Simla House Co-operative Housing Society Ltd.
Registered No: BOM/HSG/1688 of 1969
51/B, Laxmibai Jagmohandas Marg, Mumbai – 400 026.
Email: simlahousechs@gmail.com Tel: 49719548/8591894743

**LETTER OF INTENT**

Date: **19th May 2025**

**To,**
**Keystone Realtors Limited**
702, Natraj, M.V. Road Junction,
Western Express Highway,
Andheri (East),
Mumbai – 400 069.

**Dear Sir,**

**Re:** **Proposed redevelopment of all that piece and parcel of land, being a part of the larger land bearing Cadastral Survey No. 442, 443 and 444 of Malabar and Cumballa Hill Division, and identified as Plot 'B', admeasuring 11,850 square yards equivalent to 9,908.14 square meters, or thereabouts (as per the Indenture dated May 2, 1972) and admeasuring 9,371.70 square meters or thereabouts and bearing Cadastral Survey No. 444 (part) (as per physical site verification) ("Land") together with 5 (five) buildings standing thereon, each consisting of ground plus 6 (six) upper floors ("Existing Buildings"), situate, lying and being at 51/B Laxmibai Jag Mohandas Marg, Mumbai - 400026 in the registration district and sub district of Mumbai City. The said Land and said Existing Buildings are collectively referred to as "Property" and the said Property belongs to the Society.**

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1. By and under (i) Offer Letter dated June 21, 2024, (ii) 1st Revised Financial Offer dated September 24, 2024, (iii) 2nd Revised Financial Offer dated November 6, 2024, (iv) 3rd Revised Financial Offer dated November 29, 2024, (v) 4th Revised Financial Offer dated December 5, 2024, (vi) 5th Revised Financial Offer dated December 26, 2024 and (vii) Addendum to the Fifth Revised Offer dated December 30, 2024 ("**Offer Letters**")

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you have offered to undertake redevelopment of the Property on the terms and conditions contained therein. Copies of the Offer Letters are annexed hereto and collectively marked as **ANNEXURE '1'**.

2. We are pleased to inform you that, pursuant to your Offer Letters, in the Special General Body Meeting of the Society held on January 12, 2025, in presence of Mr. J. W. Chauhan, Office Assistant to the Deputy Registrar of Co-operative Societies D/Ward, the majority of the Members resolved to appoint yourselves i.e. Keystone Realtors Limited, as a preferred developer ("**Developer**") for redevelopment of the Property. A copy of the resolution passed in the Special General Body Meeting of the Society held on January 12, 2025, is annexed hereto and marked as **ANNEXURE '2'**.

3. By and under a letter bearing Order No. 1862 of 2025 dated January 28, 2025, the Deputy Registrar of Co-operative Societies, D' Ward, Mumbai confirmed the appointment of the Developer for undertaking redevelopment of the Property under Section 79A of Maharashtra Cooperative Societies Act, 1960. A copy of the letter dated January 28, 2025, is annexed hereto as **ANNEXURE '3'**.

4. With this Letter of Intent, the Society hereby appoints you as the developer to undertake the proposed redevelopment of the Property *inter alia* on the following terms and conditions:

| No. | Terms | Particulars |
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| 1. | Description of the Property | All that piece and parcel of land, being a part of the larger land bearing Cadastral Survey Nos. 442, 443 and 444 of Malabar and Cumballa Hill Division, and identified as Plot 'B', admeasuring 11,850 square yards equivalent to 9,908.14 square meters or thereabouts (as per Indenture dated May 2, 1972) and admeasuring 9,371.70 square meters or thereabouts and bearing Cadastral Survey No. 444 (part) (as per physical site |

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| | | verification) ("**Land**") together with 5 (five) buildings standing thereon, each consist of ground plus 6 (six) upper floors accommodating 248 (two hundred and forty-eight) residential flats, 85 (eighty-five) Garages and 2 (two) shops ("**Existing Buildings**"), situate, lying and being at 51/B Laxmibai Jag Mohandas Marg, Mumbai - 400026 in the registration district and sub district of Mumbai City. The Land and the Existing Buildings are hereinafter collectively referred to as "**Property**".<br><br>A land adjoining to the Land, bearing Cadastral Survey No. 443, which land is used as private passage, and a portion of the Land admeasuring 788.90 square meters ("**Encroached Land**") is encroached upon by slum dwellers / encroachers ("**Encroachers**").<br><br>In consideration of Acerock Construction LLP, agreeing to remove and clear the encroachment from the Encroached Land at its own costs and expenses, by and under an Agreement for Grant of Right of Way dated 16th April 2025, the Society has agreed to grant a right of way over land admeasuring 1,690 square meters from the Encroached Land having length of approximately 130 meters and width of average 13 meters to Acerock Construction LLP for the benefit of ultimately organization of flats purchasers of sale component being developed by Acerock Construction LLP on its |

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| | | land bearing Cadastral Survey No. 3/448 and on the terms and conditions contained therein. |
| 2. | EMD & Security Deposit | The Parties agree that a sum of Rs. 10,00,00,000/- (Rupees Ten Crore Only) shall be deposited by the Developer with the Society towards Security Deposit ("**Security Deposit**") in the following manner:<br><br>(a) A sum of Rs. 1,00,00,000/- (Rupees One Crore Only) has been deposited by the Developer with the Society at the time of submitting the Tender vide Demand Draft No. 501000, dated 21st June 2024 ("**EMD**") and simultaneously with the registration of the Development Agreement, the EMD of Rs.1,00,00,000/- (Rupees One Crore Only) shall be adjusted towards Security Deposit; and<br><br>(b) The balance amount of Rs. 9,00,00,000/- (Rupees Nine Crore Only) towards the Security Deposit shall be deposited by the Developer with the Society simultaneously upon registration of the Development Agreement. |
| 3. | Details of the Members, Occupants and existing carpet area of their respective premises. | (a) The Society has represented to the Developer that:<br>i. Presently, the Society has 248 (two hundred and forty-eight) existing members ("**Members**").<br><br>ii. Currently, the Members of the Society are holding 248 (two |

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| | | hundred and forty-eight) residential flats in the Existing Buildings ("**Existing Flats**"), 51 (fifty-one) Members are holding 66 (sixty-six) covered garages in the Existing Buildings ("**Garages of Members**"). The detailed list of the Members, their respective Existing Flats along with existing carpet area, car parking spaces and Garages of Members, owned and occupied by them, are set out in **Part A** of **ANNEXURE '4'** hereto.<br><br>iii. Out of the total 66 (sixty-six) garages as mentioned in Sub-clause (ii) above, Garage bearing no. G-Shop No. 1A and Garage bearing no. G-Shop No. 2A as per Annexure II to the Tender and listed at serial no. 309 and 310 in **Part A** of **ANNEXURE '4'** are being used as shops by 1 (one) Member in the Existing Building.<br><br>iv. In addition to the Members, there are 17 (seventeen) occupants ("**Occupants**") occupying 17 (seventeen) garages ("**Garages of Occupants**"). The Occupants are nominal members of the Society and do not hold any share in the capital of the Society. The detailed list of Occupants and Garages of |

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| | | Occupants along with the carpet area (as per MOFA) of each of the Garages of Occupants are set out in **Part B** of **ANNEXURE '4'** annexed hereto.<br><br>v. Out of total 17 (Seventeen) Garages of the Occupants mentioned in Sub-clause (iv) above, garage No. 73 listed at serial no. 324 in **Part B** of **ANNEXURE '4'** is being used as Jain Derasar.<br><br>vi. The Society holds 4 (four) garages bearing No. G-10, G-11, G-37 and G-80 in the Existing Buildings ("**Society Garages**"), details of which are set-out in **Part C** of **ANNEXURE '4'** hereto. The particulars of Society Garages are also recorded at serial nos. 253, 275 and 307 in Annexure II of the Tender Document.<br><br>vii. Existing Flats, Garages of Members, Garages of Occupants and Society Garages are hereinafter collectively referred to as "**Existing Premises**".<br><br>viii. The Members are presently occupying 1,94,787 square feet carpet area comprised in the Existing Flats ("**Carpet Area of Existing Flats**") and the same is subject to certification by the competent |

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| | | authority under the provisions of Regulation 33(9) of DCPR 2034.<br><br>ix. The Society Garages, the Garages of Members and Garages of Occupants aggregately admeasure 27,483 square feet carpet area and the same is subject to joint survey between the Developer and the Society, concerned member/occupant, as the case maybe.<br><br>x. Thus, the carpet area of the Existing Premises aggregates to 2,22,270 square feet carpet area in the Existing Buildings.<br><br>(b) It is clarified that the carpet area mentioned in this LOI is the carpet area as per Maharashtra Ownership of Flats Act, 1963 ("**MOFA**") save and except the carpet area of Reserved Area (as described hereinbelow in Clause 11).<br><br>(c) The Society Garages, the Garages of Members and Garages of Occupants, which will be measured at the time of a joint survey between the Developer and the Society, concerned member/occupant, and the same shall not be as per MOFA or RERA. |
| 4. | Maximum Permissible F.S.I. | (a) The Developer shall be entitled to use the maximum permissible FSI as on date |



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| | | of receipt of the IOD in respect of the New Buildings under Regulation 33(9) or any other applicable provisions of Development Control and Promotion Regulation 2034 (as amended and substituted from time to time) (**"Maximum Permissible FSI"**). It is clarified that no PTC/PAP/MHADA/HI units shall be provided in the said Property.<br><br>(b) If any additional FSI (in any form or manner), over and above Maximum Permissible FSI (**"Additional FSI"**) becomes available post obtaining the IOD and such Additional FSI or any part thereof is capable of being utilized in the redevelopment of the said Property, then the same shall belong to the Society and shall be shared between the Society and the Developer (subject to adjustment of all costs that will be incurred by the Developer to avail and utilize such Additional FSI), in such ratio as maybe mutually discussed and recorded in the Development Agreement. |
| 5. | Title of the Property | The Society has represented to the Developer that the Society is the owner of and well and sufficiently entitled to and seized and possessed of the Property. |

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| 6. | Physical/factual conditions of site and title | The Society has informed the Developer that the following clearances and/or permissions shall be required for the redevelopment of the Property:<br><br>(a) Presently, the Property falls under Funnel of Vision under DCPR 2034, and requisite clearance and/or clarification maybe required for the same;<br><br>(b) The Property falls under CRZ II and the amended provisions of Regulation No. 33(9) of DCPR 2034 are presently not applicable in view of the provisions of CRZ Regulations of 2019 and in this regard, clearance is required to be obtained from the concerned government authority for undertaking the redevelopment of the said Property under the amended provisions of Regulation No. 33(9) of DCPR 2034;<br><br>(c) The access road (shown bounded in green colour and marked 'Existing Road' in the plan annexed hereto and marked as **ANNEXURE '5'**) from the main entrance of the said Property to the nearest DP Road known as Naoroji Pirojsha Godrej Road is required to be realigned to have minimum 12 meters of width and the same will require clearing of the encroachment by 5 (five) tenements thereon (shown washed in |

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| | | orange colour on the plan annexed hereto and marked as **ANNEXURE '5'**);<br><br>(d) The Land is required to be sub divided and a new property registered card mutating the name of the Society as the owner is required to be opened;<br><br>(e) In addition to all permissions and approvals, the Developer is also required to obtain necessary permission from the competent authority for the height clearance for the proposed project.<br><br>(f) (a) to (e) above are hereinafter collectively referred to as "**the Requisite Clearances/ Permissions**".<br><br>(g) The Society is aware that the offer of the Developer for undertaking the redevelopment of the said Property is subject to conditions as stated in the said Offer Letters including receipt of the Requisite Clearances/Permissions as outlined in Clauses (a) to (e) hereinabove.<br><br>(h) Simultaneously with the execution hereof, the Society shall appoint an architect identified by the Developer for the purpose of taking necessary steps and actions including making applications for necessary approvals in relation to the Redevelopment of the said Property and the Developer shall bear and pay the |

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| | | architect fee and necessary costs and expenses towards the same. It is clarified that the appointment of an architect identified by the Developer and payment of fees by the Developer to such architect will not be considered as grant or agreement to grant any right, title and interest in the Property in favour of the Developer.<br><br>(i) The Developer shall not be entitled to claim reimbursement of the architect fee and costs and expenses towards the appointment of architect or obtaining Requisite Clearance/Permissions. |
| 7. | Approvals | The Developer shall at its own costs and expenses and in coordination with the Society along with project management consultant appointed by the Society ("**PMC**"), procure and obtain all required permissions and approvals (including but not limited to the Requisite Clearance/Permission, sub-division of the Property, obtaining Property Register Card in respect of the Property in the name of the Society, permission for clearance of Funnel Vision, height permission from Civil Aviation, NOC of CFO, CRZ NOC from MCZMA, MOEF, intimation of disapproval, commencement certificate, permission) for full and complete development of the Property. |



