70

ANNEXURE – "H"

H. RISHABRAJ
REALTY

022 2893 4545 / 4747
rishabraj87@yahoo.in
www.hrishabraj.com

Date: 21/11/2022

To,

The Chairman/Secretary/ Treasurer/ Members
SHREE ARADHANA CHS LTD
1/324, Kastur Park, Shimpoli Road,
Borivali (West), Mumbai - 400092.

Sub: **Final Revised Offer for Proposed Redevelopment of "SHREE ARADHANA CHS LTD." located on Plot No. 1/324, Kastur Park, Shimpoli Road, Borivali (West), Mumbai - 400092.**

REF:- 1) Tender Offer dated 30th July, 2022;
2) Revised Offer Letter dated 02nd September, 2022.

Recd
22/11/22

Respected Sir/ Madam,

INTRODUCTION

H. Rishabraj Group was formed to create superlative and enduring value by creating benchmarking redevelopment through unsurpassed excellence and expertise in planning design and execution. H. Rishabraj Group since its modest beginnings aims to become a big player in Private/ MHADA Redevelopment in the Mumbai City & Suburban Real estate sector.

As part of the urban renewal process in the City, the Government offered additional Floor Space Index (FSI) as an incentive to private players in suburban Mumbai. H. Rishabraj Group seized this demanding opportunity and aimed to make it a mark with redevelopment of society's premises, credible tenant negotiations and timely delivery while overcoming difficult logistics in the congested City.

H. Rishabraj Group offers most modern amenities in projects with a view to enhance comfort levels for all. At H. Rishabraj Group our work is to create a modern space in Mumbai City. We aim to attract buyers from city and from overseas.

We are pleased to introduce ourselves as one of the experienced & aggressive Developers & Development Manager within suburbs of Mumbai.

बरल - २/
८७५७ | ९५ | २७०
२०२३

Off. No. 103, Jai Tirth, Daulat Nagar, Road No. 10, Borivali (E), Mumbai - 66

H. RISHABRAJ
REALTY

022 2893 4545 / 4747
rishabraj87@yahoo.in
www.hrishabraj.com

REDEVELOPMENT OFFER:

We hereby submit our offer on the following basis:

SR. NO.	PARTICULARS	UNITS	Final revised Offer Under 33(7)(B)
1.	**Corpus Fund:** Corpus Fund offered for existing society members.	Rupees Per sq. ft. of the existing carpet area.	Rs. 900/- (50% on Vacant Possession & 50% on Re-Possession)
2.	**Additional MOFA Carpet Area** Additional free area over and above the existing carpet area of the members	(in percentage)	23.4% on Existing carpet area
3.	**Rent:** Rent for alternate accommodation *(There will be escalation of 10% after every 12 months)*	Rupees per sq. ft. of the existing carpet area per month	Rs. 55/- (PDC Only)
4.	**Brokerage:** Expenses to be paid after every 12 months	Rupees	One month's rent
5.	**Shifting Charges:** Expenses for shifting shall be to & fro	Rupees	Rs. 20,000/- per member
6.	**Parking**	NOS	1 Car park per member

बगल - २/
1046 | 64 | 260
२०२३

H. RISHABRAJ
REALTY

022 2893 4545 / 4747
rishabraj87@yahoo.in
www.hrishabraj.com

THE BELOW-MENTIONED CLAUSES SHALL REMAIN COMMON IRRESPECTIVE OF THE OPTIONS SELECTED BY THE SOCIETY.

1. **ADDITIONAL AREA FOR PURCHASE:**

   Any existing society member who wants to purchase extra space should inform us in writing before we start the planning work of the new building. The availability will depend on planning of the building and will be at sole discretion/consent of the developer. **10%** discount will be given on the sale rate offered by the developer and will be limited to the purchase of maximum area of **100 sq. ft** per flat/ member.

