10.21 The Developer shall from the date they are granted development rights under this agreement save harmless and keep indemnified the Society and their members and their estates and effects from and against all actions, suits, costs, charges, expenses, damages, fines, penalties etc., resulting on account of any act or omission or any breach, delay or default on the part of the Developer in developing the said property or on account of any laws, regulations, terms or conditions of this Agreement or any other document or writing.

10.22 On the Occupation Certificate being issued in respect of the sale component, the proportionate maintenance charges and all other applicable taxes/charges as levied by the Society, for the free sale flats, shops, offices, units sold by the Developers to their Purchasers will be borne by the respective Purchasers and all statutory taxes for the vacant free sale flats, shops, offices, units for free sale component will be borne and paid by the Developers, however the Developers shall not be liable to pay the proportionate Maintenance charges for such unsold flats, shops, offices, units forming part of free sale component for a period of upto Twelve Months from the date of issuance of Occupation Certificate but the Developer shall undertake to pay property tax and all other statutory payment for such unsold flats.

10.23 It is understood and agreed by the members that the Developers have come forward to undertake this redevelopment project, considering that all the existing members of the society, by an overwhelming majority, have consented for the redevelopment and are willing to cooperate

with the developers for the redevelopment. However, in the event, if any of the member or any other person belonging to the family of that member does not co-operate with the society and the developers, then it shall be the joint responsibility of the society and the Developers to cause that member to agree upon and co-operate with the developers and in case if that member or any other person belonging to the family of that member creates any hurdles / litigation in the Court of Law due to which the redevelopment project is held up for no fault of the developers, and legal expenses if any for the same shall be borne by the society/the concerned member only and the Developers shall be equally and jointly responsible for the same. However, the developers shall co-operate with the society to their fullest extent.

10.24 The Developers undertakes that there shall be no variation in the area of members as mentioned in their individual agreements. +/3% as per RERA shall be allowed on either side and in case of shortage or increase area beyond 3%, either side shall compensate each other at ~~Rs.~~ as mutually agreed.

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10.25 The Society and its Members are aware that even prior to the execution of this Redevelopment Agreement, the Developers have spent substantial amounts and taken efforts for undertaking of redevelopment of the said Property. In the light of this, the respective Parties shall not be entitled to terminate this Redevelopment Agreement and/or shall be entitled to specific performance of this Agreement in case of the other Party's breach.

11) DEFECT LIABILITY :

11.1 It is also agreed by the parties hereto that in case there is any leakage or defects in the construction in the new building/premises, the same shall be notified and rectified as per the conditions, respective stipulated periods and provisions mentioned in the RERA Act. The defect liability period for the entire construction shall be as per the provisions of the RERA, which is five (5) years from the date of receipt of full occupation. The defect liability period for common terrace shall be ten years Provided that the Society and/or the members have not carried out any renovation, repairs and have not constructed anything on the slab of the Terrace. That the society and its members also agree that the Developers shall only be entitled and liable to rectify such defect notified to them within the stipulated period under RERA Act to be counted from the date of grant of intimation to take possession of the new flats to the society/ members and the Developers shall at their own cost and expenses rectify such defects or deficiencies notified to the Developers within a span of the above said stipulated period. That the society and its members unconditionally agree that after the expiry of the above stipulated period the members shall not be entitled to raise any dispute or objection as to the work of construction and/or rectification of leakages. That it is hereby agreed by the members of the society herein that if any defect, damage and leakage occurs for the reasons attributed to them and/ or their acts, by way of any additions and/or alterations in any flats (internal as well as external) and terrace (internal as well as external), facade and outer structure of their flat and/ or the entire building in any manner and of whatsoever nature even within the

THE SEAL OF THE SUB REGISTRAR BORIVALI-1 DIST. (SUBURBAN)

COLLECTOR

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abovementioned stipulated time then the Developers shall not be liable to rectify the defects at their costs and that such costs and expenses incurred for rectification of the defects shall be the sole responsibility and borne by the member/s in their individual capacity. That any other Act or statute is introduced or made applicable replacing the present Act/s then the said new act/s and the provisions and rules shall prevail and supersede the provisions of the existing acts and statute.

12) JURISDICTION :

12.1 In the event of any dispute in respect of the validity, interpretation, implementation or alleged breach of any provision of this Agreement ("**Dispute**"), the Parties shall endeavour to settle such Dispute amicably. In the event that they are unable to agree to an amicable solution to the Dispute within thirty (30) days from the Dispute being raised by a Party by way of delivery of written notice ("**Dispute Notice**") to the other, the Parties hereto shall refer such dispute or difference for arbitration as under.

12.2 Any Dispute or differences between the Parties under or in connection with this Agreement shall be referred Arbitration before a Sole Arbitrator to be appointed mutually by the Society and the Developers, under the provisions and in accordance with the Arbitration and Conciliation Act, 1996 ("**Arbitration Act**") as amended from time to time. The arbitration proceedings shall be conducted in English. The venue of the arbitration proceedings shall be Mumbai, India. The Parties shall be at liberty to approach the Competent Courts in Mumbai for interim relief. The arbitration award

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shall be in writing with reasons, final and binding on the Parties, and the Parties agree to be bound thereby and to act accordingly and the fees of the Arbitrator shall be borne equally by the Society and the Developers.