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| 8. | Nature of New Building/s (**"New Buildings"**) | (a) The New Building/s (**"New Building/s"**) shall be comprised of residential users.<br><br>(b) The name of New Building/s shall be jointly decided by the Society and the Developer and shall have the name of "Rustomjee" either as a prefix or as a suffix. |
| 9. | Defect Liability | (a) The Developer shall be liable to the Members and/or the Society for the defect liability for the period of 5 (five) years from the date of receipt of full occupation certificate in respect of the New Building(s) (**"Defect Liability Period"**).<br><br>(b) It is clarified that the Developer shall also pass on/forward/transfer the specific guarantees and warranties of the vendors and contractors for material supplied to the Society, which may be for the period exceeding the Defect Liability Period.<br><br>(c) The detailed provisions pertaining to the Defect Liability Period shall be recorded in the Definitive Documents.<br><br>(d) The Defect Liability Period in respect of the premises/units to be sold/allotted to the purchasers of the Developer's Area shall be as per their respective contracts and shall be governed by the provisions of RERA. |

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| | | (b) The Reserved Area shall be released by the Society basis the progress of work. The detailed mechanism for creating lien on Reserved Area in favour of the Society and release of the same by the Society shall be recorded in the Definitive Documents. |
| 12. | Members New Premises and Visitors Car Parking Spaces. | (a) The Developer shall offer, free of cost and on ownership basis and by way of permanent alternate accommodation, new residential flats in New Building/s to each Member having carpet area equivalent to the Carpet Area of Existing Flats plus an additional 60% (sixty percent) carpet area thereof as per MOFA (subject to the certification / verification of the Carpet Area of Existing Flats by the competent authority under the provisions of Regulation 33(9) of the DCPR, 2034) ("**Members New Flats**").<br><br>(b) In view of the variations in the Carpet Area of Existing Flats and given the planning constraints, it has been agreed that the Members shall be provided with the Members New Flats with a specific carpet area as per the typologies of the flats in the New Buildings. The tentative details of the Members New Flats prepared as per the representation given by the Society with respect to the Carpet |

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| | | Area of the Existing Flat are set-out in **Annexure '6'** hereto.<br><br>(c) For instance, the Members occupying Existing Flat/s having carpet area less than 377 square feet carpet area (equivalent to 35 square meters) shall be offered the Members New Flats having 603 square feet carpet area.<br><br>(d) The Developer shall offer a total of 406 (four hundred and six) car parking space/s to the Society for the Members, provided that there is no change in the existing regulatory and MCGM car parking norms governing the redevelopment ("**Members New Car Parking Spaces**").<br><br>(e) The Members New Flats and Members New Car Parking Spaces are hereinafter collectively referred to as "**Members New Premises**".<br><br>(f) The Developer shall also make provisions for visitors' car parking spaces for the entire New Building/s as per prevalent regulatory norms ("**Visitors Car Parking Spaces**"). |
| 13. | Garages of Members | (a) The Members holding the Garages of Members and listed in **Part A** of **ANNEXURE '4'** (also listed at Sr. No. 247 to 311 of Annexure "II" of the |



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| | | Tender Document) shall be provided 50% of the carpet area of their respective Garage of Members, in their respective Members New Flats (in addition to 60% additional carpet area as per MOFA). The carpet area of the Garages of Members shall be subject to joint survey between the Developer and the respective Member.<br>**OR**<br>The Developer shall provide compensation at the rate of Rs.50,000/- (Rupees Fifty Thousand Only) per square foot of the carpet area of the Garages of Members to the concerned Members, which will be subject to joint survey between the Developer and the respective Member/s. The aforementioned payment shall be made by the Developer to the Members concerned either by way of one-shot bullet payment against and upon the Society handing over possession of the Property to the Developer, or by way of installments, either of which shall be mutually agreed between the Developer and the Members concerned on or before the registration of the Development Agreement.<br>(b) The Members concerned and the Developer shall mutually agree on any of the aforementioned options, and the concerned Member shall inform the |

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| | | Developer of their choice within a reasonable timeframe, before the registration of the Development Agreement, without any reference and/or recourse of the Society. |
| 14. | Garages of Occupants | (a) The Occupant occupying garage listed at Serial No. 73 (seventy-three) in Part C of **ANNEXURE '4'** forming part of the Garages of Occupants and being used as a Jain Derasar, shall be provided with an alternate Jain Derasar, the details of which shall be agreed and set out in the Definitive Documents.<br><br>(b) Additionally, it is clarified that no separate prayer hall/temple/place of worship shall be provided to the Society as part of the common area and amenities.<br><br>(c) To the remaining Occupants, the Developer shall provide compensation at the rate of Rs.50,000/- (Rupees Fifty Thousand Only) per square foot of the carpet area of the respective Garages of the Occupants, which will be subject to joint survey between the Developer and the respective Occupant. The Developer shall directly deal with the concerned Occupants without any reference or recourse to the Society. |



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| 15. | Society Garages | (a) Presently, the Society holds the Society Garages in the Existing Building and in lieu of the same, the Developer shall allocate 5 (five) surface car parking spaces to the Society in the New Building/s (**"New Car Parking Spaces for Society"**).<br><br>(b) The carpet area of the Society Garages shall be subject to joint survey between the Developer and the representative of the Society. |
| 16. | Developers Area | Subject to execution and registration of the Definitive Documents and compliance of the terms thereof by the Developer, and only post registration of the project with MahaRERA, the Developer shall be entitled to sell, market and dispose of, the remaining flats (**"Developer Flats"**) and remaining car parking spaces (**"Developers Car Parking Spaces"**) in the New Building/s (after allotment of Members New Premises, Visitors Car Parking Spaces, New Car Parking Spaces for the Society and Reserved Area) to its prospective purchasers. |
| 17. | Society Office | (a) ***Temporary office***: During the period commencing from Vacation Date and until the Society is offered possession of new office of Society in the New Building/s, the Society shall occupy a premises/units not exceeding 350 (Three Hundred and Fifty) square feet |

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| | | in the vicinity of the Property and with license fee/rent not exceeding Rs.1,00,000/- (Rupees One Lakh Only) per month as its temporary society office on rent/leave and license. The Developer shall pay fixed license fee/rent not exceeding Rs.1,00,000/- (Rupees One Lakh Only) per month to the Society towards the rent/license fee of the temporary society office, the details whereof shall be specified in the Definitive Documents.<br><br>(b) ***Society office in the New Building/s:*** The Developer shall provide Society office as per regulatory norms free of costs and on an ownership basis in the New Building/s. The Society office to be provided by the Developer shall be with the specifications, the details whereof shall be mutually discussed between the parties and recorded in Development Agreement. |
| 18. | PMC Office | During the redevelopment period of the Property, the Developer shall provide a table space at the construction site office of the Developer for PMC. |
| 19. | Floor Height | (a) The clear height (floor to floor) for the Members New Flats shall be minimum of 12 (Twelve) feet subject to FSI consumption and approval by the authorities. |



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| | | (b) It is clarified that the floor-to-floor height of the Members New Flats and Developer Flats in the New Building/s shall be the same. |
| 20. | Hardship Compensation | (a) The Developer shall pay an amount of Rs.3,000/- (Rupees Three Thousand Only) per square foot of the carpet area of the Existing Flats, as certified by the competent authority under the provisions of Regulation No. 33(9) of DCPR 2034, to each of the Members in the following manner:<br><br>i. 50% of the Hardship Compensation shall be paid by the Developer to each of the Members on the Vacation Date.<br><br>ii. Balance 50% of the Hardship Compensation shall be paid by the Developer to each of the Members, simultaneously with the Developer offering possession of the Members New Premises to the Society.<br><br>(b) The cheques towards the Hardship Compensation shall be deposited by the Developer with the Society on the Vacation Date and the modalities for distribution of the same shall be set out in the Definitive Documents. |

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| 21. | Monthly Displacement Compensation | (a) The Developer shall pay a Monthly Displacement Compensation of Rs.270/- (Rupees Two Hundred and Seventy Only) per square foot of the carpet area of Existing Flats, as certified by the competent authority under the provisions of Regulation No. 33(9) of DCPR 2034 to each of the Members.<br><br>(b) The Developer shall handover 1 (one) cheque for each Member towards Monthly Displacement Compensation for the initial period of 12 (twelve) months to the Society on the Vacation Date.<br><br>(c) The balance Monthly Displacement Compensation for such period as specified in the possession notice, after obtainment of the occupation certificate in respect of the Members New Premises in the New Buildings (during which the possession of the Members New Premises in the New Buildings shall be offered to the Society), shall be paid by the Developer by way of monthly post-dated cheques ("**PDCs**") and subject to the provisions of Clause 24 hereunder.<br><br>(d) On expiry of every 11 (eleven) month of each tranche, the Developer shall deliver the monthly PDCs for the next |



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| | | 12 (twelve) months to the Society, the Members shall collect their respective monthly PDCs from the office of the Society.<br><br>(e) The Monthly Displacement Compensation shall stand escalated by 5% after expiry of every 12 (twelve) months from the Vacation Date.<br><br>(f) The Developer shall be liable to pay the Monthly Displacement Compensation to the Members on and from the Vacation Date till period as specified in the possession notice, after the obtainment of occupation certificate in respect of the Members New Premises in the New Buildings (during which the possession of the Members New Premises in the New Buildings shall be offered to the Society). |
| 22. | Shifting Charges | (a) The Developer shall pay the amount equivalent to first months' Monthly Displacement Compensation i.e., Rs. 270/- (Rupees Two Hundred and Seventy Only) per square foot of the carpet area of Existing Flats as certified by the competent authority under the provisions of regulation 33(9) of DCPR 2034, to each Members towards shifting charges (both ways inclusive). |

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| | | (b) This amount shall be paid to each of the Members on the Vacation Date. The Developer shall deposit the cheques (drawn in the name of each of the Member) towards shifting charges with the Society on the Vacation Date and the modalities for distribution of the same shall be set out in the Definitive Documents. |
| 23. | Brokerage charges | (a) The Developer shall pay the amount equivalent to first 2 (two) months' Monthly Displacement Compensation of Rs. 270/- (Rupees Two Hundred and Seventy Only) per square foot on the carpet area of Existing Flats as certified by the competent authority under the provisions of Regulation 33(9) of DCPR 2034, to each Members towards one-time brokerage charges.<br><br>(b) This amount shall be paid to each of the Members on the Vacation Date. The Developer shall deposit the cheques (drawn in the name of each of the Member) towards brokerage charges with the Society on the Vacation Date and the modalities for distribution of the same shall be set out in the Definitive Documents. |
| 24. | Interest Free Deposit for temporary alternate accommodation. | (a) The Developer shall pay the amount equivalent to the first 2 (two) months' Monthly Displacement Compensation |



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| | | of Rs. 270/- (Rupees Two Hundred and Seventy Only) per square foot of the carpet area of Existing Flats as certified by the competent authority under the provisions of regulation 33(9), to each of the Members, along with the first tranche of Monthly Displacement Compensation, towards interest free deposit for temporary alternate accommodation for the Members shifting to temporary alternate accommodation.<br><br>(b) The Developer shall deposit cheques drawn in the name of each Member towards interest free deposit for temporary alternate accommodation with the Society on the Vacation Date and Society shall be liable to distribute the same to the Members.<br><br>(c) This aforesaid amount towards interest free deposit for temporary alternate accommodation shall be adjusted and deducted from the last 2 (two) months' Monthly Displacement Compensation payable to the Members before handing over the possession of the Members New Premises to the Society. |
| 25. | Provision for electric car charging points | The Developer shall provide the electric car charging points in the New Building/s as per prevalent regulatory norms. |

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| 26. | Rate for additional area to be purchased by the Members | The Members shall be entitled to purchase additional area, at 5% discount of the prevalent sale rate at the time of launch, over and above the Members New Flats, subject to available design options and planning constraints. The concerned Member willing to purchase additional area shall notify the Developer in writing of his/her/their intent to do so, within a reasonable time frame, before the execution and registration of the Development Agreement and the terms and conditions of purchase such additional area shall be mutually decided between such concerned Member and the Developer. Corresponding stamp duty, registration, GST and any other applicable taxes and charges, if any, on such additional area, as per actuals, shall be payable by the respective Member. |
| 27. | Material, Amenities and other Facilities | The Parties agree that the Developer shall provide amenities and facilities (including internal fittings and fixtures of the flats) for the Members as per such pre agreed terms to be detailed in the Definitive Documents. |
| 28. | Expenses | The Developer shall bear and pay the entire expenses for the redevelopment of the Property including Architect fees, PMC fees, Advocate Fees, TDR purchase cost/Fungible expenses, material cost, displacement compensation, GST. The Developer shall also bear and pay LUC Assessment, Water charges, Electricity charges, from the Vacation Date till the date of |



