020000. (hereinafter referred to as "the said Property").The said Property is more particularly described in the Second Schedule hereunder written.

C. Considering the age of the said existing buildings and present condition thereof the Members including me/ us of the Society are desirous of redeveloping the said Property by demolishing the said existing buildings and reconstructing a new building thereon by utilizing primary FSI, TDR FSI and the Fungible FSI.

D. That the said Society has appointed M/s RDK Constructions in respect of the said redevelopment of the said buildings of the said property. That I/ We have consented to the said redevelopment in favour of the said M/s. RDK Constructions with respect to the said flat.

E. That being am owner of the said flat and being a member of the said Society I am required to execute such documents including Redevelopment Agreement, Permanent Alternate Accommodation Agreement and/ or such other documents in order to appoint and authorize the said M/s RDK Constructions to carry out the redevelopment work of the said property (hereinafter referred to as **'the said purpose").**

F. Further, a draft of Redevelopment Agreement has been finalised by all the members of the said Society including me and being a member of the said Society I am required to remain present at the time of execution and/ or registration of the said Redevelopment Agreement and related document/s.

G. As due to my old age and deteriorating health condition I will not able to personally attend. I shall not be able to personally attend to the said purpose and hence I am desirous of appointing some fit and proper person to act for me and do all necessary acts and things in connection with the said purpose.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that I/ We, do hereby, jointly and severally nominate, constitute and appoint **ALPA RAJESH MALL**, who is related to me as **DAUGHTER** or who is a friend to be my/ our true and lawful attorney to act for us and in my/our name and do all acts, deeds and things with respect to the said purpose relating to the said flat and/ or said property for the said purpose that is to say:

1. To sign and execute such required documents including Redevelopment Agreement, Permanent Alternate Accommodation Agreementand all other

DAmody

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NOTARY Rajdeo J. Yadav Thane, Maharashtra. Reg. No. 16542 Expiry Date : 21/11/2024 GOVT. OF INDIA

writings and to do all other acts, deeds, matters and things in relation thereto in order to give effect to the said purpose.

2. To sign, signature, execute on our behalf or cause to be signed, executed registered before Sub-Registrar of Assurances, Zilla Parishad, Registrar of Firms and Sub-Registrar, Mumbai City Suburban and Thane district to execute and appear for Redevelopment Agreement, Power of Attorney, Permanent Alternate Accommodation Agreement, Rectification Deed, Supplementary Agreement, Affidavit and Indemnity Bond and any other document with respect to the said flat and/ or the said property.

3. To receive consideration and also deliver the receipts in this respect in my/our name and on my/our behalf with respect to the said purpose.

4. GENERALLY, to sign all letters, correspondences and other documents and to execute any other act, deed matter or thing whatsoever which ought to be done or performed or which in the opinion of the attorney ought to be done for the said purpose in respect of the said flat and/ or the said property aforesaid as fully and effectual to all intents and purposes as if I/ We would have been personally present and did the same with respect to the said property.

5. The attorney authorised to appear and admit the sign, signature, execution on my behalf before Sub-Registrar of Assurances, Zilla Parishad, Registrar of Firms and Sub-Registrar, Mumbai City Suburban and Thane district to execute and appear for Redevelopment Agreement, Permanent Alternate Accommodation Agreement, Rectification Deed, Supplementary Agreement, Affidavit and Indemnity Bond and any other document with respect to the said flat and/ or the said property and to do all other acts that may be necessary to effectuate the said purpose with respect to the said flat and/ or said property. The said attorney shall be entitled to receive Redevelopment Agreement, Permanent Alternate Accommodation Agreement, Power of Attorney, Rectification Deed, Supplementary Agreement, Affidavit and Indemnity Bond and any other document with respect to the said flat and/ or the said property after registration and to give a receipt therefore to such person or give such authority in relation thereto as may be necessary in this behalf with respect to the said flat and/ or the said property.

6. To substitute and appoint from time to time more attorney or attorneys under our said attorney with the same of limited powers and such substitutes or substitutes at pleasure to remove one another or others to appoint.

7. In GENERAL to do all such other acts matters deeds and things whatsoever for the said purpose with respect to the said flat and/ or the said property.

8. AND GENERALLY to do all such acts, deeds, matters and things whatsoever in or about the said property as effectively to all intents and purposes as we could do in proper person as in these presents had not been made and executed and We hereby agree to ratify and confirm all and whatever my said attorney shall lawfully do or cause to be done in or about the said flat and/ or the said property by virtue of these presents.

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NOTARY
Rajdeo J. Yadav
Thane, Maharashtra.
Reg. No. 16548
Expiry Date : 21/11/2024
GOVT. OF INDIA

करल - 4

9. And for more effectual removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers hereby granted we hereby, jointly and severally, declare that the powers hereby granted shall not in any case be deemed to revoke any power of authorities heretofore given by us to the said attorney or be deemed to be limited to such transactions and matter as are herein expressly mentioned but the same are intended to extend and shall in cases extend to any other matters or transactions not herein precisely mentioned or defined which may by the attorney be deemed to be requisite or expedient to be done or performed.