13) NOTICES & COMMUNICATIONS:

13.1 It is agreed by the Society that no member of the Society shall directly approach the Developers for any grievance and/or complaint. If any grievance, complaint, suggestion is to be given it shall be routed through Managing committee of the Society to the Developers before taking possession of newly constructed flat.

13.2 All notices and other communications in respect of this Agreement shall be given:-

a) In case of Notices by the Developers to the Society and/or Members on the following email address/ address of the Society.

Email address of the Society	:	shantikrupa22@gmail.com
Address of the Society:	:	C.T.S. No.1499A, Village Eksar, Shanti Ashram, Borivali (West), Mumbai-400103

b) In case of Notices by the Society to the Developers on the following email address/address of the Developers.

Email address of the Society	:	contact@namorealty.com
Address of the Society:	:	1A & 2, Panchvati, S. V. Road, Near Anandvan Ashram, Kandivali (West), Mumbai-400067

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14) SEVERABILITY :

14.1 Any provision of this Agreement, if found/held illegal or unenforceable may be severed from this Agreement and the remaining provisions of this Agreement shall continue to be in force.

15) COUNTERPARTS :

15.1 This Agreement may be executed in any number of counterparts and all of which taken together shall constitute one and the same instrument.

16) VARIATION :

16.1 This Agreement shall supersede all the prior understandings / agreements / letters / Tender / offers (whether in oral or writing) entered/exchanged between the Parties hereto. Any change or modifications to this Agreement shall not be valid unless reduced in writing and executed between the parties.

17) HEADINGS :

17.1 The headings and bold typeface hereto are for the purpose of convenience and shall not be taken into account in consideration or construction or interpretation any of the provisions hereof.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

All that piece or parcel of land situate, lying and being plot of land bearing CTS No. 1499A, of Village Eksar, Taluka Borivali, admeasuring 850.20 square metres or thereabouts (as per property registered card) together with the building known as "Borivali Shanti Krupa Co-operative Housing Society Ltd." standing thereon and situated at Shanti Ashram Road, Borivali (West), Mumbai – 400103 in the registration district and Sub-District of Bandra, Mumbai Suburban District and bounded as follows:-

On or towards the East : By CTS No. 1499B vide Existing Road
On or towards the West : By CTS No. 1497A
On or towards the North : By CTS No. 1461A
On or towards the South: By CTS No. 1504

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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal the day and year first hereinabove written.

THE COMMON SEAL
of the withinnamed **"SOCIETY"**]
BORIVALI SHANTIKRUPA]
CO-OPERATIVE HOUSING SOCIETY LTD]
is hereunder affixed pursuant to the]
Resolution of the Society passed in the]
SGM held on 12th February, 2023]

1.	Bhayani B. J. (Signature) **Mr. Bharat J. Bhayani** Hon. Chairman PAN No.: AADPB0757G		L.H.T.
2.	Jam (Signature) **Mr. M. A. Jacob** Hon. Secretary, PAN No.:AAFPM3492F		L.H.T.
3.	Hemil (Signature) **Mr. Hemant Kumar N. Gohil** Hon. Treasurer PAN No.:AADPG1487C		L.H.T.

in the presence of:
1.) Mr. _____]
2.) Mr. _____]

THE SEAL OF THE SUB REGISTRAR BORIVALI 5 MUMBAI SUBURBAN DIST. (BANDRA)

Page No. 53 to 112

SIGNED SEALED AND DELIVERED]
by the withinnamed **"ALL MEMBERS"** of]
BORIVALI SHANTIKRUPA]
CO-OPERATIVE HOUSING SOCIETY LTD]



L.H.T.

1. Mariamma Jacob
(Signature)

A-1 Mrs. Mariamma Jacob



L.H.T.

2. Manisha Gawande
(Signature)

A-2 Miss. Manisha Ankush Gawande

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२०२३

(Signature)

A-2A [illegible]



L.H.T.

4. Shah P R
(Signature)

B-3 Mr. Pankaj Ramniklal Shah



L.H.T.

H. P Shah
(Signature)

B-3 Mrs. Heena Pankaj Shah



L.H.T.

5.
(Signature)

B-4 Mr. Jagannath Das Shenoy

P.

Page No. 54 to 112

P.S. Shenoy

(Signature)



L.H.T.

B-4 Mrs. Pratibha Jagannath Shenoy

Akshanbhag

(Signature)



L.H.T.

B-4 Mrs. Arti Gajanan Shanbhag

6. Anchan

(Signature)



L.H.T.

B-5 Mrs. Asha Manohar Anchan

THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (MAHARASHTRA)

Manohar

(Signature)



L.H.T.

B-5 Mr. Manohar Aithu Anchan

7. B R Shetty

(Signature)



L.H.T.

B-6 Mr. Bhaskar Ramanna Shetty

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Jyothi. B. Shetty

(Signature)



L.H.T.

B-6 Mrs. Jyothi Bhaskar Shetty

8. Bhayani B.J

(Signature)



L.H.T.

A-101 Mr. Bharat Jayantilal Bhayani

Page No. 55 112

9. _____
(Signature)

A-102 Mr. Winston Joseph Menezes



L.H.T.