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| | | the occupation certificate in respect of the Members New Premises. |
| 29. | Completion of the New Building/s | (a) The Developer shall complete the construction and development of the New Building/s and obtain full occupation certificate thereof and offer possession of the Members New Premises to the Society within a period of 36 (thirty-six) months from the date of receipt of first commencement certificate with further grace period of 12 (twelve) months, excluding any impact of force majeure events, details of which will be set-out in the Definitive Documents.<br><br>(b) The timeline for completing the construction and development of the Property should be in accordance with the timeline which shall be detailed in the Definitive Documents.<br><br>(c) In the event of failure on the part of the Developer, the Developer shall be liable to pay liquidated damages and penalties. The consequences of delay and default in completing the redevelopment of the Property shall be elaborated in detailed in the Definitive Documents. |
| 30. | Consequences for failure of Non-consenting | (a) In the event, any non-consenting Member/s and/or Occupant/s fail to |

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| | Member/s and/or Occupant/s to vacate their respective existing premises. | vacate their respective Existing Premises, the Developer shall be entitled to approach the appropriate forum/court to obtain required orders against non-consenting Members and/or Occupants seeking an order against the Members and/or Occupants to vacate their respective Existing Premises for the smooth and uninterrupted redevelopment of the Property. The Society shall provide the necessary support and cooperation to the Developer in this regard.<br><br>(b) The entire cost and expenses of such proceedings shall be to the account of the respective non-consenting Members and/or Occupants and shall be deducted from the monetary benefits to be received by such Existing Member/Occupant and till the recovery of such amounts along with interest thereon, the Developer shall withhold possession of the respective Members New Premises of such non-consenting Members. Such non-consenting Members / Occupants shall be liable to pay to the Developer, liquidated damages till the point, quiet, vacant and peaceful possession of their respective premises is handed over to the Developer. The quantum of the liquidated damages to the account of such non-consenting Members / |

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| | | Occupants shall be detailed out in the Definitive Documents. The Society shall provide all necessary assistance and support to the Developer in respect of the same. |
| 31. | Definitive Documents | For the purpose of (i) grant of the development rights of the Property to the Developer by the Society; and (ii) conferment of title to the Members of their respective Members New Flats, the term "Definitive Documents" shall include (i) Development Agreement, (ii) Power of Attorney, (iii) Tripartite Permanent Alternate Accommodation Agreements, and (iv) any other ancillary documents or side letter(s), to be executed between the Society, Members and the Developer, as the case may be. |
| 32. | No right in the Property. | This LOI is executed by the Society in favour of the Developer appointing them as the developer to undertake the proposed redevelopment of the Property of the Society. It is clarified that this LOI does not confer or transfer any share, right, title and/or interest much less the development rights in favour of the Developer in respect of the Property and/or any part thereof. |
| 33. | Validity Period | (a) Within a period of 180 (one hundred and eighty) days from the date hereof, unless mutually extended by the Parties hereto in writing, the Developer and Society shall finalize and affix |

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| | | signature on the draft of the Development Agreement and keep the same in escrow with the escrow agent (**"Escrow Agent"**) mutually appointed by the Society and Developer (**"Validity Period"**). Neither party shall be entitled to have a photocopy of the duly initialed Development Agreement. The Parties hereto shall enter into a separate writing with Escrow Agent recording the terms of the escrow arrangement as set out in these presents.<br><br>(b) In the event the Development Agreement cannot be finalized between the Parties within the Validity Period due to Developer not being forthcoming to negotiate and affix signature on the Development Agreement, then the Society shall be entitled to terminate this LOI by giving a notice in writing to the Developer. Upon such cancellation and termination of this LOI, the Society shall return EMD (without any interest thereof) to the Developer. Upon receipt of EMD, the Developer shall cease to have any right, title, interest, claim and/or demand of any nature whatsoever on the Property and/or against the Society under the LOI and/or otherwise whatsoever. In case |



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| | | there is any delay by the Society in coming forward to finalize the Development Agreement, then the Society shall not be entitled to terminate this LOI.<br><br>(c) However, if the Developer has duly prepared and circulated the draft of the Development Agreement and the Parties have made progress in the discussions on such Development Agreement and/or if the Parties have finalized and duly initialed the draft of the Development Agreement and kept the same in escrow with the Escrow Agent, then the LOI shall not be terminable and the Validity Period shall stand extended up-to the Long Stop Date and this LOI shall be binding till expiry of the Long Stop Date (*as described hereinbelow*), unless mutually extended by parties in writing.<br><br>(d) During the Validity Period and/or Long Stop Date (as the case may be), the Society shall not engage with or enter into any discussions with any other person and/or entity for the redevelopment of the Property.<br><br>(e) During the Validity Period and/or Long Stop Date (as the case may be), the |

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| | | Developer shall prepare a tentative layout plan and design of the New Building/s and submit the same to the Society for its approval.<br><br>(f) In the event, the LOI is terminated in the manner as set-out herein, the Developer shall not be entitled to claim reimbursement of any costs and expenses from the Society. |
| 34. | Escrow Arrangement and Transaction Date | (a) The Developer, at its own costs and expenses shall obtain such, Requisite Clearance/Permissions and/or other approvals and permissions in respect of redevelopment of the said Property, that are obtainable prior to the execution and registration of the Development Agreement and the POA from the concerned authority within a period of 24 (Twenty Four) months from the date on which the Parties hereto have signed and kept the Development Agreement in escrow with the Escrow Agent, with an additional grace period of 6 (six) months thereafter (**"Long Stop Date"**). The Developer shall periodically or as maybe requested update the Society in this regard.<br><br>(b) If any of the Requisite Clearance/Permissions are obtained on |

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| | | or before expiry of the Long Stop Date, then the Society shall not be entitled to terminate the LOI and the Long Stop Date shall be extended for such time period to be mutually decided between the Parties in view of the progress made for obtaining the other Requisite Clearance/Permissions.<br><br>(c) However, in the event the Developer is not able to obtain any of the Requisite Clearance/Permissions on or before expiry of the Long Stop Date (unless mutually extended by the Parties in writing), the Society shall be entitled to issue a notice to the Escrow Agent with a copy to the Developer requesting the Escrow Agent to call upon a joint meeting and thereupon Escrow Agent shall fix up the said joint meeting in which in presence of the parties the escrow agent shall exterminate and redact the duly initialed Development Agreement and the Society shall simultaneously return the EMD (without any interest thereof) to the Developer. Upon receipt of EMD (without any interest thereof) the Developer shall cease to have any right, title, interest, claim and/or demand of any nature whatsoever in the Property under the LOI and/or duly initialed Development Agreement. |

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| | | (d) It is clarified that the provisions as contained in Clause 33 hereinabove and what is stated in the present Clause 34 shall always be read together and construed accordingly. |
| 35. | Stamp Duty/Registration fees/ GST | (a) Stamp Duty, Registration fees, GST payable on the Definitive Documents shall be borne and paid by the Developer.<br><br>(b) In case, there is any additional stamp duty payable on the Development Agreement due to any previous deficit stamp duty on any of the respective agreements of the Members, the Developer shall not be liable to pay such additional stamp duty amount for reasons as aforesaid. |
| 36. | Government requirements for the process of redevelopment | The Society has followed necessary procedure as per Govt. GR dated July 4, 2019, and 196 out of 199 Members present have given their irrevocable consent for the process of the redevelopment for the Property. |
| 37. | Jurisdiction | The Courts at Mumbai shall have exclusive jurisdiction. |
| 38. | Due Diligence | On execution of this LOI, the Society shall promptly furnish to the Developer all the title related documents and any other documents in |



SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

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| | | respect of the said Property/Existing Premises/Members available with the Society (in its possession) and allow the Developer to carry out due diligence to its satisfaction on the title of the Property, including (and not limited to) issuing public notice and conducting title related searches in all relevant Government land records and departments.<br><br>The Society has represented that it is not in possession of any of the permission and approval in respect of the Existing Buildings (including occupation certificate in respect thereof) and/or any of the original title documents relating to the said Property. Society has not created any encumbrances in respect of the said Property. |
| 39. | Branding | The Developer shall be entitled to decide on the branding of the Project in the manner as it may deem fit. |

5. If you agree to the aforesaid broad commercial terms and conditions of redevelopment of the Property, you are requested to provide us with your confirmation on the same and thereafter send to us the 'without prejudice' draft of the Development Agreement for our Members approval.

6. In the Special General Body Meeting held on January 12, 2025, and on April 6, 2025 respectively the general body of the Society has also empowered and authorized the managing committee of the Society through its office bearers Mr. Ashish C. Shah - Hon. Chairman and Mr. Ketan P. Dalal Hon. Secretary to finalize, approve to sign and issue this LOI; to appoint the Architect; and to undertake all other necessary acts, things

and deeds in respect thereof. Copy of the minutes of SGBM dated 6th April 2025 is annexed hereto as **ANNEXURE '7'**.

7. We state that our Society, through its office bearers, will now proceed to take matters forward with you, which shall include Public Notices, Consent letters, execution and registration of the Development Agreement, Power of Attorney, Permanent Alternate Accommodation Agreement and all other deeds and documents that may be necessary for the purpose of proceeding with the said redevelopment of the Property.

Kindly acknowledge the receipt of this Letter of Intent and oblige.

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

Yours faithfully,
For, **"Simla House Cooperative Housing Society Limited"**

**Chairman** **Secretary** **Jt. Treasurer**

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**Encl:** As above

We agree, confirm and accept the aforesaid.

**For Keystone Realtors Limited**

**Authorized Signatory**

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## 4th REVISED FINANCIAL OFFER

| SR. NO. | ITEMS | OFFER |
|---|---|---|
| | | |
| 1. | The total constructed area assumed by the Developer | 13,40,000 sq.ft (approx.) |
| 1b | FSI Area | Design fitment is under process and the same can be ascertained after that. |
| 1C | Non FSI Area | Design fitment is under process and the same can be ascertained after that. |
| 2 | Additional Carpet Area to provide to the Members | |
| a | Existing Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender document. | 60% Additional MOFA Carpet Area over and above the existing carpet areas of flats as certified by the competent authority. |
| b | Occupants listed at Serial Nos. 247 to 311 of Annexure "2" of the Tender Document. (Garages) | 50% of the existing carpet areas of the garages as mentioned in the Tender Document shall be offered to the respective members in their new redeveloped flats in addition to the additional carpet area offered hereinabove, subject to joint survey between the Developer and the respective Society member. |
| 3. | CAR PARKING<br><br>* The Members and the Society expect surface-covered car parking spaces.<br><br>** The Members and Society expect at least one covered car parking space per bedroom of the New Premises. | <br>Yes – for existing members<br><br>Car parks shall be offered as per prevalent regulatory norms, subject to minimum 1 (One) car park for each certified residential unit being redeveloped.<br><br>Additionally, 5 Carparks will be allotted to the Society in lieu of the Garages owned by the Society. |
| A | Car Washing Provision | Yes. One tap at each podium level. |
| B | Driver Room with washroom | To be provide suitably in the proposed layout. |

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Registered & Corp. Office : 702, NATRAJ, M. V. Road Junction, Western Express Highway, Andheri (East), Mumbai - 400 069. Tel.: +91 - 22 - 6676 6888, Fax: +91 - 22 - 6676 6999
Web : www.rustomjee.com, CIN : L45200MH1995PLC094208

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| 4. | Settlement/buy back offers to the Occupants listed at Serial Nos. 312 to 327 of Annexure"2" of the Tender Document. | **Rs 50,000 PSF** on carpet areas of units as mentioned in the Annexure"2" of the Tender, subject to the competent authority certifying the same basis the past approved plans. |
| 5. | **TEMPORARY ACCOMMODATION** | |
| a. | Rent/ displacement compensation for displacement of the Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender document. | Rs **270** per sq. ft. on existing carpet area of flats as certified by the competent authority shall be paid as follows:<br>- First 12 months' rent shall be paid via single cheque at the time of site vacation<br>- Monthly post-dated cheques (PDCs) shall be given annually in advance, during the course of the development |
| B | Occupants listed at Serial Nos. 247 to 311 of Annexure "2" of the Tender Document during the course of redevelopment till receipt of possession of newly constructed area after obtaining occupation certificate: | **NIL** |
| c. | Increase in Rent after initial 12 months period & thereon only to Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender Document. | 5% increment after every 12 months period. |
| d. | Relocation cost/shifting charges to be compensated (Both Ways) only to Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender document. | Amount equivalent to 1 months' rent shall be paid for each residential unit as one-time for Relocation cost/shifting charges to be compensated (including both ways). |
| e. | Brokerage – One time brokerage only to Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender document. | Amount equivalent to 2 months' rent shall be paid for each residential unit as one time brokerage. |
| f. | Deposit for temporary alternate accommodation | An amount equivalent to 2 months' Rent shall be paid to the Members at the time of site vacation (as an advance) towards deposit for temporary alternate accommodation. This amount shall be adjusted against the Rent payable for the last 2 months of the timeline for the entire project. |