2. **STAMP DUTY, REGISTRATION & G.S.T.**

   a. The expenses towards Stamp Duty and Registration of Development Agreement, Power of Attorney for redevelopment, to be executed amongst Developer, Society and the Members, will be borne by Developer.

   b. Stamp Duty & Registration Charges as applicable in respect of purchase of additional area shall be borne by respective member. GST (as applicable) on the total carpet area coming to the entitlement of the members will be borne and paid by the respective member himself.

3. **OTHERS:**

   a. We shall purchase and load the entire TDR/FSI on or before vacation of the premises by the members of the Society.

   b. We agree that the building will be demolished only after getting the IOD;

   c. We agree to finalize the list of specifications/amenities with mutual consent;

No. 73 to 106

73

H. RISHABRAJ
REALTY

022 2893 4545 / 4747
rishabraj87@yahoo.in
www.hrishabraj.com

4. **OUR OFFER IS SUBJECT TO:**

   a. Existing rules and regulations of BMC and DC rules, if any changes take place, accordingly our offer will change;
   b. Clearance of your Title from our solicitor.
   c. Stamp duty fully paid by the members of the Society in respect of the Agreement of their respective flats.
   d. Society Plot is free from any encroachments
   e. No Reservation on plot except "R" Zone
   f. All the existing members have consented for the redevelopment of the property.

This present offer shall be considered as an addendum to the original tender offer dated 30th July, 2022 together with the Revised Offer dated 2nd September, 2022. The clauses not mentioned above shall remain the same as per our tender offer.

Thanking You,
Yours Faithfully,
For **H. Rishabraj Realty**

Authorized Signatory

बंगल - २/
२०२३

Off. No. 103, Jai Tirth, Daulat Nagar, Road No. 10, Borivali (E), Mumbai - 66

ANNEXURE - I

Page No. 74 to 106

SHREE ARADHANA CO-OP. HOUSING SOCIETY LTD.

1/324 Kasturpark, Shimpoli Road, Borivali (West)
Mumbai 400 092

Date: 20th December, 2022

Minutes of the Special General Body Meeting of the Society held on 18th December, 2022

A Special General Body Meeting of the Shree Aradhana Co-Op. Housing Society Ltd. was held on Sunday the 18th December, 2022 at 12.30 p.m. in the Society's premises.

2. The Notice dated 18/12/22 Convening the said Special General Body Meeting was issued to the members well in advance indicating the Agenda to be transacted.

3. As there was required quorum at the appointed time, the meeting commenced at 12.30 p.m. itself, when 21 members of the Society (out of 25) were present.

4. The meeting was presided over by Shri Ramdayal B. Purohit, Chairman of the Society. Mr. Sunil Narawade Co-Operative Officer Grade II, who was deputed from the office of the Deputy Registrar of Co-Op. Societies, R (North) Ward, was present.

5. Shri Ramdayal B. Purohit called the meeting to order. Shri Anand Doshi, Hon. Secretary welcomed the members.

बरल - २/
Copy
2023

e No. 75 to 106

6. The Hon. Secretary introduced Shri Sunil Narawade, Co-Operative Officer Grade II from the Office of the Deputy Registrar of Co-Op. Societies, R (North) Ward as well as Shri Karan Shah, the PMC of the Society and Adv. P.C. Thomas, Legal Adviser of the Society (appointed for the Redevelopment Project) were also present. Hon. Secretary informed the General Body that Shri Sunil Narawade is the authorized officer appointed by the office of the Deputy Registrar of Co-Op. Societies R (North) Ward, as per the guidelines issued by the Govt. under Section 79A of the MCS Act, 1960 who shall observe the proceedings of today's meeting.

7. Before taking up the Agenda, Advocate P.C. Thomas informed the General Body that the documents related to the society's redevelopment proposal were submitted to the Office of the Dy. Registrar of Co-operative Society, R (North) Ward and after examining those documents the said Hon'ble Authority authorized Mr. Sunil Narawade, Co-Operative Officer Grade II to be present in today's meeting to watch the proceedings.