10. _____
(Signature)

B-103 Mrs. Neerja Ganesh Subramaniam



L.H.T.

11. _____
(Signature)

B-104 Mrs. Reena Bakulbhai Oza



L.H.T.

_____
(Signature)

B-104 Mr. Bakul J. Oza



L.H.T.

_____
(Signature)

B-105 Mrs. Usha Shekar Suvarna



L.H.T.

_____
(Signature)

B-106 Mr. Chetan B. Shetty
Through CA
Bhaskar R. Shetty.



L.H.T.

14. _____
(Signature)

A-201 Mrs. Madhubala Kanaiyalal Trivedi



L.H.T.

Page No. 55 to 112

DKTrivedi

(Signature)

A-201 Miss Dipti K. Trivedi



L.H.T.

15.

(Signature)

A-202 Mr. Suresh S. Sahasrabudhe



L.H.T.

16. Sangani DK

(Signature)

B-203 Mr. Dharmen K. Sangani



L.H.T.

THE SEAL OF THE SUB REGISTRAR BORIVALI MUMBAI SUBURBAN DIST. (MAHARASHTRA)

COLLECTOR BORI

Sangani

(Signature)

B-203 Mr. Chetan K. Sangani



L.H.T.

17. POA

(Signature)

B-204 Mrs. Sukanya Jaychandran Nair
(through CA Vandana Shanbhag)



L.H.T.

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(Signature)

B-204 Mr.Jaychandran Parameswaran Nair
Through CA Jairaj P. Nair



L.H.T.

18. Barun Das

(Signature)

B-205 Mr. Barun Das



L.H.T.

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L.H.T.

19. _____

(Signature)

B-206 Mr. Manohar Aithu Anchan



L.H.T.

THE SEAL OF THE SUB REGISTRAR BORIVALI-4 MUMBAI SUBURBAN DIST. (BANDRA)

_____

(Signature)

A-301 Mr. Swapnil K. Trivedi



L.H.T.

M. K. Trivedi.

(Signature)

A-301 Mrs. Madhubala Kanaiyalal Trivedi



L.H.T.

21. _____

(Signature)

A-302 Mrs. Pramila Nalinikant Khakhar



L.H.T.

_____

(Signature)

A-302 Mrs. Bhairavi Deven Khakhar

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L.H.T.

_____

(Signature)

A-302 Mrs. Jayshree Dharmesh Soneta

Page No. 58 to 112

22.

(Signature)

B-303 Mr. Samir B. Parikh



L.H.T.

Zankhana

(Signature)

B-303 Mrs. Zankhana Samir Parikh



L.H.T.

23.

(Signature)

B-304 Mrs. Geeta Vrujlal Brahmbhatt



L.H.T.

THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (BANDRA)

Vrajlal V. Bhatt

(Signature)

B-304 Mr. Vrujlal Vrundavan Brahmbhatt



L.H.T.

24.

(Signature)

B-305 Mr. Mukesh Sitapchand Ghate



L.H.T.

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25.

(Signature)

B-306 Mr. Hemantkumar Natwarlal Gohil



L.H.T.



L.H.T.

26. H. J. Silveira.

(Signature)

A-401 Mrs. Helen Silveira



L.H.T.

27. Bimal

(Signature)

A-402 Mr. Bimal Haribabu Padh



L.H.T.

Jinay

(Signature)

A-402 Mr. Jinay Bimal Padh

in the presence of:

1.) Mr. _____]

2.) Mr. _____]

SIGNED SEALED AND DELIVERED]
by the withinnamed **"DEVELOPERS"**]
M/S. NAMO SHREEN VENTURES LLP]
PAN No.:AAUFN6413E]
through its Partner,]
MR. BHAVIK D. MEHTA]

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1.	For Namo Shreen Ventures LLP Partner (Signature) **Mr. Bhavik D. Mehta**	 L.H.T.

in the presence of:

1.) Mr. _____

2.) Mr. _____

THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (MAHARASHTRA)

COLLECTOR OF STAMPS BORIVALI

6

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COLLECTO
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THE SEAL OF THE SUB REGISTRAR BORIVALI-5
MUMBAI SUBURBAN DIST. (BANDRA)

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ANNEXURE "A"

BORIVALI SHANTIKRUPA CO-OP. HSG. SOCIETY LTD.

Reg. No. Bom./(W. R.)/H. S. G./(T. C.)/5806/dated 22nd July 1991

Eksar Village, Shanti Ashram, Borivali (W.), Bombay - 400 103.

Extract of the Resolution passed in the Special General Body Meeting held on February 12, 2023.

"Resolved that the Mr. Bharat J. Bhayani, the Chairman, Mr. M. A. Jacob, the Secretary and Mr. Hemant Kumar N. Gohil, the Treasurer of the Society be and are hereby authorized to sign and execute and to affix the common seal of the society on this Development Agreement and get the same registered with the Registrar of Assurances under the Indian Registration Act, 1908 and have also been authorized to execute all such documents, deeds and assurances as may be required in pursuance of this Redevelopment Agreement and for the redevelopment of the said property and discharge all the obligations undertaken by the Society there under."