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| 7. | **HARDSHIP COMPENSATION TO THE MEMBERS listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender Document.** | Rs 3000 per sq ft. on Existing Carpet Area subject to the competent authority certifying the same basis the past approved plans. |
| | **MODE OF PAYMENT** - Disbursement of Hardship Compensation | |
| | DA (On Signing of Redevelopment Agreement) | 0% |
| | Vacating (On granting access to the Developer to the property for demolition and redevelopment thereof ) | 50% |
| | Possession (On RE-Possession) | 50% |
| 8. | **DISCOUNTED RATE ON ADDITIONAL AREA PURCHASED BY EXISTING MEMBERS** | |
| a. | Discounted Rate Per Sq. ft. of the Carpet Area | 5% discount on the Sale Rate prevalent at the time of launch. |
| b. | Maximum Carpet area on which discount will be allowed per member | To be discussed at the appropriate stage post the design finalization mutually. |
| 9. | **COMPENSATION TO THE MEMBERS DESIRING TO SELL THE PREMISES ON OUTRIGHT BASIS TO THE DEVELOPER PRIOR TO DEMOLITION** | |
| | In case of any member desiring to sell the premises prior to demolition of the building the rights of the additional free area other benefits will be to the developer | |
| | Rate per Sq.Ft. of Carpet area at which the developer will purchase the flat on outright basis prior to demolition | The rates and conditions for the same will be as per discussion between the Member and Developer. |
| | | |
| 10. | **COMPENSATION TO THE EXISTING MEMBERS FOR DECREASE IN AREA DUE TO PLANING CONSTRAINT** | |
| | In case if the proposed area in the new building is slightly less than the actual area to be allotted to the members due to planning constraint than the developers has to compensate to the members for the lesser area. | |
| a. | Compensation (rate) per Sq.Ft. of the lesser carpet area provided to the member. | To be discussed at the appropriate stage prior to execution of development agreement with the Society. |
| | | |
| 11. | **COMPENSATION TO THE EXISTING MEMBERS NOT DESIRING FOR EXCESS FREE AREA OFFERED BY THE DEVELOPERS** | |
| | In case if few members do not desire for the additional free carpet area offered by the developer. The entire rights of the area thereafter will be of developer. | |

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| a. | Compensation (rate) per Sq Ft. Of the Carpet area surrendered by the member. | To be discussed at the appropriate stage prior to execution of development agreement with the Society. |
| | | |
| 12. | AMOUNT PAYABLE TO THE DEVELOPER IF THE AREA PROPOSED IS MORE THAN THE ALLOTTED AREA DUE TO PLANNING CONSTRAINT | |
| | If due to the planning constraint, the area proposed is more than actual required or desired area | |
| a. | Amount payable by the member (rate) per Sq.Ft. of the excess Carpet area provided to the member. | To be discussed at the appropriate stage prior to execution of development agreement with the Society. |
| 13 | **Bank Guarantee Amount in Crores** | **75 crores** |
| 13a | **Lien Area** | **20,000 sq.ft.** |
| 14 | **Timeline of Entire Projects** | |
| A | **LOI to DA** | **Approx 6 months subject to mutual discussions** |
| | **Timelines for below Approvals:**<br>- **Subdivision of Larger Plot**<br>- **Updating of PRC**<br>- **Widening of access road**<br>- **IOD**<br>- **MOEF**<br>- **CRZ NOC considered** | **Total duration for 20 months for the approvals mentioned here.** |
| B | **Site Vacation period** | **1 month assumed for 100% site vacation and physical handover of plot for construction** |
| C | **Site vacation to CC** | **2 months** |
| D | **CC to OC** | **42 months + 6 months grace period excluding force majeure period.** |
| 15 | **All terms and conditions agreed as per the tender** | |
| A | **Deviation if any** | As mentioned in the:<br>- Offer Letter dated 21st June 2024<br>- Developer's Declaration Letter dated 21st June 2024<br>- Revised Offer Letter dated 24th September 2024 |

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| | | • 2nd Revised Offer Letter dated 5th November 2024<br>• 3rd Revised Offer Letter dated 29th November 2024 |
| 16 | **The average sale rate assumed** | **Depending on the market dynamics and the final sales plan** |
| 17 | **Basic Amenities** | |
| | • Arch Designs and Structural designs be made by top Architects and Engineers who have the experience of designing highrise luxury apartments. | YES |
| | • Surface parking only | YES (for members) |
| | • Sky Decks with invisible grill for safety. | YES |
| | • High Speed Lifts of min 6'x6' and height 9' inside | Will be confirmed at a later stage as dependent on vertical transportation consultant due to regulatory norms. |
| | • Exceptionally elegant and high class AC Entrance Lobby of minimum 20' height. Imported crystal chandelier in the centre.<br>• Automatic glass sliding door to lobby. | YES<br>YES |
| | • Dry area for all flats which is invisible from outside. | Will be finalized as per design fitment. |
| | • Arrangements for AC external units inside ducts not on buildings external wall. | YES |
| | ○ Drivers station on all podiums [AC, TV and toilet] | YES |
| | ○ No activity except Solar panels on highest terrace of the building. All activities on Entertainment Podium. | NO |
| | • Swimming pool with highest waterproofing standards on Entertainment podium. | YES |
| | • Vastu compliance as per Panchatatva | Critical vastu guidelines will be followed as per Vastu Consultants recommendations. |

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| | • Sound proof windows with double glass in UPVC or similar high quality | NO<br>For highrise buildings, system aluminum windows are recommended. |
| | • Motorized vertical sliding windows for those who request. | NO |
| | • Height 11' 6" inside the flat. | Shall be finalized as per design fitment and FSI consumption. |
| | • Italian marble for flooring. Special semi precious stone/Statuano italian for flooring in the main lobby. | YES for Italian marble flooring only. Design as per Interior Designer consultant. |
| | • No vetrified tiles. | YES. Shall be used in areas as required by design fitment. |
| | • Use of Art Deco motifs and design elements on exterior and Interior considering the South Bombay's Architectural Heritage. | Will confirm once design fitment is finalized. |
| | • Maximum use of greenery on the vertical surfaces and in elevation at decks, flower beds at podium, greenery at Entertainment Podium to integrate nature with the built environment. | YES |
| | • Top class fully furnished Banquet Hall at entertainment Podium.<br>• | YES |
| | • Top notch latest amenities at the entertainment podiums.<br>• | YES |
| | • Special lighting system for lobby and building exterior during night with the help of a lighting consultant. | YES |
| | • All services be approved by an MEP consultant. | YES |
| | • Separate washing bays for cars on each podium. | NO |
| | • Holistic security system with card detection with a security room with CCTV monitors. | YES |
| | • Security guard with a dog on round the clock duty in shift. | YES (necessary provisions will be designed) |

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| | • Efficient water recycling system. | YES |
| | • Landscaping designed by a Landscape Architect. | YES |
| 18 | Increase in Rent after initial 48 months + 6 months grace period (excluding force majeure) & thereon only to Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender Document. | 7.50% increment for the period above 48 months + 6 months grace period (excluding force majeure) till notice for repossession. |

Additionally, please note that our offer is subject to the following:

- Offer is based on Reg 33(9) of DCPR 2034.
- Offer is based on the assumption that the latest applicable amendments to Reg 33(9) of DCPR 2034 are made applicable on the property of the Society.
- No planning or height restrictions are applicable on the proposed redevelopment of the Society.
- The proposed widening of the DP Road to 18.30 meters takes place, while also being extended till the existing gate of Simla House CHSL, with the necessary approvals and NOCs from all concerned parties and competent authorities.
- Subdivision and updating of the revenue records / PRC in the name of the Society, with the necessary approvals and NOCs from all concerned parties and competent authorities.
- The timelines mentioned above, in point number 14 are subject to all the members having all necessary documents readily available for MHADA verification and submission.

The 26 units which are 85 sq feet of Carpet Area as mentioned in Annexure "2" of the Tender Document are treated as separately identified units having distinctive ownership. Incase the same is not certified by the competent authorities then the

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carpet area of the same units will be added to the new proposed units of the respective owners.

Yours Truly,

Keystone Realtors Limited

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

**Rohit Prasad**

Head – Business Development

Date: 5th December 2024
Place: Mumbai

Keystone Realtors Limited

KEYSTONE
REALTORS
BUILDING EXCELLENCE

Date: 26th December 2024

**To,**
**The Hon Secretary,**
**SIMLA HOUSE CO-OP HOUSING SOCIETY LTD.**
**51/B, LAXMIBAI JAGMOHANDAS MARG, MUMBAI - 400026**

**Sub: Submission of 5th REVISED FINANCIAL OFFER for Proposed Redevelopment of the SIMLA HOUSE C. H. S. LTD.**

Dear Sirs,

With reference to the above subject, we are submitting our 5th REVISED FINANCIAL OFFER for redevelopment of SIMLA HOUSE C.H.S. LTD., ("Society") standing on plot bearing CS Nos. 444 of village Malabar Hill, Mumbai – 400026.

Please find along the REVISED FINANCIAL OFFER.

Kindly note below note:

1. We would like to inform you that incase of successful BID by us of the tender, the Definitive Documents to be executed and registered for redevelopment of your Society shall be entered into between your Society and Keystone Realtors Limited or such other entity which forms part / subsidiary of Keystone Realtors Limited and/or SPV and on the terms and conditions basis the mutual discussion and/or modification/deviation to the agreed terms and conditions of the tender at the time of bidding.

2. Our offer is currently based on the information received from the Society and it's PMC in the appended Tender Document and subsequent email correspondence, including your representations that the Society has a clear and marketable title to the said Property. Any discrepancies found in due course of due diligence shall be highlighted to the Society and our offer shall be changed accordingly.

3. Mutual discussions shall be held between the Society and the Developer on modifications / deviations (if any) to the agreed terms and conditions of the Tender document (apart from the Commercial offer) at an appropriate stage. We have read and perused the title related documents provided to us by the Society till date and we shall need to conduct at the appropriate stage, a detailed title search and due diligence of all the requisite information relating thereto, by inspecting all original documents valid and subsisting as on date and other pertinent information, as necessary with respect to the property and the redevelopment of the same in entirety.

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

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**Registered & Corp. Office : 702, NATRAJ, M. V. Road Junction, Western Express Highway, Andheri (East), Mumbai - 400 069. Tel.: +91 - 22 - 6676 6888, Fax: +91 - 22 - 6676 6999.**
**Web : www.rustomjee.com, CIN : L45200MH1995PLC094208**

4. We would like to inform you that in case of successful bid by us, the Definitive Documents to be executed in connection with the development of your Society, (i) shall be entered into between your Society and Keystone Realtors Ltd. or such other legal entity which forms part / Subsidiary of the Keystone / Rustomjee Group and (ii) on the terms and conditions basis the mutual discussion which will be held between the Society and the Developer on modification / deviation to the agreed terms and conditions of the Tender at the time of Bidding.

We would be available for further discussions in case you need any clarifications.

Yours Truly,

Keystone Realtors Limited

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

**Rohit Prasad**

Head – Business Development

Date: 26th December 2024
Place: Mumbai

Keystone Realtors Limited

KEYSTONE
REALTORS
BUILDING EXCELLENCE

## 5th REVISED FINANCIAL OFFER

| SR. NO. | ITEMS | OFFER |
|---|---|---|
| | | |
| 1. | The total constructed area assumed by the Developer | 13,40,000 sq.ft (approx.) |
| 1b | FSI Area | Design fitment is under process and the same can be ascertained after that. |
| 1C | Non FSI Area | Design fitment is under process and the same can be ascertained after that. |
| 2 | Additional Carpet Area to provide to the Members | |
| a | Existing Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender document. | 60% Additional MOFA Carpet Area over and above the existing carpet areas of flats as certified by the competent authority. |
| b | Occupants listed at Serial Nos. 247 to 311 of Annexure "2" of the Tender Document. (Garages) | 50% of the existing carpet areas of the garages as mentioned in the Tender Document shall be offered to the respective members in their new redeveloped flats in addition to the additional carpet area offered hereinabove, subject to joint survey between the Developer and the respective Society member.<br><br>OR<br><br>We shall provide compensation at the rate of Rs. 50,000 per sq. ft. of existing garage carpet area, subject to joint survey between the Developer and the respective Society member.<br><br>The payment schedule for compensation for garage owners shall be as follows:<br><br>- On signing of Development agreement – 5%<br>- On vacation of premises – 10%<br>- On repossession of flats – 85% |

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.