8. The following agenda as mentioned in the Notice was then taken up with the permission of the Chair:

A. Selection and appointment of a Developer for the re-development of the Society's property.

बरल - २/
C696 900 260
२०२३

9. After the Agenda was read over to the members present in the meeting, Mr. Sunil Narawade requested the Hon. Secretary to address the General Body about the various discussions and decisions taken in the past, in regard to re-development of the Society's property in its various General Body meetings once again. Advocate P.C. Thomas, on behalf of the Hon. Secretary addressed the members and informed the General Body that the existing building of the Society was constructed about 30 years back and it is in dilapidated condition. The Society took primary decision for redevelopment in the Special General Body meeting dated 05/02/22. The Society took each and every decision regarding redevelopment in the General Body meeting and all Society's members gave their support in this process. The Society initially appointed Mr. Karan Shah as the PMC who prepared the feasibility report and Tender documents. About 5 Builders submitted their bids out of which three were short listed. They are (i) Milan Interbuilt Pvt Ltd (ii) M/s. Monarch Construction and (iii) M/s. H. Rishabraj Realty. After deliberations and discussions on the bids of these short listed developers, the offer given by M/s. H. Rishabraj Realty was found to be more suitable for the Society and its members and accordingly M/s. H. Rishabraj Realty was selected as the most preferred Developers. He further stated that the new building of the Society shall be residential only.

THE SEAL OF THE SUB REGISTRAR BORIVALI No. 2
सह. दुय्यम निबंधक, बोरीवली क्र. २
मुंबई उपनगर जिल्हा, (वांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

बाल - २/
C6y6 | 909 | 260
२०२३

Page No. 77 to 106

10. The offers of M/s. H. Rishabraj Realty are as follows:

Extra area	23.40%
Corpus Fund	Rs. 900/-per sq. ft. carpet area
Rent	Rs. 55/- per sq. ft. carpet & Rent Increment By 10% Per Year
Shifting charges (To and fro)	Rs. 20,000/- per flat
Brokerage Charges	Per Year One Month Rent
Parking	1 parking for each member
Period of construction	24 months with grace period Of 6 months.

11. This meeting is called to re-confirm resolution of selection of developers i.e. appointment of M/s. H. Rishabraj Realty as developer of our Society's building, taken in the Special General Body meeting held on 18/12/22, in the presence of Mr. Sunil Narawade representative of Deputy Registrar of Co-Op. Societies R (North) Ward.

12. Mr. Sunil Narawade thereafter requested the members present to propose any one of the short listed Developers for the re-development of the Society's property and another member to second it.

13. Mr. Mukesh Parikh stood up and said "As everybody knew our Society had followed procedure for redevelopment in proper manner, and as the offer made by M/s. H. Rishabraj

बेरल - २/
CCYO 902 260
२०२३

Realty is found to be more favourable and competitive and in the interest of the Society as well as its members, I propose the name of M/s. H. Rishabraj Realty as the Developer for redevelopment of our Society's building.

Proposed by: Mr. Shatrughna S. Inamdar
Seconded by: Smt. Seema Ashok Menezes
Passed unanimously/unopposed by the entire General Body with 100% MAJORITY

'14. Shri. Sunil Narawade once again asked if any member has objection to the selection and appointment of M/s. H. Rishabraj Realty as the Developers of the Shree Aradhana Co-Operative Housing Society's Building, he should raise his hands. NO MEMBER RAISED HAND TO OBJECT.

15. RESULT: 100% CONSENT BY THE MEMBERS PRESENT IN THE MEETING, IN FAVOUR OF THE SELECTION AND APPOINTMENT OF M/S H. RISHABRAJ REALTY AS THE DEVELOPERS FOR THE REDEVELOPMENT OF THE SHREE ARADHANA CO-OPERATIVE HOUSING SOCIETY'S BUILDING SITUATE AT KASTURPARK, BORIVLI(W), MUMBAI 400 092.