Proposed by: Mr. Winston J. Menezes

Seconded by: Mr. Manohar A. Anchan

Passed unanimously

For BORIVALI SHANTIKRUPA CO-OP. HSG. SOC. LTD.

BJhayani B.J

CHAIRMAN / SECRETARY / TREASURER

BORIVALI SHANTIKRUPA CO-OP. HSG. SOC. LTD. BORIVALI (W) MUMBAI

THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (BANDRA)

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ANNEXURE - 'B'

Page No. 98 to 112

NAMO SHREEN VENTURES LLP

1A & 2, Panchvati, S.V. Road, Kandivali West, Mumbai 400 067
Tel : 91-22-2865 0222 / 2809 0050 ▪ Email : contact@namorealty.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF NAMO SHREEN VENTURES HELD ON 14th February, 2023 AT 11.00 AM AT THEIR REGISTERED OFFICE.

RESOLVED THAT, Mr. Bhavik D. Mehta, Designated Partner, is hereby authorized, for and on behalf of of Namo Shreen Ventures LLP to sign any documents, pertaining to redevelopment of Borivali Shanti Krupa C.H.S. Ltd. and also execute the Redevelopment Agreement / Supplemental Agreement and Power of Attorney and Agreement for Permanent Alternate Accommodation and present the same for registration.

For Namo Shreen Ventures LLP

NAMO SHREEN VENTURES LLP MUMBAI 400067

(Mr. Sagar B. Turakhia)
Partner

(Mr. Naveen K. Veeraboina)
Partner

(Mr. Praveen K. Veeraboina)
Partner

THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (BANDRA)

(Mr. Srikanth B. Ashkani)
Partner

(Mr. Shreedhar B. Ashkani)
Partner

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ANNEXURE "C"

महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

नोंदणी क्रमांक:-बीओरम/डब्ल्यू-आर/रपरतजी/टीसी/४८०६ / सन १९८१-९२

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, बोरीवली शांतीकृपा को ऑपरेटिव्ह हौसिंग सोसायटी लि. ..... ही संस्था महाराष्ट्र सीटीएक्स-२४६६, एक्सर व्हीलेज बोरीवली (प) मुंबई ४०००९३. राज्य सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९(१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र राज्य सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण ..... गृहनिर्माण संस्था " ..... असून ..... मार्डेकर तळमजला गोदारी ..... आहे.

गृहनिर्माण संस्था

सही

[के. जे. सुदर्शन]
सहाय्यक निबंधक

सहकारी संस्था, विभाग, मुंबई

ठिकाण : बोरी. मुंबई-४०००४०

दिनांक : 22-4-9[illegible]

OFFICE OF THE DEPUTY REGISTRAR BORIVALI
कार्यालयीन मोहोर
BOMBAY

THE SEAL OF THE SUB REGISTRAR BORIVALI SUBURBAN DIST. (BANDRA)

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ANNEXURE "D"

BORIVALI SHANTIKRUPA CHSL , BORIVALI WEST

Flat No.	Wing	Mebers Name	Existing Area	Share Certificate No	No of Shares	Distinctive No	
			(Sq.Ft.)			From	To
A-1	A	Mrs. Mariamma Jacob	364.87	1	5	0001	0005
A-2	A	Miss Manisha Ankush Gawande	334.99	2	5	0006	0010
A-2A	A	Mr. Anil H Gupta HUF	138.34	3	5	0011	0015
B-3	B	Mr. Pankaj Ramniklal Shah Mrs. Heena Pankaj Shah	402.50	4	5	0016	0020
B-4	B	Mr. Jagannath Das Shenoy Mrs. Pratibha Jagannath Shenoy Mrs. Arti Gajanan Shanbhag	415.25	5	5	0021	0025
B-5	B	Mrs. Asha Manohar Anchan Mr. Manohar Aithu Anchan	265.66	6	5	0026	0030
B-6	B	Mr. Bhaskar Ramanna Shetty Mrs. Jyothi Bhaskar Shetty	349.37	7	5	0031	0035
A-101	A	Mr. Bharat Jayantilal Bhayani	429.37	8	5	0036	0040
A-102	A	Mr. Winston Joseph Menezes	602.25	9	5	0041	0045
B-103	B	Mrs. Neerja Ganesh Subramaniam	441.50	10	5	0046	0050
B-104	B	Mrs. Reena Bakulbhai Oza Mr. Bakul J. Oza	462.50	11	5	0051	0055
B-105	B	Mrs. Usha Shekar Suvarna	296.41	12	5	0056	0060
B-106	B	Mr. Chetan B. Shetty	418.37	13	5	0061	0065
A-201	A	Mrs. Madhubala Kanaiyalal Trivedi Miss Dipti K. Trivedi	429.37	14	5	0066	0070
A-202	A	Mrs. Suresh S. Sahasrabudhe	602.25	30	5	0071	0075
B-203	B	Mr. Dharmen K. Sangani Mr. Chetan K. Sangani	441.50	32	5	0076	0080
B-204	B	Mrs. Sukanya Jaychandran Nair Mr. Jaychandran Parameswaran Nair	462.50	17	5	0081	0085
B-205	B	Mr. Barun Das	296.41	18	5	0086	0090
B-206	B	Mr. Manohar Aithu Anchan	418.37	19	5	0091	0095
A-301	A	Mr. Swapnil K. Trivedi Mrs. Madhubala Kanaiyalal Trivedi	429.37	20	5	0096	0100
A-302	A	Mrs. Pramila Nalinikant Khakhar Mrs. Bhairavi Deven Khakhar Mrs. Jayshree Dharmesh Soneta	602.25	21	5	0101	0105
B-303	B	Mr. Samir B. Parikh Mrs. Zankhana Samir Parikh	441.50	22	5	0106	0110
B-304	B	Mrs. Geeta Vrujlal Brahmbhatt Mr. Vrujlal Vrundavan Brahmbhatt	462.50	23	5	0111	0115
B-305	B	Mr. Mukesh Sitapchand Ghate	296.41	24	5	0116	0120
B-306	B	Mr. Hemantkumar Natwarlal Gohil	418.37	25	5	0121	0125
A-401	A	Mrs. Helen Silveira	232.61	26	5	0126	0130
A-402	A	Mr. Bimal Haribabu Padh Mr. Jinay Bimal Padh	403.75	27	5	0131	0135
		TOTAL	**10,858.54**				