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Web : www.rustomjee.com, CIN : L45200MH1995PLC094208

Keystone Realtors Limited

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| 3. | **CAR PARKING**<br><br>*** The Members and the Society expect surface-covered car parking spaces.**<br><br>**** The Members and Society expect at least one covered car parking space per bedroom of the New Premises.** | Yes – for existing members<br><br>Car parks shall be offered as per prevalent regulatory norms, subject to minimum 1 (One) car park for each certified residential unit being redeveloped.<br><br>Additionally, 5 Carparks will be allotted to the Society in lieu of the Garages owned by the Society. |
| A | **Car Washing Provision** | **Yes. One tap at each podium level.** |
| B | **Driver Room with washroom** | **To be provide suitably in the proposed layout.** |
| 4. | Settlement/buy back offers to the Occupants listed at Serial Nos. 312 to 327 of Annexure"2" of the Tender Document. | **Rs 50,000 PSF** on carpet areas of units as mentioned in the Annexure"2" of the Tender, subject to the carpet area survey by the Developer |
| 5. | **TEMPORARY ACCOMMODATION** | |
| a. | Rent/ displacement compensation for displacement of the Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender document. | Rs **270** per sq. ft. on existing carpet area of flats as certified by the competent authority shall be paid as follows:<br><br>- First 12 months' rent shall be paid via single cheque at the time of site vacation<br>- Monthly post-dated cheques (PDCs) shall be given annually in advance, during the course of the development |
| B | Occupants listed at Serial Nos. 247 to 311 of Annexure "2" of the Tender Document during the course of redevelopment till receipt of possession of newly constructed area after obtaining occupation certificate: | NIL |
| c. | Increase in Rent after initial 12 months period & thereon only to Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender Document. | 5% increment after every 12 months period. |

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SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

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| d. | Relocation cost/shifting charges to be compensated (Both Ways) only to Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender document. | Amount equivalent to 1 months' rent shall be paid for each residential unit as one-time for Relocation cost/shifting charges to be compensated (including both ways). |
| e. | Brokerage – One time brokerage only to Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender document. | Amount equivalent to 2 months' rent shall be paid for each residential unit as one time brokerage. |
| f. | Deposit for temporary alternate accommodation | An amount equivalent to 2 months' Rent shall be paid to the Members at the time of site vacation (as an advance) towards deposit for temporary alternate accommodation. This amount shall be adjusted against the Rent payable for the last 2 months of the timeline for the entire project. |
| 7. | **HARDSHIP COMPENSATION TO THE MEMBERS listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender Document.** | Rs **3000** per sq.ft. on Existing Carpet Area subject to the competent authority certifying the same basis the past approved plans. |
| | **MODE OF PAYMENT -** Disbursement of Hardship Compensation | |
| | DA (On Signing of Redevelopment Agreement) | **0%** |
| | Vacating (On granting access to the Developer to the property for demolition and redevelopment thereof) | **50%** |
| | Possession (On RE-Possession) | 50% |
| 8. | **DISCOUNTED RATE ON ADDITIONAL AREA PURCHASED BY EXISTING MEMBERS** | |
| a. | Discounted Rate Per Sq. ft. of the Carpet Area | 5% discount on the Sale Rate prevalent at the time of launch. |
| b. | Maximum Carpet area on which discount will be allowed per member | To be discussed at the appropriate stage post the design finalization mutually. |
| 9. | **COMPENSATION TO THE MEMBERS DESIRING TO SELL THE PREMISES ON OUTRIGHT BASIS TO THE DEVELOPER PRIOR TO DEMOLITION** | |
| | In case of any member desiring to sell the premises prior to demolition of the building the rights of the additional free area other benefits will be to the developer. | |

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| | Rate per Sq.Ft. of Carpet area at which the developer will purchase the flat on outright basis prior to demolition | The rates and conditions for the same will be as per discussion between the Member and Developer. |
| | | |
| 10. | **COMPENSATION TO THE EXISTING MEMBERS FOR DECREASE IN AREA DUE TO PLANING CONSTRAINT** | |
| | In case if the proposed area in the new building is slightly less than the actual area to be allotted to the members due to planning constraint than the developers has to compensate to the members for the lesser area. | |
| a. | Compensation (rate) per Sq.Ft. of the lesser carpet area provided to the member. | To be discussed at the appropriate stage prior to execution of development agreement with the Society. |
| | | |
| 11. | **COMPENSATION TO THE EXISTING MEMBERS NOT DESIRING FOR EXCESS FREE AREA OFFERED BY THE DEVELOPERS** | |
| | In case if few members do not desire for the additional free carpet area offered by the developer. The entire rights of the area thereafter will be of developer. | |
| a. | Compensation (rate) per Sq.Ft. Of the Carpet area surrendered by the member. | To be discussed at the appropriate stage prior to execution of development agreement with the Society. |
| | | |
| 12. | **AMOUNT PAYABLE TO THE DEVELOPER IF THE AREA PROPOSED IS MORE THAN THE ALLOTTED AREA DUE TO PLANNING CONSTRAINT** | |
| | If due to the planning constraint, the area proposed is more than actual required or desired area | |
| a | Amount payable by the member (rate) per Sq.Ft. of the excess Carpet area provided to the member. | To be discussed at the appropriate stage prior to execution of development agreement with the Society. |
| 13 | **Bank Guarantee Amount in Crores** | **75 crores** |
| 13a | **Lien Area** | **20,000 sq.ft.** |

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| 14 | Timeline of Entire Projects | |
| A | LOI to DA | Approx 6 months subject to mutual discussions |
| | Timelines for below Approvals:<br>- Subdivision of Larger Plot<br>- Updating of PRC<br>- Widening of access road<br>- IOD<br>- MOEF<br>- CRZ NOC considered | Total duration for 20 months for the approvals mentioned here. |
| B | Site Vacation period | 1 month assumed for 100% site vacation and physical handover of plot for construction |
| C | Site vacation to CC | 2 months |
| D | CC to OC | 42 months + 6 months grace period excluding force majeure period. |
| 15 | All terms and conditions agreed as per the tender | |
| A | Deviation if any | As mentioned in the:<br>- Offer Letter dated 21st June 2024<br>- Developer's Declaration Letter dated 21st June 2024<br>- Revised Offer Letter dated 24th September 2024<br>- 2nd Revised Offer Letter dated 5th November 2024<br>- 3rd Revised Offer Letter dated 29th November 2024 |
| 16 | The average sale rate assumed | Depending on the market dynamics and the final sales plan |
| 17 | Basic Amenities | |
| | • Arch Designs and Structural designs be made by top Architects and Engineers who have the | YES |

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| | experience of designing highrise luxury apartments. | |
| | • Surface parking only | YES (for members) |
| | • Sky Decks with invisible grill for safety. | YES |
| | • High Speed Lifts of min 6'x6' and height 9' inside | Will be confirmed at a later stage as dependent on vertical transportation consultant due to regulatory norms. |
| | • Exceptionally elegant and high class AC Entrance Lobby of minimum 20' height. Imported crystal chandelier in the centre.<br>• Automatic glass sliding door to lobby. | YES<br>YES |
| | • Dry area for all flats which is invisible from outside. | Will be finalized as per design fitment. |
| | • Arrangements for AC external units inside ducts not on buildings external wall. | YES |
| | o Drivers station on all podiums [AC, TV and toilet] | YES |
| | o No activity except Solar panels on highest terrace of the building. All activities on Entertainment Podium. | NO |
| | • Swimming pool with highest waterproofing standards on Entertainment podium. | YES |
| | • Vastu compliance as per Panchatatva | Critical vastu guidelines will be followed as per Vastu Consultants recommendations. |
| | • Sound proof windows with double glass in UPVC or similar high quality. | NO<br>For highrise buildings, system aluminum windows are recommended. |
| | • Motorized vertical sliding windows for those who request. | NO |

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| | • Height 11' 6" inside the flat. | Shall be finalized as per design fitment and FSI consumption. |
| | • Italian marble for flooring. Special semi precious stone/Statuario italian for flooring in the main lobby. | YES for Italian marble flooring only. Design as per Interior Designer consultant. |
| | • No vetrified tiles. | YES. Shall be used in areas as required by design fitment. |
| | • Use of Art Deco motifs and design elements on exterior and Interior considering the South Bombay's Architectural Heritage. | Will confirm once design fitment is finalized. |
| | • Maximum use of greenery on the vertical surfaces and in elevation at decks, flower beds at podium, greenery at Entertainment Podium to integrate nature with the built environment. | YES |
| | • Top class fully furnished Banquet Hall at entertainment Podium. • | YES |
| | • Top notch latest amenities at the entertainment podiums. • | YES |
| | • Special lighting system for lobby and building exterior during night with the help of a lighting consultant. | YES |
| | • All services be approved by an MEP consultant. | YES |
| | • Separate washing bays for cars on each podium. | NO |
| | • Holistic security system with card detection with a security room with CCTV monitors. | YES |
| | • Security guard with a dog on round the clock duty in shift. | YES (necessary provisions will be designed) |
| | • Efficient water recycling system. | YES |

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| | • Landscaping designed by a Landscape Architect. | YES |
| 18 | Increase in Rent after initial 48 months + 6 months grace period (excluding force majeure) & thereon only to Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender Document. | 7.50% increment for the period above 48 months + 6 months grace period (excluding force majeure) till notice for repossession. |

Additionally, please note that our offer is subject to the following:

- Offer is based on Reg 33(9) of DCPR 2034.
- Offer is based on the assumption that the latest applicable amendments to Reg 33(9) of DCPR 2034 are made applicable on the property of the Society.
- No planning or height restrictions are applicable on the proposed redevelopment of the Society.
- The proposed widening of the DP Road to 18.30 meters takes place, while also being extended till the existing gate of Simla House CHSL, with the necessary approvals and NOCs from all concerned parties and competent authorities.
- Subdivision and updating of the revenue records / PRC in the name of the Society, with the necessary approvals and NOCs from all concerned parties and competent authorities.
- The timelines mentioned above, in point number 14 are subject to all the members having all necessary documents readily available for MHADA verification and submission.
- The 26 units which are 85 sq feet of Carpet Area as mentioned in Annexure "2" of the Tender Document are treated as separately identified units having distinctive ownership, incase the same is not certified by the competent authorities then the carpet area of the same units will be added to the new proposed units of the respective owners.

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ANNEXURE '1'

KEYSTONE
REALTORS
BUILDING EXCELLENCE

Date: 30th December 2024

To,
The Hon Secretary,
SIMLA HOUSE CO-OP HOUSING SOCIETY LTD.
51/B, LAXMIBAI JAGMOHANDAS MARG, MUMBAI - 400026

**Sub:** Addendum to 5th Revised Offer Letter dated 26th December 2024

**Ref:** Proposed Redevelopment of Simla House CHSL (**"the Society"**)

Dear Sir,

This is with reference to our 5th Revised offer dated 26th December 2024 for the redevelopment of the Society premises. Please note that our response to Clause number 3 shall read as below:

*"Yes – for existing members*

*Car Parks shall be offered as per prevalent regulatory MCGM norms, for each certified residential unit being redeveloped*

*Additionally, 5 Carparks will be allotted to the Society in lieu of the Garages owned by the Society".*

The above is for the records of the Society kindly consider the same going forward and oblige.

Thank you.

Yours Truly,

Keystone Realtors Limited

Keystone Realtors Limited

**Rohit Prasad**

Head – Business Development

Place: Mumbai

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

Yours Truly,

---

**Rohit Prasad**

Head – Business Development

Date: 26th December 2024
Place: Mumbai

Keystone Realtors Limited

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

KEYSTONE
REALTORS
BUILDING EXCELLENCE

Date: 21st / June / 2024

To,
The Hon Secretary,
SIMLA HOUSE CO-OP HOUSING SOCIETY LTD.
51/B, LAXMIBAI JAGMOHANDAS MARG, MUMBAI - 400026

**Sub: Submission of Tender for Redevelopment of the said Property**

Dear Sir,

We the undersigned have to address to you as under:

1. We have collected the Tender from Supreme Engicons (India) Pvt. Ltd. on 24th May 2024 and paid the non-refundable amount of Rs.10,00,000/- (Rupees Ten Lakh Only) plus applicable GST at the time of Tender collection in the form of a valid DD/PO No. 500891 drawn on ICICI Bank dated 24th May 2024.

2. We have perused, read, examined, understood the conditions of the Tender, all specific notes, instructions, conditions, and commentary contained in this Tender Document, all the Proforma and Annexures attached thereto [*and Official Society's addendum/Corrigendum to the Tender, if any*], in respect of the proposed redevelopment of the Property.

3. We hereby make an offer to redevelop the Property on the terms and conditions as stated in the Tender Document (subject to qualifications), terms to be mutually agreed and included in the Definitive Documents.

4. We further state and confirm that our commercial offer is binding upon us subject to the conditions mentioned therein as well as any other necessary conditions defined in the future for the timely redevelopment of the Property.