16 Thereafter individual Consent Letters were obtained from the members present. Out of 25 members present, in the meeting, all the 21 members consented to the said selection by signing their individual consent Letters. The Hon. Secretary informed that 4 members are presently out of

THE SEAL OF THE SUB REGISTRAR BORIVALI No. 2 MUMBAI SUBURBAN DIST. (BANDRA)

बरल - २/
८७५८ | ९०३ | २७०
२०२३

No. 79 to 106

Mumbai, but they have sent their consent in favour of M/s. H. Rishabraj Realty in writing. Hon. Secretary therefore confirmed that there is 100% consent for awarding the work of re-development to M/s. H. Rishabraj Realty.

17. ACCORDINGLY THE FOLLOWING RESOLUTION WAS PASSED IN THE GENERAL BODY:

"RESOLVED THAT "The entire process adopted, selected and executed, the various decisions taken and resolutions passed by the Society in order to redevelop the Society's property and to select and appoint a Developer for redevelopment of the Society's property, in its various Special General Body Meetings be and are hereby ratified and confirmed by the members present in this General Body.

FURTHER RESOLVED THAT "The selection and appointment of M/S. H. RISHABRAJ REALTY As the developers for redevelopment of Shree Aradhana Co-Operative Housing Society Ltd. done by the General Body in its Meetings held on 04/12/22 be and are hereby ratified and confirmed by the members present in this Special General Body.

FURTHER RESOLVED THAT (1) Shri Ramdayal B. Purohit Chairman, (2) Shri Anand Doshi Hon. Secretary and (3) Shri Mr. Mukesh Parikh Hon. Treasurer be and are hereby authorized to sign and execute the Re-

बरल - २/
१०५७ | १०४ | २५०
२०२३

Development Agreement, Irrevocable General Power of Attorney and Individual Agreement etc. and all other documents required for the re-development purpose and to do all acts and things on behalf of the Society, towards redevelopment of the Society's property and, affix the seal of the Society thereon and admit execution thereof before the concerned Joint Sub-Registrar, having authority for and to have the same duly registered according to the law and do all other acts, deeds, and things they may consider necessary for re-development of the Society's property.

RESOLVED FURTHER that the above authorized signatories be and are hereby authorized to make alterations, modifications or additions, as may be required in the Re-Development Agreement, Power of Attorney etc. in the interest of the Society and its members and for smooth execution of the Re-development work.

Proposed by : Shri Shatrughna S. Inamdar
Seconded by: Smt. Seema Ashok Menezes
Passed unanimously.

18. As the Agenda was completed, the meeting was then concluded with the permission of the Chair and the Hon. Secretary thanked all the members present in the meeting for giving their support and Mr. Sunil Narawade representative of

दस्त - २/
0946 | 704 | 2600
२०२३

Page No. 81 to 106

Deputy Registrar, Co-Op. Societies R (North) Ward for his kind support and guidance.

19. Since there was no other matter to be transacted, the meeting concluded with a vote of thanks to the Chair.

20. The entire meeting was held in a cordial manner and the members maintained the decorum. The entire proceedings of the meeting were audio and video recorded.

FOR SHREE ARADHANA CO-OP.HOUSING SOCIETY LTD

For Shree Aradhana Co-op. Hsg. Soc. Ltd.

(Shri Anand Doshi)
HON. SECRETARS Secretary

CERTIFIED TRUE COPY

Shree Aaradhana Co-op. Hsg. Soc. Ltd.

Chairman

THE SEAL OF THE SUB REGISTRAR ARCHIVAL NO. 2 MUMBAI SUBURBAN DIST. (BANDRA)

SH. ARADHANA CHSL MUMBAI 92.

बरल - २/
Copy 904 200
२०२३

ANNEXURE - J

उपनिबंधक, सहकारी संस्था आर-नॉर्थ विभाग, मुंबई यांचे कार्यालय

३०३, अे विंग, ३ रा मजला, बी.एम.सी.गोडाऊन इमारत, संस्कृती कॉम्प्लेक्स, ९० फुट रोड,
ठाकुर कॉम्प्लेक्स, कांदिवली (पूर्व), मुंबई - ४०० १०१.