10. This POWER OF ATTORNEY shall remain in force unless and until revoked by me/ us, the Executor/ s hereof.

IN WITNESS WHEREOF We have hereunto set out our respective hands at Mumbai this 2nd of October Two Thousand and Twenty Two.

THE FIRST SCHEDULE ABOVE REFERRED TO

Flat no. 07 on 1st floor in the building known as JAYANTHI CO-OPERATIVE HOUSING SOCIETY LIMITED (hereinafter referred to as 'the said Society') situated at 353/21, R B Mehta Road, Ghatkopar (East), Mumbai - 400077. Bearing Final Plot No. 353/21 in TPS-III, Ghatkopar admeasuring 1104.40 Sq. Mtrs. of Village Ghatkopar Kirol lying and situated at Garden Avenue Road, Off R.B. Mehta Road, Ghatkopar East, Mumbai: 400077 within the Registration District of Suburban Mumbai.

THE SECOND SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing Final Plot No./ CTS No. being TP Scheme 3-353/21 (previously numbered as C.T.S. No. 5743/21), Ghatkopar admeasuring 1104.40 Sq. Mtrs. of Village Ghatkopar Kirol lying and situated at Garden Avenue Road, Off R.B. Mehta Road, Ghatkopar within the Registration District of Suburban Mumbai with buildings standing thereon and known as JAYANTHI CO-OPERATIVE HOUSING SOCIETY LIMITED which are assessed by the Mumbai Municipal Corporation under the Assessment No. NXO106990020000 and bounded as under:

On or towards North: Building, Neelkanth Chhaya CHS (CTS No 353/38)

On or towards South: Road, Garden Avenue Lane

On or towards East: Building, Parmeshwar CHS (CTS No 353/20)

On or towards Building, PGD Manor Chandni CHS (CTS No West: 353/22)

DAmody

NOTARY Rajdeo J. Yadav Thane, Maharashtra. Regn. No. 19542 Expiry Date : 21/11/2024 GOVT. OF INDIA

करल - ५

२०२२ | ११४ | २४०

SIGNED AND DELIVERED BY

NAME AND SIGNATURE	PHOTO	THUMB IMPRESSION
MRS. DEVANGANA ASHOK MODY Damody		

SIGNED AND DELIVERED BY

NAME AND SIGNATURE	PHOTO	THUMB IMPRESSION
MRS. ANITA RAJESH MALL A.R. Mall I accept as Power of Attorney holder		

BEFORE ME

Rajdeo J. Yadav
Advocate & Notary
GOVT. OF INDIA
Regd No.: 15542
Bai Niwas, Building No. 9, Room No. 604, Tulshidham, Near Vasant Vihar, Dharmveer Nagar, Thane (W), Maharashtra 400610

Noted & R. No 2698/2022
Page No. 095
Date :- 3 NOV 2022

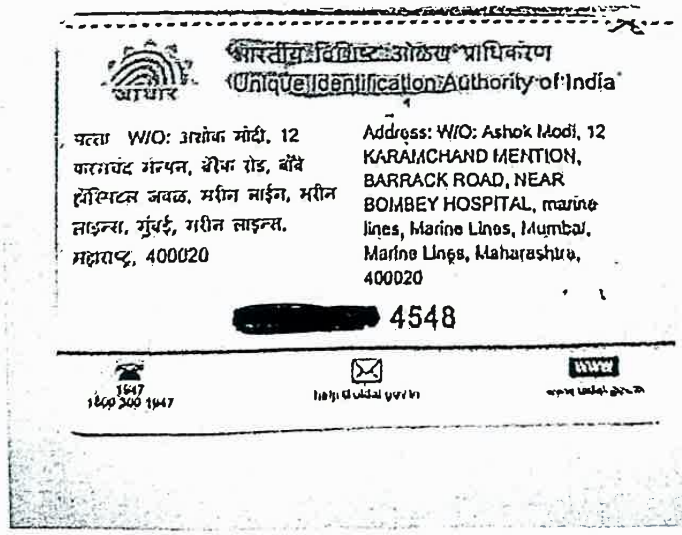

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
DEVANGANA A MODY
NAGARDAS NEMIDAS SHAH
04/04/1943
Permanent Account Number
ANGPM3846K
Signature

करल - ५


भारत सरकार
Government of India
देवांगणा अशोक मोदी
Devangana Ashok Modi
जन्म वर्ष / Year of Birth : 1943
स्त्री / Female
4548
आधार - सामान्य माणसाचा अधिकार


NOTARY
Rajdeo J. Yadav
Thane, Maharashtra
Reg. No. 15542
Expiry Date : 21/11/2024
GOVT. OF INDIA

DAmody


भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India
पत्ता W/O: अशोक मोदी, 12 करमचंद मेन्शन, बॅरेक रोड, बॉम्बे हॉस्पिटल जवळ, मरीन लाईन्स, मरीन लाइन्स, मुंबई, मरीन लाइन्स, महाराष्ट्र, 400020
Address: W/O: Ashok Modi, 12 KARAMCHAND MENTION, BARRACK ROAD, NEAR BOMBEY HOSPITAL, marine lines, Marine Lines, Mumbai, Marine Lines, Maharashtra, 400020
4548
1947
1800 300 1947