5. We hereby represent, warrant, and declare that we have visited the said Property and have made ourselves conversant with the conditions of the Property and in particular the following:

   (a) Site conditions;

   (b) The development potential of the Property and the limitations with regard to the development of the Property, save and except any matters relating to the vicinity dwellers and vicinity structures;

   (c) Topography of the area;

   (d) Issue of Funnel of Vision (inner funnel);

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KEYSTONE REALTORS LIMITED
Registered & Corp. Office : 702, NATRAJ, M. V. Road Junction, Western Express Highway, Andheri (East), Mumbai - 400 069. Tel.: +91 - 22 - 6676 6888, Fax: +91 - 22 - 6676 6999.
Web : www.rustomjee.com, CIN : L45200MH1995PLC094208

(e) Existing roads, approaches, access, pathways to the Property;

(f) Trees, shrubs, bushes, debris etc. required to be removed for site clearance on the site;

6. We have quoted our offer, taking into account the risks likely to be encountered during execution of the proposed re-development of the Property, as known to us till date.

7. We shall take reasonable measures and precautions to ensure that no persons and structures in the adjoining lands are disturbed and/or inconvenienced during the process of proposed re-development.

8. We enclose herewith our Bid in a sealed envelope as specified in this Tender Document.

9. We agree (subject to qualifications) to abide by the conditions in this Tender Document till the time the Definitive Documents are executed.

10. Nothing mentioned in this writing or in the Bid shall create or shall be deemed to create any right or interest whatsoever in our favor in respect of the Property and/or the proposed re-development of the Property.

11. We understand that you are not bound to accept the highest or any other Tender you receive.

12. We hereby submit our valid Demand Draft from a Scheduled Bank drawn in favor of the Society a sum of Rs.1,00,00,000/- (Rupees One Crore Only) as the Earnest Money Deposit. We are aware that the Earnest Money Deposit shall not bear any interest. Depositing of Earnest Money Deposit shall not mean or be deemed to mean that the Society has entered into any type of agreement or transaction with the Bidder or accepted the offer, until the execution and registration of the Definitive Documents and purely in terms thereof.

13. We irrevocably agree and undertake that simultaneously with signing of the Definitive Documents we shall be bound and liable to pay to the Society an additional amount of Rs.9,00,00,000/- (Rupees Nine Crore only), which along with the Earnest Money Deposit shall constitute the entire Security Deposit of Rs.10,00,00,000/- (Rupees Ten Crore only), which shall be held by the Society until receipt of Bank Guarantee or as determined in the Definitive Documents.

14. The Society can appoint Architect/PMC/Structural Engineer/Elevation Designer/Site Supervisor/Solicitor/Legal Advisor/Tax Consultant and all other necessary consultants for the proposed redevelopment project monitoring and review at mutually pre-agreed costs.

15. We are aware that the Society has an Indenture registered in its favour for the Property, and Mutation Entry to that effect is pending to be carried out in the Property Register Cards.

16. We state, confirm and agree to pay all amounts, mentioned in the Tender Document and in our Financial Bid or as negotiated and finalized between us in the Definitive Documents. We undertake and declare that, from the date the Society has vacated all their existing

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flats and till the date they are given back possession of their New Premises with Occupation Certificate, at no time shall the Displacement Compensation/Rent be stopped or delayed, the terms whereof shall be as more particularly detailed in the Definitive Documents.

17. We further hereby agree to submit / present to the Society, a viable schematic typical residential floor layout and parking floor layout of the proposed new residential building (as per prevailing DCPR 2034 regulations) once we are being informed as Shortlisted Bidder.

18. Within the period as shall be mutually agreed and detailed and specified in the Letter of Intent, we agree and undertake to execute and register the Definitive Documents subject to the Society's cooperation.

19. Time shall be considered as the essence of this Tender Document as well as the Definitive Documents.

20. We are aware and we undertake to register the free sale flats in the Project with the Maharashtra Real Estate Regulatory Authority formed under the provisions of RERA and shall comply with all the provisions of RERA.

21. We declare that we have read all the conditions and specifications recorded in this Tender Document and have understood its contents and its meaning and we have submitted this offer to you of our own free will.

22. We also assure the Society that we will work in close liaisoning with PMC.

23. All information and documents required to be submitted as per this Tender Document are enclosed.

24. We will keep this offer valid for a period of 180 days from the date of the opening of the Tender.

25. We confirm that we will be conferred with the rights of re-development only on the execution and registration of the Definitive Documents and on the terms detailed therein.

26. In the case of rejection of our Bid by the Society, Earnest Money Deposit paid by us till such time shall be refunded to us within 15 (fifteen) days from the date of rejection of the Bid without any interest thereon and no agreement shall be deemed to have been arrived at between ourselves. We are aware that the Society shall return the Earnest Money Deposit by cheque.

27. We hereby confirm and undertake that we shall not raise any loan/finance on the Property owned by the Society and/or the New Premises (including proposed additional area to be constructed for the Members of the Society) and our rights to obtaining finance will be limited to the free sale component (less the Security Premises) and/or our development rights on the said Property, and all funds received from such finance will solely be utilised for this Project and shall not be diverted to any other project of ours.

28. The stamp duty, registration charges, taxes, GST or any other levies and out of pocket charges as applicable towards registration of Definitive Documents, Permanent

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Accommodation Agreements (save and except in case of Member's opting for additional area, if any) and/or any other deeds or indenture and the purchase of FSI including premium FSI, permissible TDR, fungible FSI etc. shall be borne by us alone subject to the terms detailed in the Definitive Documents. The cost of all FSI/TDR/fungible FSI to be loaded on the land will be borne by us. We alone shall be liable to pay the premium that may be required to be paid to the concerned authorities for loading such FSI/TDR/Fungible FSI, the development charges, out of pocket expenses etc. to obtain permissions and NOCs and to construct and redevelop the Society.

29. We do hereby confirm that the Tender, the Proforma, the Annexures and the supporting documents are signed by a signatory duly authorized by our organization with the board resolution being attached with this submission with all contact details [mobile number, land line number, email address and correspondence address of the duly authorized signatory].

30. A sum of Rs.1,00,00,000/- (Rupees One Crore only) is herewith forwarded towards Interest Free Earnest Money Deposit as detailed below:

| | |
|---|---|
| Instrument | Pay order |
| Demand Draft No. | 501000 |
| Date | 21st June 2024 |
| Bank | ICICI Bank Limited |
| Drawn in favour of | Simla House Co-operative Housing Society Limited |

Yours Truly,

Keystone Realtors Limited

(Rohit Prasad)

Name and Designation of Signatory: Rohit Prasad / Head – Business Development

Date: 21st June 2024

Place: Mumbai

Please note the following documents being submitted along with:

1. Income tax return with audited balance sheet and profit and loss account for last three financial years.
2. Solvency Certificate and Net Worth Certificate.
3. Copy of Permanent Account Number card.
4. Partnership Deed or Memorandum of Association and Articles of Association of Company.
5. Resolution passed by the board of directors of the Company for authorized signatory.
6. GST Registration Certificate.

Additionally, please note:

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

KEYSTONE
REALTORS
BUILDING EXCELLENCE

| SR. NO. | ITEMS | OFFER |
|---|---|---|
| | | |
| 1. | **Total constructed area assumed by the Developer** | |
| 2 | Additional Carpet Area to provide to the Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender Document. | 50% Additional MOFA Carpet Area over and above the existing carpet areas of flats as mentioned in the Tender, subject to the competent authority certifying the same basis the past approved plans. |
| | Additional Carpet Area to provide to the Occupants listed at Serial Nos. 247 to 311 of Annexure "2" of the Tender Document.<br><br>* The Bidder offering at least 60% additional MOFA Carpet Area shall be preferred | 50% of the existing carpet areas of the garages as mentioned in the Tender Document shall be offered to the respective members in their new redeveloped flats in addition to the additional carpet area offered hereinabove, subject to the competent authority certifying the same basis the past approved plans. |
| 3. | **CAR PARKING**<br><br>*** The Members and the Society expect surface-covered car parking spaces.**<br><br>**** The Members and Society expect at least one covered car parking space per bedroom of the New Premises.** | Car parks shall be offered as per prevalent regulatory norms, subject to minimum 1 (One) car park for each residential unit. |
| 4. | Settlement/buy back offers to the Occupants listed at Serial Nos. 312 to 327 of Annexure"2" of the Tender Document. | To be discussed directly at the appropriate stage. |
| 5. | **TEMPORARY ACCOMMODATION** | |
| a. | Rent/ displacement compensation for displacement of the Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender Document | Rs 185 per sq. ft. on existing carpet area of flats as certified by the competent authority shall be paid as follows: |



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Registered & Corp. Office: 702, NATRAJ, M. V. Road Junction, Western Express Highway, Andheri (East), Mumbai - 400 069. Tel.: +91 - 22 - 6676 6888, Fax: +91 - 22 - 6676 6999.
Web: www.rustomjee.com, CIN : L45200MH1995PLC094208

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1. We have quoted our offer considering all the above factors likely to be encountered during execution of the work and is also subject to the due diligence of the title of the land owned by the Society to our satisfaction for considering the same for redevelopment.

2. We would like to inform you that incase of successful BID by us of the tender, the Definitive Documents to be executed and registered for redevelopment of your Society shall be entered into between your Society and Keystone Realtors Limited or such other entity which forms part / subsidiary of Keystone Realtors Limited and/or SPV and on the terms and conditions basis the mutual discussion and/or modification/deviation to the agreed terms and conditions of the tender at the time of bidding.

3. Our offer is currently based on the information received from the Society and it's PMC in the appended Tender Document and subsequent email correspondence, including your representations that the Society has a clear and marketable title to the said Property. Any discrepancies found in due course of due diligence shall be highlighted to the Society and our offer shall be changed accordingly.

4. Mutual discussions shall be held between the Society and the Developer on modifications / deviations (if any) to the agreed terms and conditions of the Tender document (apart from the Commercial offer) at an appropriate stage. We have read and perused the title related documents provided to us by the Society till date and we shall need to conduct at the appropriate stage, a detailed title search and due diligence of all the requisite information relating thereto, by inspecting all original documents valid and subsisting as on date and other pertinent information, as necessary with respect to the property and the redevelopment of the same in entirety.

5. We would like to inform you that in case of successful bid by us, the Definitive Documents to be executed in connection with the development of your Society, (i) shall be entered into between your Society and Keystone Realtors Ltd. or such other legal entity which forms part / Subsidiary of the Keystone / Rustomjee Group and (ii) on the terms and conditions basis the mutual discussion which will be held between the Society and the Developer on modification / deviation to the agreed terms and conditions of the Tender at the time of Bidding.

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| | Rent/ displacement compensation for displacement of the Occupants listed at Serial Nos. 247 to 311 of Annexure "2" of the Tender Document during the course of redevelopment till receipt of possession of newly constructed area after obtaining occupation certificate:<br><br>**The Society expects the payment of rent/displacement compensation in advance for the entire period of redevelopment. | - First 12 months' rent shall be paid via single cheque at the time of site vacation<br>- Monthly post-dated cheques (PDCs) shall be given annually in advance, during the course of the development<br><br>NIL |
| b. | Increase in Rent after initial 12 months period & thereon only to Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender Document. | 5% increment after every 12 months period. |
| c. | Relocation cost/shifting charges to be compensated (Both Ways) only to Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender Document. | Amount equivalent to 1 months' rent shall be paid for each residential unit as one-time for Relocation cost/shifting charges to be compensated (including both ways) |
| d. | One time Brokerage only to Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender Document. | Amount equivalent to 2 months' rent shall be paid for each residential unit as one time brokerage |
| e. | Deposit for temporary alternate accommodation | NIL |
| 7. | **HARDSHIP COMPENSATION TO THE MEMBERS listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender Document.** | Rs 1800 per sq.ft. on Existing Carpet Area subject to the competent authority certifying the same basis the past approved plans. |
| | **MODE OF PAYMENT** | |
| a. | On signing of Redevelopment Agreement | 0% |

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| | | |
|---|---|---|
| b. | On granting access to the Developer to the property for demolition and redevelopment thereof | 50% |
| c. | On RE-Possession | 50% |
| 8. | **DISCOUNTED RATE ON ADDITIONAL AREA PURCHASED BY EXISTING MEMBERS** | |
| a. | Discounted Rate Per Sq. ft. of the Carpet Area | To be discussed at the appropriate stage post design finalization mutually. |
| b. | Maximum Carpet area on which discount will be allowed per member | To be discussed at the appropriate stage post the design finalization mutually. |
| 9. | **COMPENSATION TO THE MEMBERS DESIRING TO SELL THE PREMISES ON OUTRIGHT BASIS TO THE DEVELOPER PRIOR TO DEMOLITION** | |
| | In case of any member desiring to sell the premises prior to demolition of the building the rights of the additional free area other benefits will be to the developer | To be finalized prior to execution of development agreement with the Society. |
| | Rate per Sq.ft. of Carpet area at which the developer will purchase the flat on outright basis prior to demolition | To be discussed at the appropriate stage prior to execution of development agreement with the Society. |
| | | |
| 10. | **COMPENSATION TO THE EXISTING MEMBERS FOR DECREASE IN AREA DUE TO PLANING CONSTRAINT** | |
| | In case if the proposed area in the new building is slightly less than the actual area to be allotted to the members due to planning constraint than the developers has to compensate to the members for the lesser area. | To be finalized prior to execution of development agreement with the Society. |
| a. | Compensation (rate) per Sq.Ft. of the lesser carpet area provided to the member. | To be discussed at the appropriate stage prior to execution of development agreement with the Society. |
| | | |
| 11. | **COMPENSATION TO THE EXISTING MEMBERS NOT DESIRING FOR EXCESS FREE AREA OFFERED BY THE DEVELOPERS** | |
| | In case if few members do not desire for the additional free carpet area offered by the developer. The entire rights of the area thereafter will be of developer. | To be finalized prior to execution of development agreement with the Society. |
| a. | Compensation (rate) per Sq.Ft. Of the Carpet area surrendered by the member. | To be discussed at the appropriate stage prior to execution of development agreement with the Society. |