जा.क्र. मुंबई/उपनि/आर-नॉर्थ वि. पुर्नवि.पत्र/ श्री आराधना हौ ४६७५ २०२२

दिनांक : २६/१२/२०२२

प्रति,

१. चेअरमन सेक्रेटरी,
श्री आराधना को ऑप हौसींग सोसा.लि.
१/३२४, कस्तुर पार्क, शिंपोली रोड,
बोरीवली (पश्चिम), मुंबई ४०० ०९२

२. मुख्य अभियंता,
इमारत प्रस्ताव विभाग, आर मध्य विभाग,
बृहन्मुंबई महानगरपालिका,
सी विंग, २ रा मजला, बी.एम.सी.गोडाऊन इमारत,
संस्कृती कॉम्प्लेक्स, ९० फुट रोड, ठाकुर कॉम्प्लेक्स,
कांदिवली (पूर्व), मुंबई - ४०० १०१.

विषय : संस्थेच्या इमारतीच्या पुर्नविकासाबाबत.

श्री आराधना को ऑप हौसींग सोसा.लि, १/३२४, कस्तुर पार्क, शिंपोली रोड, बोरीवली (पश्चिम), मुंबई ४०० ०९२

संदर्भ :१. शासन निर्णय क्रं सग्रयो/२०१८/प्र.क्र.८५/१४स दि. ०४/०७/२०१९
२. संस्थेचा दि ०१/१२/२०२२ रोजीचा प्राप्त प्रस्ताव.
३. या कार्यालयाचे प्राधिकृत अधिकारी नियुक्तीबाबतचे दि.०१/१२/२०२२ रोजीचे पत्र.
४. संस्थेचा दिनांक २३/१२/२०२२ रोजीचा प्रस्ताव
५. प्राधिकृत अधिकारी यांचा दिनांक २३/१२/२०२२ रोजीचा अहवाल.

उपरोक्त संदर्भिय विषयाचे आपले लक्ष वेधण्यात येते की,

२/- श्री आराधना को ऑप हौसींग सोसा.लि, १/३२४, कस्तुर पार्क, शिंपोली रोड, बोरीवली (पश्चिम), मुंबई ४०० ०९२ ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ९ (१) अन्वये नोंदणीकृत गृहनिर्माण संस्था असून, तिचा नोंदणी क्रमांक बीओएम/डब्लुआर/एचएसजी/टीसी/[illegible] दिनांक १६/०४/१९९२ असा आहे.

संदर्भ क्रं २ मधील प्रस्तावान्वये संस्थेने संस्थेच्या इमारतीच्या पुर्नविकासाबाबत विकासक नियुक्ती करणेसाठी विशेष सर्वसधारण सभेकरीता प्राधिकृत अधिकाऱ्यांची नियुक्ती करण्यासाठी विनंती केली होती. या कार्यालयाने संदर्भ क्रं ३ अन्वये प्राधिकृत अधिकारी यांची नेमणुक केली होती.

संस्थेच्या इमारतीच्या पुर्नविकासाबाबत विकासक निवडीची विशेष सर्वसाधारण सभा दिनांक १८/१२/२०२२ रोजी या कार्यालयातील प्राधिकृत अधिकारी श्री सुनिल नरवाडे, सहायक सहकारी अधिकारी यांचे उपस्थितीत घेण्यात आलेली असुन सदर सभेस संस्थेतील एकुण २५ सभासदांपैकी २१ सभासद उपस्थित होते. त्यामुळे शासन निर्णय दिनांक ०४/०७/२०१९ मधील १७ (क) प्रमाणे सर्वसाधारण सभेचा कोरम पुर्ण झालेला आहे. सर्वसाधारण सभेत दिनांक ०४/०७/२०१९ चे शासन निर्णयाप्रमाणे माहिती देण्यात आली व

मूल्य २/-
C0906 | 90U | 2600
२०२३

विकासक निवडीबाबत उपस्थित एकुण २१ सभासदांपैकी २१ सभासदांनी M/s H Rishabraj Realty यांची विकासक म्हणुन नेमणुक केलेली आहे व तसा विकासक नियुक्तीचा ठराव सर्वानुमत केलेला आहे. सबब शासन निर्णय दि. ०४.०७.२०१९ मधील १७ (ड) मधील तरतुदींची पुर्तता होत आहे.