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THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (BANDRA)

Namo Realty & Infra LLP
Builders & Developers

ANNEXURE "E"

Page No. ____ to 83
182

Date: 09th May 2022

To,
The Hon. Chairman/Secretary,
Borivali Shanti Krupa CHSL,
Shanti Ashram, Borivali West,
Mumbai-400103

Sub.: Final Revised Offer Letter for Re-development of your Society's Plot by demolishing existing building/s and Re-Construction of new Building/s.

Ref.: 1) Our previous offer letter dated 09/04/2022 & 30/04/2022.
2) Your letter dated 05/05/2022.

Dear Sir,

At the outset, we thank you for entrusting us for the work of redevelopment of your building.

Further, with reference to the above and to our personal meeting dated 09/05/2022 & discussion thereafter, we are pleased to submit our final revised offer as under for your kind perusal and consideration.

PROPOSAL FOR REDEVELOPMENT:

1) **REHABILITATION/SHIFTING**

We shall give rent **Rs.60 /-** per Sq. Ft. on existing Carpet Area for 24 months and **1 month's rent as brokerage** towards the expenses that would be incurred for an alternate accommodation. The above-mentioned **rent shall be paid** to the members **on monthly basis.** Rent shall be increased by 5% after 24 months. Due to technical difficulty to issue cheques in bulk, we shall handover Rent PDC's for every 3 months or transfer via RTGS/NEFT in the Bank account of the Members.

We will provide to and fro Shifting charges of **Rs.20,000/- (Rupees Twenty Thousand Only)** per member.

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2) **ADDITIONAL AREA**

We will provide additional **22% RERA** carpet area for Residential Premises free of cost on existing carpet area as given below.

Namo Realty & Infra LLP
Builders & Developers

THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (BANDRA)

STATEMENT OF AREA					
Sr. No.	Floor	Members Name	Flat No.	Existing Carpet Area (Sq.Ft.)	Proposed Area with 22% RERA (Sq.Ft.)
1	Ground	Mrs. M. Jocob	A-1	364.87	447.77
2		Miss Manisha Gawande	A-2	334.99	411.10
3		Mr. Anil H Gupta HUF	A-2A	138.34	169.77
4		Mr. Pankaj R Shah	B-3	402.50	493.95
5		Mr. Jaganath Shenoy	B-4	415.25	509.59
6		Mrs. Asha M. Anchan	B-5	265.66	326.02
7		Mr. B. R. Shetty	B-6	349.37	428.75
8	First	Mr. B. J. Bhayani	A-101	429.37	526.92
9		Mr. Winston Menezes	A-102	602.25	739.08
10		Mrs. Neerja G S	B-103	441.50	541.81
11		Mrs. Reena B Oza	B-104	462.50	567.58
12		Mrs. Usha S	B-105	296.41	363.75
13		Mr. Chetan Shetty	B-106	418.37	513.42
14	Second	Mrs. M K Trivedi	A-201	429.37	526.92
15		Mrs. Suresh Sahastrabuddhe	A-202	602.25	739.08
16		Mr. K V Sangani	B-203	441.50	541.81
17		Mr. Gajanan S Baravani	B-204	462.50	567.58
18		Mr. B Das	B-205	296.41	363.75
19		Mr. M A Anchan	B-206	418.37	513.42
20	Third	Mr. Swapnil Trivedi	A-301	429.37	526.92
21		Mrs. P N Khakkar	A-302	602.25	739.08
22		Mr. Samir Parikh	B-303	441.50	541.81
23		Mrs. G V Bhatt	B-304	462.50	567.58
24		Mr. Mukesh S Ghate	B-305	296.41	363.75
25		Mr. Hemant Kumar N Gohil	B-306	418.37	513.42
26	Fourth	Mrs. Helen Silverira	A-401	232.61	285.46
27		Mrs. Bharti H Padh	A-402	403.75	495.48
		Total		**10,858.54**	**13,325.60**

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THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (BANDRA)

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3) **CORPUS FUND**

No Corpus shall be paid to the Members as the same is not viable for the project. However, we shall provide a Refundable Security Deposit of Rs. 1,00,000/- per Member, at the time of vacating of flat, which shall be refunded against last rent to be paid to the Members.