A-7



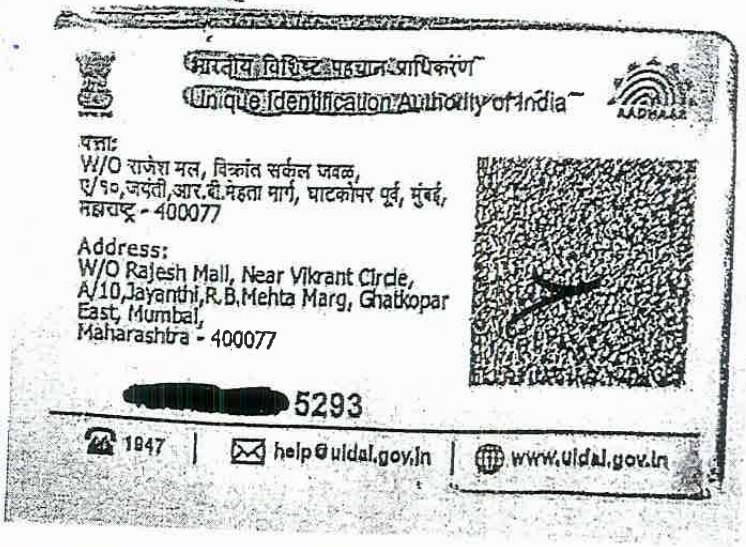
आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AJAPM1824D
नाम / Name
ALPA RAJESH MALL
पिता का नाम / Father's Name
ASHOK MODI
जन्म की तारीख / Date of Birth
29/12/1968
हस्ताक्षर / Signature
17082017



भारत सरकार
Government of India
आधार
अल्पा राजेश मल
Alpa Rajesh Mall
जन्म तारीख/DOB: 29/12/1968
महिला/ FEMALE
Mobile No: 9833001587
[redacted] 5293
VID : 9192 4544 7276 6462
मेरा आधार, मेरी पहचान



A A.R.Mall



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
पता:
W/O राजेश मल, विक्रांत सर्कल जवळ,
ए/१०,जयंती,आर.बी.मेहता मार्ग, घाटकोपर पूर्व, मुंबई,
महाराष्ट्र - 400077
Address:
W/O Rajesh Mall, Near Vikrant Circle,
A/10,Jayanthi,R.B.Mehta Marg, Ghatkopar
East, Mumbai,
Maharashtra - 400077
[redacted] 5293
1947 | help@uidai.gov.in | www.uidai.gov.in

घोषणापत्र

मी Alpa. R. Mall यादवारे घोषित करतो की, दुय्यम निबंधक-KRI-05 यांचे कार्यालयात-Re-Development Agreement या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.श्री-Devangang. A. Mody व इ. यांनी दि.02/10/22 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी,सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे.सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही.सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णत: सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास,नोंदणी अधिनियम,1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

करल - ५
२२८६६ | ३५० | २२०
२०२२

A.R.Mall

कुलमुखत्यारपत्रधारकाचे नाव

दिनांक 06/12/22

व सही

THE SEAL OF THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (KANURA)







महाराष्ट्र MAHARASHTRA © 2022 © T 52

NOTARY GOVT. OF INDIA Rajdeo J. Yadav Thane, Maharashtra. Reg. No. 15542 Expiry Date : 21/11/2024 NOTARIAL

NOTARY GOVT. OF INDIA Rajdeo J. Yadav Thane, Maharashtra. Reg. No. 15542 Expiry Date : 21/11/2024

THE SUB REGISTRAR MUMBAI SUBURBAN DIST. (BANDRA) 3 NOV 2021

सह दुय्यम निबंधक

POWER OF ATTORNEY

This Power of Attorney is without consideration श्रीमती दादा साळवे

TO ALL WHOM THESE PRESENTS SHALL COME, **I MR. DHIRAJLAL TRIBHUVANDAS BHUVA** having PAN **AAMPB7858H** aged about **88** years, and presently residing at A/11, JAYANTHI CO-OPERATIVE HOUSING SOCIETY LIMITED, R.B. Mehta Marg, Ghatkopar (East), Mumbai - 400077 SEND GREETINGS.

WHEREAS:

A. I/We are the owner/s and have right, title and interest in Flat no. 11 on 2nd floor (hereinafter referred to as the said flat) in the building known as JAYANTHI CO-OPERATIVE HOUSING SOCIETY LIMITED (hereinafter referred to as the said Society situated at 353/21, R B Mehta Road, Ghatkopar (East), Mumbai-400077. Pursuant to our ownership 1/ we is/ are also member/s of the said Society and is/ are holding Share Certificate no. 32, Five Shares, Shares No.21 to 25. The said Flat is more particularly described in the First Schedule hereunder written.

B. The said Society is seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land bearing Final Plot No./ CTS No. being TP Scheme 3- 353/21 (previously numbered as C.T.S. No. 5743/21), Ghatkopar admeasuring 1104.40 Sq. Mtrs. of Village Ghatkopar kirol lying

Rewa