संस्थेच्या पुनर्विकासाबाबत यापुढे होणाऱ्या कार्यवाहीमध्ये दर्शवील पारदर्शकता असणे आवश्यक आहे.

सबब संस्थेने या कार्यालयास दाखल केलेला पुनर्विकासाचा प्रस्ताव तसेच संस्थेचे दिनांक १८/१२/२०२२ रोजीच्या विशेष सर्वसाधारण सभेचे इतिवृत्त याचे अवलोकन केले असता संस्थेस इमारतीच्या पुनर्विकासासाठी पुढील उचित कार्यवाही करणेसाठी या कार्यालयाची हरकत नाही.

उपनिबंधक,
सहकारी संस्था, आर-नॉर्थ विभाग, मुंबई

प्रत,

M/s H Rishabraj Realty, Office No. [illegible], Firth Dadia Nagar, Road No 10, Borivali (East) Mumbai 400 066.

उपनिबंधक,
सहकारी संस्था, आर-नॉर्थ विभाग, मुंबई

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 2 NUMBAI SUBURBAN DIST. (BANDRA)

बरल - २/
७५७ | १०८ | २००
२०२३

ANNEXURE – K

GENERAL CONSTRUCTION FEATURES

GENERAL CONSTRUCTION FEATURES

1. R.C.C

All the R.C.C. works viz. Pile Foundations / Open Footings, R.C.C. Plinth beams, R.C.C. Columns, Staircase, Lift Well, R.C.C. over-head tanks, underground tanks, Lift Machine Rooms, R.C.C. loft over Bathroom, W.C. & kitchen (Subject to MCGM Approval and Spaced availability) etc. shall be as per IS 456 and shall be designed for Earthquake forces and Wind forces as per IS1893 & IS 875 respectively.

2. EXTERNAL WALLS AND PLASTER

External walls shall be of brick/Light Weight Blocks having minimum 6" thickness plus water proof cement mortar sand faced plaster/sponge finish in two coats.

3. INTERNAL WALLS AND PLASTER

Internal Walls shall be of brick/siporex of minimum 4" thickness, with cement mortar plaster on both faces.

4. WATER PROOFING

Terrace, Lift machine room top, Lift pit, Basement, Bathroom, W.C. toilet, sinks, chajja, etc. Including all wet areas shall be adequately water proofed with Brick Bat Coba, I.P.S. and China Chips on the top with (5 Years) water proofing guarantee.

5. PLUMBING (DRAINAGE AND WATER SUPPLY)

All vertical drainage and rain water pipe lines and Water supply work up to and including drainage connection to the B.M.C. Sewage line and water line connection to the BMC water mains including water meter and be carried out through Licensed Plumber as per BMC requirements. All the pipes (drainage and water supply) shall be at least 50mm away from the walls. Vertical Drainage pipes shall be of UPVC and last length shall be CI pipe of approved make and underground drainage pipes shall be of good quality S.W. with box concreting and water supply pipes shall be of CPVC pipes of approved make.

6. PAINTS

Water repellent paints 100% Acrylic (Elastomeric or Text Paint) to be provided on the external surfaces and internal paints shall be of plastic emulsion with Gypsum on walls with dhada finish and gypsum on ceilings.

7. ELECTRICITY OF TATA

TATA Power (Subject to Existing Cable Network) three phase electric (will be as per PWD Norms) connection shall be provided with copper wiring (FRLS type) of good quality and shall be executed through reputed licensed Electrical contractor under supervision of consultant.