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

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| | | |
|---|---|---|
| 12. | **AMOUNT PAYABLE TO THE DEVELOPER IF THE AREA PROPOSED IS MORE THAN THE ALLOTTED AREA DUE TO PLANNING CONSTRAINT** | |
| | If due to the planning constraint, the area proposed is more than actual required or desired area | To be finalized prior to execution of development agreement with the Society. |
| a. | Amount payable by the member (rate) per Sq.Ft. of the excess Carpet area provided to the member. | To be discussed at the appropriate stage prior to execution of development agreement with the Society. |
| | | |

Additionally, please note that our offer is subject to the following:

- Offer is based on Reg 33(9) of DCPR 2034.
- Offer is based on the assumption that the latest applicable amendments to Reg 33(9) of DCPR 2034 are made applicable on the property of the Society.
- No planning or height restrictions are applicable on the proposed redevelopment of the Society.
- The proposed widening of the DP Road to 18.30 meters takes place, while also being extended till the existing gate of Simla House CHSL, with the necessary approvals and NOCs from all concerned parties and competent authorities.
- Subdivision and updating of the revenue records / PRC in the name of the Society, with the necessary approvals and NOCs from all concerned parties and competent authorities.

Yours Truly,

Keystone Realtors Limited

(Rohit Prasad)
Name and Designation of Signatory: Rohit Prasad / Head – Business Development

Date: 21st June 2024
Place: Mumbai

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

KEYSTONE
REALTORS
BUILDING EXCELLENCE

Date: 24th / September / 2024

To,
The Hon Secretary,
SIMLA HOUSE CO-OP HOUSING SOCIETY LTD.
51/B, LAXMIBAI JAGMOHANDAS MARG, MUMBAI - 400026

**Sub: Submission of Revised offer for Redevelopment of the said Property**

**Sub: Submission of REVISED FINANCIAL OFFER for Proposed Redevelopment of the SIMLA HOUSE C. H. S. LTD.**

Dear Sirs,

With reference to the above subject and your email dated 23rd September 2024, we are submitting our REVISED FINANCIAL OFFER for redevelopment of SIMLA HOUSE C.H.S. LTD., ("Society") standing on plot bearing CS Nos. 444 of village Malabar Hill, Mumbai – 400026.

Please find along the REVISED FINANCIAL OFFER.

Kindly note below note:

1. We would like to inform you that incase of successful BID by us of the tender, the Definitive Documents to be executed and registered for redevelopment of your Society shall be entered into between your Society and Keystone Realtors Limited or such other entity which forms part / subsidiary of Keystone Realtors Limited and/or SPV and on the terms and conditions basis the mutual discussion and/or modification/deviation to the agreed terms and conditions of the tender at the time of bidding.

2. Our offer is currently based on the information received from the Society and it's PMC in the appended Tender Document and subsequent email correspondence, including your representations that the Society has a clear and marketable title to the said Property. Any discrepancies found in due course of due diligence shall be highlighted to the Society and our offer shall be changed accordingly.

3. Mutual discussions shall be held between the Society and the Developer on modifications / deviations (if any) to the agreed terms and conditions of the Tender document (apart from the Commercial offer) at an appropriate stage. We have read and perused the title related documents provided to us by the Society till date and we shall need to conduct at the appropriate stage, a detailed title search and due diligence of all the requisite information relating thereto, by inspecting all original documents valid and subsisting as on date and other pertinent information, as necessary with respect to the property and the

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

Keystone Realtors Limited

KEYSTONE REALTORS LIMITED
Registered & Corp. Office : 702, NATRAJ, M. V. Road Junction, Western Express Highway, Andheri (East), Mumbai - 400 069. Tel.: +91 - 22 - 6676 6888, Fax: +91 - 22 - 6676 6999.
Web : www.rustomjee.com, CIN : L45200MH1995PLC094208

redevelopment of the same in entirety.

4. We would like to inform you that in case of successful bid by us, the Definitive Documents to be executed in connection with the development of your Society, (i) shall be entered into between your Society and Keystone Realtors Ltd. or such other legal entity which forms part / Subsidiary of the Keystone / Rustomjee Group and (ii) on the terms and conditions basis the mutual discussion which will be held between the Society and the Developer on modification / deviation to the agreed terms and conditions of the Tender at the time of Bidding.

We would be available for further discussions in case you need any clarifications.

Yours Truly,

**Rohit Prasad**

Head – Business Development

Date: 24th September 2024
Place: Mumbai

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

KEYSTONE
REALTORS
BUILDING EXCELLENCE

## REVISED FINANCIAL OFFER

| SR. NO. | ITEMS | OFFER |
|---|---|---|
| 1. | The total constructed area assumed by the Developer | 13,40,000 sq.ft (approx.) |
| 1b | FSI Area | Design fitment is under process and the same can be ascertained after that. |
| 1C | Non FSI Area | Design fitment is under process and the same can be ascertained after that. |
| 2 | Additional Carpet Area to provide to the Members | 60% |
| a | Existing Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender document. | Additional MOFA Carpet Area over and above the existing carpet areas of flats as certified by the competent authority. |
| b | Occupants listed at Serial Nos. 247 to 311 of Annexure "2" of the Tender Document. (Garages) | 50% of the existing carpet areas of the garages as mentioned in the Tender Document shall be offered to the respective members in their new redeveloped flats in addition to the additional carpet area offered hereinabove, subject to joint survey. |
| 3. | CAR PARKING<br>* The Members and the Society expect surface-covered car parking spaces.<br>** The Members and Society expect at least one covered car parking space per bedroom of the New Premises. | Yes – for existing members<br>Car parks shall be offered as per prevalent regulatory norms, subject to minimum 1 (One) car park for each certified residential unit being redeveloped. |
| A | Car Washing Provision | Yes. One tap at each podium level. |
| B | Driver Room with washroom | To be provide suitably in the proposed layout. |
| 4. | Settlement/buy back offers to the Occupants listed at Serial Nos. 312 to 327 of Annexure"2" of the Tender Document. | Rs 50,000 PSF on carpet areas of units as mentioned in the Annexure"2" of the Tender, subject to the competent authority certifying the same basis the past approved plans. |



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Keystone Realtors Limited

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

| | | |
|---|---|---|
| 5. | **TEMPORARY ACCOMMODATION** | |
| a. | Rent/ displacement compensation for displacement of the Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender document. | 225 Rs [redacted] per sq. ft. on existing carpet area of flats as certified by the competent authority shall be paid as follows:<br>- First 12 months' rent shall be paid via single cheque at the time of site vacation<br>- Monthly post-dated cheques (PDCs) shall be given annually in advance, during the course of the development |
| b | Occupants listed at Serial Nos. 247 to 311 of Annexure "2" of the Tender Document during the course of redevelopment till receipt of possession of newly constructed area after obtaining occupation certificate: | NIL |
| c. | Increase in Rent after initial 12 months period & thereon only to Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender Document. | 5% increment after every 12 months period. |
| d. | Relocation cost/shifting charges to be compensated (Both Ways) only to Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender document. | Amount equivalent to 1 months' rent shall be paid for each residential unit as one-time for Relocation cost/shifting charges to be compensated (including both ways). |
| e. | Brokerage – One time brokerage only to Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender document | Amount equivalent to 2 months' rent shall be paid for each residential unit as one time brokerage. |
| f. | Deposit for temporary alternate accommodation | NIL |
| 7. | **HARDSHIP COMPENSATION TO THE MEMBERS/OCCUPANTS** Rs. 3000 | [redacted] per sq.ft. on Existing Carpet Area subject to the competent authority certifying the same basis the past approved plans. |
| | **MODE OF PAYMENT** - Disbursement of Hardship Compensation | |
| | DA (On Signing of Redevelopment Agreement) | 0% |
| | Vacating (On granting access to the Developer to the property for demolition and redevelopment thereof ) | 50% |
| | Possession (On RE-Possession) | 50% |
| 8. | **DISCOUNTED RATE ON ADDITIONAL AREA PURCHASED BY EXISTING MEMBERS** | |

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

Keystone Realtors Limited

Keystone Realtors Limited

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|---|---|---|
| a. | Discounted Rate Per Sq. ft. of the Carpet Area | To be discussed at the appropriate stage post design finalization mutually. |
| b. | Maximum Carpet area on which discount will be allowed per member | To be discussed at the appropriate stage post the design finalization mutually. |
| 9. | **COMPENSATION TO THE MEMBERS DESIRING TO SELL THE PREMISES ON OUTRIGHT BASIS TO THE DEVELOPER PRIOR TO DEMOLITION** | |
| | In case of any member desiring to sell the premises prior to demolition of the building the rights of the additional free area other benefits will be to the developer | |
| | Rate per Sq.Ft. of Carpet area at which the developer will purchase the flat on outright basis prior to demolition | To be discussed at the appropriate stage prior to execution of development agreement with the Society. |
| 10. | **COMPENSATION TO THE EXISTING MEMBERS FOR DECREASE IN AREA DUE TO PLANING CONSTRAINT** | |
| | In case if the proposed area in the new building is slightly less than the actual area to be allotted to the members due to planning constraint than the developers has to compensate to the members for the lesser area. | |
| a. | Compensation (rate) per Sq.Ft. of the lesser carpet area provided to the member. | To be discussed at the appropriate stage prior to execution of development agreement with the Society. |
| 11. | **COMPENSATION TO THE EXISTING MEMBERS NOT DESIRING FOR EXCESS FREE AREA OFFERED BY THE DEVELOPERS** | |
| | In case if few members do not desire for the additional free carpet area offered by the developer. The entire rights of the area thereafter will be of developer. | |
| a. | Compensation (rate) per Sq.Ft. Of the Carpet area surrendered by the member. | To be discussed at the appropriate stage prior to execution of development agreement with the Society. |
| 12. | **AMOUNT PAYABLE TO THE DEVELOPER IF THE AREA PROPOSED IS MORE THAN THE ALLOTTED AREA DUE TO PLANNING CONSTRAINT** | |
| | If due to the planning constraint, the area proposed is more than actual required or desired area | |
| a. | Amount payable by the member (rate) per Sq.Ft. of the excess Carpet area provided to the member. | To be discussed at the appropriate stage prior to execution of development agreement with the Society. |

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

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|---|---|---|
| 13 | Bank Guarantee Amount in Crores | 75 crores |
| 13a | Lien Area | - |
| 14 | Timeline of Entire Projects | |
| A | LOI to DA | Approx 6 months subject to mutual discussions |
| | Timelines for below Approvals:<br>- Subdivision of Larger Plot<br>- Updating of PRC<br>- Widening of access road<br>- IOD<br>- MOEF<br>- CRZ NOC considered | Total duration for 20 months for the approvals mentioned here. |
| B | Site Vacation period | 1 month assumed for 100% site vacation and physical handover of plot for construction |
| C | Site vacation to CC | 2 months |
| D | CC to OC | 42 months + 6 months grace period excluding force majeure period. |
| 15 | All terms and conditions agreed as per the tender | |
| A | Deviation if any | As mentioned in the:<br>- Offer Letter dated 21st June 2024<br>- Developer's Declaration Letter dated 21st June 2024<br>- Revised Offer Letter dated 24th September 2024 |
| 16 | The average sale rate assumed | Rs. 90,000 psf (on RERA CA) depending on market conditions at the time |
| 17 | Basic Amenities | |
| | • Arch Designs and Structural designs be made by top Architects and Engineers who have the experience of designing highrise luxury apartments. | YES |