4) **EXTRA AREA PURCHASE**

The Members willing to purchase extra area over and above their existing carpet area, shall be given 5% discount on the rate of **Rs. 23,000/-** upto **100 Sq.Ft** only.

FLAT PREFERENSES AND OCCUPATION OF NEW PREMISES

a) It will be the responsibility of the society to accommodate the existing members on various floors as agreed between them and the same would be intimated to the Developers.

b) In the present scenario, with the upcoming market trends, we understand that the members holding more than one flat may require a particular customized planning for their flats. We assure you that we will try our level best to accommodate them. Also, if they want to use the surplus area as a separate flat, we can adjust them accordingly and cater to their needs. This will appraise their property at a higher market price.

c) The Share Certificates to the new members however may be issued by the society on receiving Occupation/Part Occupation by the Developers from the Municipal Corporation of Greater Mumbai.

6) **STAMP DUTY / REGISTRATION CHARGES**

Stamp duty and Registration Charges for Development Agreement, Power of Attorney & PAA will be borne by the Developer.

Stamp duty and Registration Charges for additional area purchased over & above the said area to be provided by the Developer will be borne by each respective member.

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7) **FLOOR PLAN**

We will submit tentative plans of the new Buildings in a phase wise manner showing detailed designs of the Buildings, Number of Floors, Wings, Number of Parking spaces, Entrance lobby, Landscapes, society Office, other plans related to Re-development and details prepared by our team of Architects and Engineers.

NAMO REALTY & INFRA LLP MUMBAI 400067

8) **DISTRIBUTION OF PARKING AREA**

The parking space in the newly constructed building will be as per MCGM norms.

Namo Realty & Infra LLP
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9) **PROJECT COMPLETION**

We will try to complete the whole project within **24 months** (plus 6 months grace period) from the date of issuance of Commencement Certificate from Municipal Corporation and/or from the date of vacating (if required) the flats/shops by the existing members. Society members should vacate their flats/shops within 30 days' time from the date of intimation from the Developer/Issuance of IOD.

10) **PROVISION OF AMENITIES FOR EXISTING AND NEW MEMBERS**

The amenities provided by us to all the existing flat holders of your society shall be similar to the Amenities proposed to be provided by us for the sale component of the proposed new building/s.

11) **WATER SUPPLY**

We shall provide 24 hours boring water supply (on availability of ground water). Provision of Municipality water supply shall be according to BMC norms.

12) **TAXES**

GST or any other statutory taxes will be borne by each member for their respective flats.

13) **ADDITIONAL POINTS**

a) The TDR to be purchased for the proposal shall be loaded in the name of the Society.
b) In case, if there is any additional FSI/TDR granted during the period of redevelopment, then the same shall be shared equally between the Developers and the Society, after deducting the cost incurred for the obtaining the additional FSI/TDR.
c) The name of the Society shall be mutated in the Property Register Card at our own cost.
d) The total height of the rooms shall be 3.00 M., subject to MCGM approval.

We hope you will find our proposal in order of your requirements. Awaiting for a positive response from your side at the earliest.

Thanking you,

for NAMO REALTY & INFRA LLP

Authorized Signatory

NAMO REALTY & INFRA LLP MUMBAI 400067.

THE SEAL OF THE SUB REGISTRAR BORIVALI 5 MUMBAI SUBURBAN DIST. (BHADRAI)

1A & 2, Panchvati, Near Anandvan Ashram, S.V. Road, Kandivali (West), Mumbai - 400 067. India.
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9/4/22

THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (BANDRA)

Date: 09th April 2022

To,
The Hon. Chairman/Secretary,
Borivali Shanti Krupa CHSL,
Shanti Ashram, Borivali West,
Mumbai 400103

Sub- Revised Offer Letter for Re-Development of Society's Plot by demolishing existing building/s and Re-Construction of new Building/s.

Dear Sir,

With regards to our personal meeting & discussion thereafter, we are pleased to submit our revised offer for your kind perusal and consideration

According to the information provided by the society our offer is based on carpet area used by members, admeasuring 10858.54 Sq.Ft. in case if there is any change in the carpet area provided by the society, our offer shall change depending upon the revised carpet area.

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PROPOSAL FOR REDEVELOPMENT:

1) REHABILITATION/SHIFTING

We shall give rent **Rs.60 /-** per Sq. Ft. on existing Carpet Area for 24 months and **1 month's rent as brokerage** towards the expenses that would be incurred for an alternate accommodation. The above-mentioned **rent shall be paid** to the members **on monthly basis.** Rent shall be increased by 5% after 24 months.

We will provide to and fro Shifting charges of **Rs.15,000/- (Rupees Fifteen Thousand Only)** per member.

2) ADDITIONAL AREA

We will provide additional **20% MOFA** carpet area **for Residential Premises** free of cost on existing carpet area as given below.

The planning would be done in a manner wherein the members benefit would be of an **additional (extra) room** in the new accommodation.