8. PIPED GAS CONNECTION

All the flats shall be provided with piped Gas connection.

9. WATER SUPPLY

B.M.C. Water connection for domestic purpose and Bore well water connection for flushing shall be carried out by C class G.I pipes.

10. ANTI-TERMITE TREATMENT/ANTI RHODANT TREATMENT

Anti-Termite Treatment and Anti Rhodant Treatment during and after the completion of the work shall be executed through a reputed Pest Control Agency.

11. LIFT

Lift and lift installation work shall be carried out by reputed Lift Company as per PWD requirements. Also rescue device should be provided in each lifts.

12. FIRE FIGHTING

The Fire fighting installation works shall be as per Chief Fire Officer Requirement.

13. RAIN WATER HARVESTING TANK

Provision of Rain Water Harvesting System and Tank as per latest Municipal rules and regulations.

14. SPACE FOR FITNESS CENTRE/COMMUNITY CENTER

Space for gymnasium/ Community Centre for be provided as per MCGM Norms

15. The plinth level of our project shall be minimum 3 feet (As Per MCGM Norms) above the surrounding Ground Level.

बरल - २/
८७५७ | ११० | २७०
२०२३

16. Solar Lighting for common areas.(will be Provided where ever possible)

17. MTNL CONNECTION

All the flats shall be provided with MTNL line connection in new building.

STANDARD AMENITIES

THE FOLLOWING AMENITIES SHALL BE PROVIDED:

I – GENERAL

1) Vitrified flooring (1st Quality) in entire flat of size 0.8 meter x 0.8 meter for all flats. **(size will be as per Architect requirement)**

2) Full Body Tiles (same like Rishabraj Suraj) shall be provided with a stainless steel sink and service platform with full height (Upto to Beam Bottom Level) colored glazed tiles on Walls of Size 1'x 2' or bigger.

3) Full height (Upto to Beam Bottom Level) coloured glazed/digital tiles in bathroom with anti-skid ceramic tiles flooring.

4) Granite treads, risers, Landing and Mid-landing for stair cases.

5) Wall & Ceiling of the flats should be. (Putty finish with Paint **will be Provided)**

6) Internal wall to be painted with plastic emulsion of reputed make

7) Pest control treatment.

8) Adequate water storage tank for continuous water supply

9) Meter Cabin

10) Name Board and Name plate of same design to each and every flat.

12) Servant Toilet in each and every wing.

13) Space for gymnasium/Community Centre shall be provided as per MCGM Norms. One Toilet should be provided in Gymnasium and society office as per MCGM Norms.

14) L.E.D lights in all the common areas

15) Double Height entrance lobby with Italian marble **(will be as per Architect requirement)**.

THE SEAL OF THE SUB REGISTRAR BORIVALI No. 2 MUMBAI SUBURBAN DIST. (BANDRA)

बरल - २/

८७५८	९९९	२८०

२०२३

Page No. 87 to 106

II - PLUMBING, ELECTRIFICATION & ACCESSORIES FITTINGS

1) Concealed plumbing, overhead shower, hand shower, with, hot and cold bath mixer, jet spray and tap for WC – Grohe /Kohler/Jaguar Make.

2) Exhaust fans & geysers in all toilets. No complaint from society for Exhaust fans.

3) Aqua Guard provision, Chimney provision and Exhaust Fan Provisions will be providedin kitchen

4) Three Phase meter connection (Shall be as per PWD Norms)

5) Concealed copper wiring with reputed brand switches

6) Space provision for Washing Machine & fridge.

7) Cable, internet point, Ethernet Cat-6 wiring & Telephone Points to be provided in all habitable rooms.

8) Good quality Wall hung W.C's (Commodes) with over-head Flush Tank and Wash Basin in (Toilets).

III - DOORS & WINDOWS

1) Decorative main door in CP Teak Wood with Brass hardware fitting with teak wood frame & double locking system and with additional safety door (only provision for safety door will be provided)

2) All Decorative finish interior doors.

