-: महाराष्ट्र शासन :-

उपनिबंधक,सहकारी संस्था,टी-विभाग,मुंबई यांचे कार्यालय

ए.सी.सी.कंपाऊंड, जे.एस.डी.मार्ग, मुलुंड(पश्चिम), मुंबई ४०० ०८०

जा.क्र.मुंबई/उपनिटीवि/बी-१/१८१४ /२०२१

दिनांक :- ०१/१२/२०२१

प्रति,

मा. कार्यकारी अभियंता,
इमारत प्रस्ताव, पूर्व उपनगरे, मुंबई,
राज लिगासी जवळ, पेपर मिल कंपाऊड,
एल.बी.एस.रोड, विक्रोळी (पश्चिम),
मुंबई-४०००८३.

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विषय :-संस्थेच्या इमारतीच्या पुनर्विकासाबाबत...

संदर्भ :- या कार्यालयाचे जा.क्र.मुंबई/उपनिटीवि/बी-१/१८१४/२०२१ दि. ०१/१२/२०२१ चे पत्र

उपरोक्त संदर्भीय विषयाकडे आपले लक्ष वेधण्यांत येत आहे.

२/- उपरोक्त विषयान्वये आपणांस कळविण्यात येते की, **गणेशधाम को-ऑप. हौसिंग सोसायटी लि., गवाणपाडा, मुलुंड (पू.), मुंबई-४०० ०८१, नोंदणी क्र. बीओएम/डब्ल्युटी/एचएसजी/टीसी/८२४८/ १९९८-९९** या संस्थेच्या इमारतीच्या पुनर्विकास करणेसाठी या कार्यालयाने संदर्भिय पत्राद्वारे विकासक म्हणून मेहता **ॲन्ड शिरोडकर डेव्हलपर्स, ५-बी, श्रीनाथ अपार्टमेंट नं. ३, चाफेकर बंधू रोड, मुलुंड (पू.), मुंबई ४०००८१** यांच्या नियुक्तीस परवानगी दिलेली आहे. सोबत संदर्भिय पत्राची प्रत जोडलेली आहे.

(डॉ. अशोक कुंभार)
उपनिबंधक,
सहकारी संस्था, टी-विभाग, मुंबई

प्रत:- चेअरमन/सेक्रेटरी, गणेशधाम को-ऑप. हौसिंग सोसायटी लि., गवाणपाडा, मुलुंड (पू.), मुंबई ४०० ०८१.

उपनिबंधक,
सहकारी संस्था, टी-विभाग, मुंबई

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ANNEXURE 'F'

GANESH DHAM CO-OPERATIVE HOUSING SOCIETY LTD.

Regn. No. BOM/W.T./HSG/TC-8248 of 1998-99

Gavanpada, Mulund (East) Mumbai - 400 081

Ref. No. :

Date: 09/12/2021

Mehta and Shirodkar Developers
5/B, Shreenath Apartment 3,
Chaphekar Bandhu Marg,
Mulund (East),
Mumbai 400 081

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Dear Sir,

Re: Letter of Intent for development of our society's property situated at V.B. Phadake Marg, Near Neelam Nagar Phase I, Gavanpada Mulund (East), Mumbai 400 081.

1. This letter shall be treated as letter of Intent (LOI) only and unless and until the Re-development Agreement is signed, it will not constitute any contract between you and the society, save and except that the terms and conditions set out in the reference Document mentioned hereinafter shall be binding on you as well as our Society for a period of 90 days from the date of this LOI.

2. This has reference to the Tender Notice Issued by us on 04/08/2020 for the above referred work, the response given by you and subsequent series of discussions you had with us from time to time, resting with your final offer dated 18/10/2021.

3. Out of various offers received by us, we have finally selected you as a developer for the Re- development of society's property. We are therefore pleased to inform you that the Final Revised offer given by you vide letter dated 18/10/2021 (herein referred to as Final Offer) subject to terms and conditions of the Tender referred to above and your subsequent interaction with the members of the Society, has been approved at its special General Body Meeting held on 5th December 2021 the presence of representative of Deputy Registrar of Co- op of society's T ward, Mulund keeping in view the instructions contained in the Government of Maharashtra circular No. SGY/2007L No. 554/14-C dated 03-01-2009. Copy of the Letter issued by the Deputy Registrar of Co- Op of Societies, T Ward dated 9/12/2021, bearing No. Mumbai/T WARD/B-1/1818/2021 has already been endorsed to you.