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Borivali Shantikrupa CHSL., (Eksar)						
Carpet Area + 20% MOFA						
Sr.No.	Floor	Meber's Name	Flat No.	Area (Sq.Ft.)	20% MOFA	Total Area
1	Ground	Mrs. M. Jocob	A-1	364.87	73.00	438.00
2		Miss Manisha Gawande	A-2	334.99	67.00	402.00
3		Mr. Anil H Gupta HUF	A-2A	138.34	28.00	166.00
4		Mr. Pankaj R Shah	B-3	402.50	81.00	484.00
5		Mr. Jaganath Shenoy	B-4	415.25	83.00	498.00
6		Mrs. Asha M. Anchan	B-5	265.66	53.00	319.00
7		Mr. B. R. Shetty	B-6	349.37	70.00	419.00
8	First	Mr. B. J. Bhayani	A-101	429.37	86.00	515.00
9		Mr. Winston Menezes	A-102	602.25	120.00	722.00
10		Mrs. Neerja G S	B-103	441.50	88.00	530.00
11		Mrs. Reena B Oza	B-104	462.50	93.00	556.00
12		Mrs. Usha S	B-105	296.41	59.00	355.00
13		Mr. Chetan Shetty	B-106	418.37	84.00	502.00
14	Second	Mrs. M K Trivedi	A-201	429.37	86.00	515.00
15		Mrs. Suresh Sahasrabuddhe	A-202	602.25	120.00	722.00
16		Mr. K V Sangani	B-203	441.50	88.00	530.00
17		Mr. Gajanan S Baravani	B-204	462.50	93.00	556.00
18		Mr. B Das	B-205	296.41	59.00	355.00
19		Mr. M A Anchan	B-206	418.37	84.00	502.00
20	Third	Mr. swapnil Trivedi	A-301	429.37	86.00	515.00
21		Mrs. P N Khakkar	A-302	602.25	120.00	722.00
22		Mr. Samir Parikh	B-303	441.50	88.00	530.00
23		Mrs. G V Bhatt	B-304	462.50	93.00	556.00
24		Mr. Mukesh S Ghate	B-305	296.41	59.00	355.00
25		Mr. Hemant Kumar N Gohil	B-306	418.37	84.00	502.00
26	Fourth	Mrs. Helen Silverira	A-401	232.61	47.00	280.00
27		Mrs. Bharti H Padh	A-402	403.75	81.00	485.00
		Total		10,858.54	2,172.00	13,031.00

3) CORPUS FUND

We shall give **Rs. 500/- (Rupees Five Hundred Only) per sq.ft. on existing carpet area** to each of the existing members of the society as corpus.

Mode of payment of corpus to existing members:

i) 50% - at the time the last member vacates his/her/their flat

ii) 50% - at the time of possession of their new flats in the new building.



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Builders & Developers

THE SEAL OF THE SUB-REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (BANDRA)

4) EXTRA AREA PURCHASE

The Members willing to purchase extra area over and above their existing carpet area, shall be given 5% discount on the rate of Rs. 25,000/- upto 100 Sq.Ft only.

5) FLAT PREFERENSES AND OCCUPATION OF NEW PREMISES

a) It will be the responsibility of the society to accommodate the existing members on various floors as agreed between them and the same would be intimated to the Developers.

b) In the present scenario, with the upcoming market trends, we understand that the members holding more than one flat may require a particular customized planning for their flats. We assure you that we will try our level best to accommodate them. Also, if they want to use the surplus area as a separate flat, we can adjust them accordingly and cater to their needs. This will appraise their property at a higher market price.

c) The Share Certificates to the new members however may be issued by the society on receiving Occupation/Part Occupation by the Developers from The Municipal Corporation.

6) STAMP DUTY/REGISTRATION CHARGES

Stamp duty and Registration Charges for Development Agreement, Power of Attorney & PAA will be borne by the Developer.

Stamp duty and Registration Charges for additional area purchased over & above the said area provided by the Developer will be borne by each respective member.

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7) FLOOR PLAN

We will submit tentative plans of the new Buildings in a phase wise manner specifying detailed designs of the Buildings, Number of Floors, Wings, Number of Parking spaces, Entrance lobby, Landscapes, society Office, other plans related to Re-development and details prepared by our team of Architects and Engineers after Evaluation and Post Selection stage to the managing Committee for their approval.

8) DISTRIBUTION OF PARKING AREA

The parking space in the newly constructed building will be as per MCGM norms.

NAMO REALTY & INFRA LLP MUMBAI 400067

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9) PROJECT COMPLETION

We will try to complete the whole project within **24 months** from the date of issuance of Commencement Certificate from Municipal Corporation and/or from the date of vacating (if required) the flats/shops by the existing members. Society members should vacate their flats/shops within 30 days' time from the date of intimation from the Developer/Issuance of IOD.

10) PROVISION OF AMENITIES FOR EXISTING AND NEW MEMBERS

The amenities provided by the Developer to all the existing flat holders of your society shall be as per with the Amenities proposed to be provided by us for the sale component of the proposed new building/s.

11) WATER SUPPLY

We shall provide 24 hours boring water supply (on availability of ground water). Provision of Municipality water supply shall be according to BMC norms.