3) Granite door frames in all kitchen, bedroom bath, toilet & WC.

4) Anodized aluminium sliding windows with tinted glass and granite sill frame.

5) Separate channel for one Mosquito Net in all windows including bathrooms, kitchen etc.

6) Grill (8 Feet Eight from Chajja)to be provided outside windows of all rooms & toilets.

7) Ventilation for each toilet in Flats.

IV - SPECIAL FEATURES

1) Breath-taking beautiful elevation

बरल - २/
1696 | 992 | 260
२०२३

2) Double Height (Height shall be as per Final Plans) entrance lobby with Italian marble/granite **(will be as per Architect requirement)** flooring with POP work on wall & false ceiling.

3) Security cabin with intercom facility at the entrance gate with CCTV (at entrance lobby) CCTV with recording facility for security of all common areas including entrance lobby, lift lobby of all the floors, lifts, surrounding open spaces, refuge area, parking & terrace entrance.

4) Mouse Traps in Society common area.

5) Intercom with video door phone in every flat.

6) Letter boxes with flat numbers marked on each box at the entrance lobby (subject to availability of space).

7) Internet Cables, Cable Line and Telephone Cables shall be provided.

8) Geysers in all the Toilets shall be provided.

9) Watchman's Room & Cabin (subject to availability of space)

11) Decorative Compound wall with lighting facility

12) Decorative main Gate Entrance

13) Chequered tiles / Inter locking pavers on internal road and parking area

14) Electric Charging points for all the Cars (Subject to Parking System)

16) Society office with Amenities like, Table, Chairs, Light points for Telephone, Computer, Internet, CCTV, with CCTV Monitor, etc.(Provisions will be Provided)

17) Electric meter room/box with adequate safety

18) Parking area with adequate light points

19) Lights, seating arrangement, water connection on terrace/s. Lift Should go upto Terrace.

20) Mouse Traps in Society common area.

THE SEAL OF THE SUB REGISTRAR BORIVALI No. 2 MUMBAI SUBURBAN DIST. (BANDRA)

नरल - २/		
८७५६	९९३	२६००
२०२३		

BRIEF SPECIFICATION

1) The structure should be designed as per the IS codes of practice for Dead Load, Live Load, Earthquake Load, Wind load as per IS codes of practice i.e. IS 456 and IS-1893.

2) Soil investigation should be carried out at site ascertain the Safe bearing capacity of the soil. The foundation should be concreted with 53 Grade Cement of approved make. The admixtures for curing and corrosion inhibitors should be added during the execution of the work.

3) R.C.C. work cement shall be used of approved brand for entire construction.

4) The super structure should be constructed a minimum of M 30 grade of concrete with mix design carried out at every stage of work with minimum of Fe500 grade of steel reinforcement bars for the same. Minimum cement content shall be 340 kg/cu.m. and maximum W.C. ratio to be 0.45 retarding super plasticizers as recommended by Structural Engineers shall be used to improve the workability.

5) The external masonry work should be carried out in 6" thick Brick/Siporex Work and internal walls in 4" thick brick/Siporex work or Siporex set in cement mortars. (Use 43 grade Cement).

6) External plaster & plaster in staircase and common areas shall be, minimum 25MM thick with sand finish in two coats with 1:4 proportion for first coat of minimum thickness 15 MM and 1:3 proportion for second coat of minimum thickness 10 MM. For both coats of plaster water proofing chemical of approved make shall be added in dosage as recommended by the manufacturers. At the junction of the R.C.C. members and masonry work polymer cement sand slurry shall be filled up with application of fibre mesh so as to avoid the development of cracks in future. (Use 43 grade Cement).

7) Internal plaster should be 18MM thick plaster in single coat in cement mortar (1:4). At the junction of the R.C.C. members and masonry work polymer cement sand slurry shall be filled up with application of fiber mesh so as to avoid the development of cracks in future. (Use 43 grade Cement).

७५६	९९४	२७०
२०२३		