4. Out of 112 members of the Society, 95 members attended the meeting, 95 members have voted in your favour. 7 Members have sent email selecting you as Developer.

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GANESH DHAM CO-OPERATIVE HOUSING SOCIETY LTD.

Regn. No. BOM/W.T./HSG/TC-8248 of 1998-99

Gavanpada, Mulund (East) Mumbai - 400 081

Ref. No. :

Date :

5. You will prepare the plans and forward the same to the Society/P.M.C for its approval and thereafter submit the same to MCGM for their necessary approval.

6. The society shall extend all the necessary co- operation for the finalizing the terms and conditions of the Re-development Agreement and the same shall always be governed by the Tender Documents, which has been duly accepted by you.

7. Kindly acknowledge the receipt of this Letter and issue your acceptance within a period of 15 days from the date of receipt of the same, failing which this LOI shall automatically stand cancelled.

Dated	292	Ece
2022		

8. On receiving your acceptance letter, we shall instruct our Advocate to prepare the necessary Development Agreement and other incidental papers in connection there with and this Letter of Intent shall be subject to the finalization of terms and conditions of the Development Agreement.

Thanking you,

Yours faithfully

FOR GANESHDHAM C.H.S.L

CHAIRMAN

SECRETARY 9/12/21

TREASURER

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ANNEXURE 'G'

MEHTA & SHIRODKAR DEVELOPERS

5-B, Shreenath Apt No. 3, Chaphekar Bandhu Marg, Mulund (East),
Mumbai -400081. Contact No.7738803333 Tel No.022-21637060/59
Email Id: msdevelopersmumbai@gmail.com

Date: 21/12/21
To,
Secretary,
Ganeshdham CHS Ltd,
Gavanpada,
Mulund East,
Mumbai 400081.

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Subject: Acceptance of LOI

Respected Sir,

We thank the esteemed members of Ganeshdham CHS Ltd for their faith & confidence by awarding us the LOI for the redevelopment of the society.

We herby agree to the same, subject to few points on the tender which were discussed verbally.

The following points, clarified below are:

- No Penalty.
- The developer shall be entitle to utilize full FSI generating from the said property, incentive additional built up are as per regulation 33(7) B, additional FSI, TDR FSI, Ancillary FSI, including staircase, lift, landing, by paying premium or such available FSI permissible under the Development Control Promotion Regulation 2034 for Greater Mumbai, in force and as amended from time to time. The developer shall be sole beneficiary to utilize incentive additional built up area for sale flats.
- Allotment of existing flat will be from 1st residential floor.
- IOD for eligible rehab area shall be obtained in the 1st phase of approval.

All other negotiations were incorporated in the offer letter and final offer attached herewith.

Sincerely,
M/S Mehta & Shirodkar Developers

Partner

Recd
21-12-21

Received

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SUB-REGISTRAR KURLA
DIST. (BAHORA)

MEHTA & SHIRODKAR DEVELOPER'S

GANESHDHAM C.H.S.L., MULUND (E)

The Offer

Sr. No.	Society's Expectation	Developer's offer	Developer's Remark
A.	Free extra Carpet area: 42 % of existing carpet area	30.51%	
B.	Temporary Accommodation:		
1	Cost of leave & license agreement including registration expenses Rs. 10000/=		Accepted
2	Monthly Rent:		
a.	Rs.63/- sq.ft of existing carpet area	Rs.48/-	
b.	10% rise for each term (Each term 12 months)		Accepted
3	Refundable interest free deposit: Rs. 1,00,000/-		Accepted
4	Brokerage equal to one month rent (for each shifting)	Only one Time	
5	Cost of shifting both ways Rs.40,000/-	Rs.3000	
C.	Hardship allowance on the basis of existing carpet area Rs. 2500- per sq.ft	Rs. 549/-	
D.	Payment of hardship allowance		
	i. 35% at the time of agreement between society and developer	10%	
	ii. 35% at the time of vacating flats	0%	
	iii.30% at the time of possession of new flats	90%	
E.	Bank guarantee for Rs. Ten Crores .		No
F.	Security flats admeasuring minimum 5000 sq.ft carpet area		No

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२९ Dec 2022

THE SUB-REGISTRAR KURLA NO. 4
MUMBAI SUBURBAN DIST. (BANDRA)

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