12) TAXES

GST or any other statutory taxes will be borne by each member for their respective flats.

We hope you will find our proposal in order and will generate a positive response from your side.

Thanking you,

FOR NAMO REALTY & INFRA LLP

Authorized Signatory

NAMO REALTY & INFRA LLP MUMBAI 400067.

THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (BANDRA)

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Builders & Developers

THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (BANDRA)

Date: 30th April 2022

To,
The Hon. Chairman/Secretary,
Borivali Shanti Krupa CHSL,
Shanti Ashram, Borivali West,
Mumbai 400103

Sub.: Revised Offer Letter for Re-development of Society's Plot by demolishing existing building/s and Re-Construction of new Building/s.

Ref.: Previous Offer letter Dated 09/04/2022.

Dear Sir,

With regards to our personal meeting & discussion thereafter, we are hereby submitting our final revised offer for your kind perusal and consideration.

1) **ADDITIONAL AREA**
We will provide additional 22% RERA carpet area for Residential Premises free of cost on existing carpet area.

2) **REHABILITATION/SHIFTING**
We shall give rent @ Rs. 55/- per Sq. Ft. on existing Carpet Area.

3) **CORPUS FUND**
No Corpus shall be paid to the Members.

Our offer was based on carpet area used by members, admeasuring 10858.54 Sq.Ft. We have gone through the approved plans of the building, Assessment Extract as well as the Physical survey of the flats carried out by us, wherein it is observed that there is lot of discrepancy in the areas of the members.

However, keeping the same carpet area, admeasuring 10858.54 Sq.Ft., and taking into consideration the viability of the project, this shall be our final offer for redevelopment of your society building.

This offer shall be valid for 10 days only.

Thanking you,

FOR NAMO REALTY & INFRA LLP

Authorized Signatory

NAMO REALTY & INFRA LLP MUMBAI

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कोरा कागद

COLLECTOR
BORIVI

THE SEAL OF THE SUB REGISTRAR BORIVALI-5
MUMBAI SUBURBAN DIST. (BANDRA)

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Namo Realty & Infra LLP

Builders & Developers

THE SEAL OF THE SUB REGISTRAR BORIVALI-5 MUMBAI SUBURBAN DIST. (BANDRA)

Date: 03rd March 2022

To,

The Hon. Chairman/Secretary,

Borivali Shantikrupa CHSL,

Shanti Ashram, Borivali West,

Mumbai 400103

Sub- Offer Letter for Re-Development of Society's Plot by demolishing existing building/s and Re-Construction of new Building/s this offer is given under DCR 2034.

Dear sir,

We would like to introduce ourselves as one of the reputed Builders and Developers, Who are specialized in Re-Development Projects. We have with us an expert team of Architects, Engineers & Contractors with vast knowledge and experience in the field.

Our group has its own reputation to complete the projects in all respects and to finally obtain the Occupation Certificate from the Municipality and handing over of the complete project to the Society in the time.

According to the information provided by the society our offer is based on these facts:-

Description of the property: —

1) Net plot area is admeasuring 850.2 sq.mtrs.
2) Existing 27 residential members.

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We submit herewith our Offer/Proposal for your perusal and kind consideration, which we are confident, shall be of interest to you.

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Namo Realty & Infra LLP
Builders & Developers

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

THE COMPANY :

PROFILE :

In recent years with ever growing need for space and the changes in rules, the latest trend has been redevelopment of old dilapidated buildings. This latest trend has been widely accepted as it seems to be the only alternative for accommodating the ever growing population, as also it is more viable in terms of achieving the end result. The company, **"Namo Realty & Infra LLP "** is a well-organized firm in Construction Business having its office at 1A & 2, Panchvati, Near Anandvan Ashram, S. V. Road, Kandivali West, Mumbai – 400 067 formed with the purpose of **Re-Developing old structures and Developing properties**. The company is known for its quality work, employing the best available Professionals and highly qualified Engineers and consultants formed with the purpose to develop Residential as well as Commercial Buildings. The company is managed by young enthusiastic entrepreneurs with the help of the professionals of the field who are specialized in Re-Development projects. We have taken various projects in the name of our subsidiary companies under the banner of **"Namo Realty & Infra LLP"**. The company has in short span of time earned a reputation of building prestigious homes with immaculate quality and timely delivery. In the light of this information, you will appreciate that have vast experience in the field of property Development and Construction.

"Namo Realty & Infra employees are proud of the Company's commitment to the following beliefs:

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- **Quality** - A commitment to quality is a commitment to the best in all of us. Self-respect and the respect of others are the rewards that result from a quality job.
- **Client Satisfaction** - Striving for perfection in anticipation of exceeding our clients' highest expectations. Building good client relationship through leadership, creative solutions and hard work.
- **Safety** - Construction is a hazardous business and **"Namo Realty & Infra LLP"** is dedicated to education, implementation and self-monitoring all safety programs to insure the safest working environment for all our employees.
- **Teamwork** - The team is greater than the sum of its individual parts. Simply stated, our Company is only as good as the chemistry that exists between us, **"Namo Realty & Infra LLP"** fosters co-operative efforts between all employees.

NAMO REALTY & INFRA LLP MUMBAI 400067.