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

| | | |
|---|---|---|
| | • Surface parking only | YES (for members) |
| | • Sky Decks with invisible grill for safety. | YES |
| | • High Speed Lifts of min 6'x6' and height 9' Inside | Will be confirmed at a later stage as dependent on vertical transportation consultant due to regulatory norms. |
| | • Exceptionally elegant and high class AC Entrance Lobby of minimum 20' height. Imported crystal chandelier in the centre.<br>• Automatic glass sliding door to lobby. | YES<br>YES |
| | • Dry area for all flats which is invisible from outside. | Will be finalized as per design fitment. |
| | • Arrangements for AC external units inside ducts not on buildings external wall. | YES |
| | ○ Drivers station on all podiums [AC, TV and toilet] | YES |
| | ○ No activity except Solar panels on highest terrace of the building. All activities on Entertainment Podium. | NO |
| | • Swimming pool with highest waterproofing standards on Entertainment podium. | YES |
| | • Vastu compliance as per Panchatatva | Critical vastu guidelines will be followed as per Vastu Consultants recommendations. |
| | • Sound proof windows with double glass in UPVC or similar high quality. | NO<br>For highrise buildings, system aluminum windows are recommended. |
| | • Motorized vertical sliding windows for those who request. | NO |
| | • Height 11' 6" inside the flat. | Shall be finalized as per design fitment and FSI consumption. |
| | • Italian marble for flooring. Special semi precious stone/Statuario italian for flooring in the main lobby. | YES for Italian marble flooring only. Design as per Interior Designer consultant. |

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

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| | • No vetrified tiles<br>• | YES. Shall be used in areas as required by design fitment. |
| | • Use of Art Deco motifs and design elements on exterior and Interior considering the South Bombay's Architectural Heritage. | Will confirm once design fitment is finalized. |
| | • Maximum use of greenery on the vertical surfaces and in elevation at decks, flower beds at podium, greenery at Entertainment Podium to integrate nature with the built environment. | YES |
| | • Top class fully furnished Banquet Hall at entertainment Podium.<br>• | YES |
| | • Top notch latest amenities at the entertainment podiums.<br>• | YES |
| | • Special lighting system for lobby and building exterior during night with the help of a lighting consultant. | YES |
| | • All services be approved by an MEP consultant. | YES |
| | • Separate washing bays for cars on each podium. | NO |
| | • Holistic security system with card detection with a security room with CCTV monitors. | YES |
| | • Security guard with a dog on round the clock duty in shift. | YES (necessary provisions will be designed) |
| | • Efficient water recycling system. | YES |
| | • Landscaping designed by a Landscape Architect. | YES |

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

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Additionally, please note that our offer is subject to the following:

- Offer is based on Reg 33(9) of DCPR 2034.
- Offer is based on the assumption that the latest applicable amendments to Reg 33(9) of DCPR 2034 are made applicable on the property of the Society.
- No planning or height restrictions are applicable on the proposed redevelopment of the Society.
- The proposed widening of the DP Road to 18.30 meters takes place, while also being extended till the existing gate of Simla House CHSL, with the necessary approvals and NOCs from all concerned parties and competent authorities.
- Subdivision and updating of the revenue records / PRC in the name of the Society, with the necessary approvals and NOCs from all concerned parties and competent authorities.
- The timelines mentioned above, in point number 14 are subject to all the members having all necessary documents readily available for MHADA verification and submission.
- The 26 units which are 85 sq feet of Carpet Area as mentioned in Annexure "2" of the Tender Document are treated as separately identified units having distinctive ownership, incase the same is not certified by the competent authorities then the carpet area of the same units will be added to the new proposed units of the respective owners.

Yours Truly,

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

Keystone Realtors Limited

**Rohit Prasad**

Head – Business Development

Date. 24th September 2024
Place: Mumbai

Keystone Realtors Limited

KEYSTONE
REALTORS
BUILDING EXCELLENCE

## REVISED FINANCIAL OFFER

| SR. NO. | ITEMS | OFFER |
|---|---|---|
| 1. | The total constructed area assumed by the Developer | 13,40,000 sq.ft (approx.) |
| 1b | FSI Area | Design fitment is under process and the same can be ascertained after that. |
| 1C | Non FSI Area | Design fitment is under process and the same can be ascertained after that. |
| 2 | Additional Carpet Area to provide to the Members | |
| a | Existing Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender document. | 60% Additional MOFA Carpet Area over and above the existing carpet areas of flats as certified by the competent authority. |
| b | Occupants listed at Serial Nos. 247 to 311 of Annexure "2" of the Tender Document. (Garages) | 50% of the existing carpet areas of the garages as mentioned in the Tender Document shall be offered to the respective members in their new redeveloped flats in addition to the additional carpet area offered hereinabove, subject to joint survey between the Developer and the respective Society member only, without the requirement of any certification by MHADA for the same. |
| 3. | CAR PARKING | |
| | * The Members and the Society expect surface-covered car parking spaces. | Yes – for existing members |
| | ** The Members and Society expect at least one covered car parking space per bedroom of the New Premises. | Car parks shall be offered as per prevalent regulatory norms, subject to minimum 1 (One) car park for each certified residential unit being redeveloped. |
| A | Car Washing Provision | Yes. One tap at each podium level. |

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Web: www.rustomjee.com, CIN : L45200MH1995PLC094208

Arvind Lotha

KEYSTONE
REALTORS
BUILDING EXCELLENCE

SIMLA HOUSE CO-OP. H. S. LTD.
Inward No. 1674
Date 6/11/24
Received by
Manager
Hon. Secretary
Contents & Enclosers
Not Verified

Date: 6th / November / 2024

To,
The Hon Secretary,
SIMLA HOUSE CO-OP HOUSING SOCIETY LTD.
81/B, LAXMIDAS JAGMOHANDAS MARG, MUMBAI - 400026

Sub: Submission of Revised offer for Redevelopment of the said Property

Sub: Submission of REVISED FINANCIAL OFFER for Proposed Redevelopment of the SIMLA HOUSE C.H.S. LTD.

Dear Sirs,

With reference to the above subject and your email dated 31st October 2024, we are submitting our REVISED FINANCIAL OFFER for redevelopment of SIMLA HOUSE C.H.S. LTD., ("Society") [illegible] bearing CS No. 444 of village Malabar Hill, Mumbai – 400026

Please find along the REVISED FINANCIAL OFFER.

Kindly, note below note:

1. We would like to inform you that incase of successful BID by us of the tender, the Definitive Documents to be executed and registered for redevelopment of your Society shall be entered into between your Society and Keystone Realtors Limited or such other entity which forms part / subsidiary of Keystone Realtors Limited and/or SPV and on the terms and conditions basis the mutual discussion and/or modification/deviation to the agreed terms and conditions of the tender at the time of bidding.

2. Our offer is currently based on the information received from the Society and it's PMC in the appended Tender Document and subsequent email correspondance, including your representations that the Society has a clear and marketable title to the said Property. Any discrepancies found in due course of due diligence shall be highlighted to the Society and our offer shall be changed accordingly.

3. Mutual discussions shall be held between the Society and the Developer on modifications / deviations (if any) to the agreed terms and conditions of the Tender document (apart from the Commercial offer) at an appropriate stage. We have read and perused the title related documents provided to us by the Society till date and we shall need to conduct at the appropriate stage, a detailed title search and due diligence of all the requisite information relating thereto, by inspecting all original documents valid and subsisting as on date [illegible] other pertinent information, as necessary with respect to the property and the

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

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www.rustomjee.com, CIN : L45200MH1995PLC094208

| | | |
|---|---|---|
| 8 | Driver Room with washroom | To be provide suitably in the proposed layout. |
| 4. | Settlement/buy back offers to the Occupants listed at Serial Nos 312 to 327 of Annexure"2" of the Tender Document. | Rs 50,000 PSF on carpet areas of units as mentioned in the Annexure"2" of the Tender, subject to the competent authority certifying the same basis the past approved plans. |
| 5. | TEMPORARY ACCOMMODATION | |
| a. | Rent/ displacement compensation for displacement of the Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender document. | Rs 250 per sq. ft. on existing carpet area of flats as certified by the competent authority shall be paid as follows:<br>- First 12 months' rent shall be paid via single cheque at the time of site vacation<br>- Monthly post-dated cheques (PDCs) shall be given annually in advance, during the course of the development |
| b | Occupants listed at Serial Nos. 247 to 311 of Annexure "2" of the Tender Document during the course of redevelopment till receipt of possession of newly constructed area after obtaining occupation certificate: | NIL |
| c. | Increase in Rent after initial 12 months period & thereon only to Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender Document. | 5% increment after every 12 months period. |
| d. | Relocation cost/shifting charges to be compensated (Both Ways) only to Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender document. | Amount equivalent to 1 months' rent shall be paid for each residential unit as one-time for Relocation cost/shifting charges to be compensated (including both ways). |
| e. | Brokerage – One time brokerage only to Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender document. | Amount equivalent to 2 months' rent shall be paid for each residential unit as one time brokerage. |
| f. | Deposit for temporary alternate accommodation | NIL |
| 7. | HARDSHIP COMPENSATION TO THE MEMBERS/OCCUPANTS | Rs 3000 per sq.ft. on Existing Carpet Area subject to the competent authority certifying the same basis the past approved plans. |
| | MODE OF PAYMENT - Disbursement of Hardship Compensation | |
| | DA (On Signing of Redevelopment Agreement) | 0% |

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

Keystone Realtors Limited

| | | |
|---|---|---|
| | Vacating (On granting access to the Developer to the property for demolition and redevelopment thereof ) | 50% |
| | Possession (On RE-Possession) | 50% |
| 8. | DISCOUNTED RATE ON ADDITIONAL AREA PURCHASED BY EXISTING MEMBERS | |
| a. | Discounted Rate Per Sq. ft. of the RERA Carpet Area | 5% discount on the Sale Rate prevalent at the time of launch. |
| b. | Maximum Carpet area on which discount will be allowed per member | To be discussed at the appropriate stage post the design finalization mutually. |
| 9. | COMPENSATION TO THE MEMBERS DESIRING TO SELL THE PREMISES ON OUTRIGHT BASIS TO THE DEVELOPER PRIOR TO DEMOLITION | |
| | In case of any member desiring to sell the premises prior to demolition of the building the rights of the additional free area other benefits will be to the developer | |
| | Rate per Sq Ft. of Carpet area at which the developer will purchase the flat on outright basis prior to demolition | To be discussed at the appropriate stage prior to execution of development agreement with the Society. |
| | | |
| 10 | COMPENSATION TO THE EXISTING MEMBERS FOR DECREASE IN AREA DUE TO PLANING CONSTRAINT | |
| | In case if the proposed area in the new building is slightly less than the actual area to be allotted to the members due to planning constraint then the developers has to compensate to the members for the lesser area | |
| a. | Compensation (rate) per Sq.Ft. of the lesser carpet area provided to the member. | To be discussed at the appropriate stage prior to execution of development agreement with the Society. |
| | | |
| 11. | COMPENSATION TO THE EXISTING MEMBERS NOT DESIRING FOR EXCESS FREE AREA OFFERED BY THE DEVELOPERS | |
| | In case if few members do not desire for the additional free carpet area offered by the developer. The entire rights of the area thereafter will be of developer. | |
| a. | Compensation (rate) per Sq Ft. Of the Carpet area surrendered by the member. | To be discussed at the appropriate stage prior to execution of development agreement with the Society. |
| | | |
| 12. | AMOUNT PAYABLE TO THE DEVELOPER IF THE AREA PROPOSED IS MORE THAN THE ALLOTTED AREA DUE TO PLANNING CONSTRAINT | |

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SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

Keystone Realtors Limited

| | | |
|---|---|---|
| | If due to the planning constraint, the area proposed is more than actual required or desired area | |
| a. | Amount payable by the member (rate) per Sq.Ft. of the excess Carpet area provided to the member. | To be discussed at the appropriate stage prior to execution of development agreement with the Society. |
| 13 | Bank Guarantee Amount in Crores | 75 crores |
| 13a | Lien Area | 20,000 sq.ft. |
| 14 | Timeline of Entire Projects | |
| A | LOI to DA | Approx 6 months subject to mutual discussions |
| | Timelines for below Approvals:<br>- Subdivision of Larger Plot<br>- Updating of PRC<br>- Widening of access road<br>- IOD<br>- MCEF<br>- CRZ NOC considered | Total duration for 20 months for the approvals mentioned here. |
| B | Site Vacation period | 1 month assumed for 100% site vacation and physical handover of plot for construction |
| C | Site vacation to CC | 2 months |
| D | CC to OC | 42 months + 6 months grace period excluding force majeure period. |
| 15 | All terms and conditions agreed as per the tender | |
| A | Deviation if any | As mentioned in the:<br>- Offer Letter dated 21st June 2024<br>- Developer's Declaration Letter dated 21st June 2024<br>- Revised Offer Letter dated 24th September 2024 |
| 16 | The average sale rate assumed | Depending on the market dynamics and the final sales plan |
| 17 | Basic Amenities | |

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

Keystone Realtors Limited

| | | |
|---|---|---|
| | • Arch Designs and Structural designs be made by top Architects and Engineers who have the experience of designing high rise luxury apartments. | YES |
| | • Surface parking only | YES (for members) |
| | • Sky Decks with invisible grill for safety. | YES |
| | • High Speed Lifts of min 6'x6' and height 9' inside | Will be confirmed at a later stage as dependent on vertical transportation consultant due to regulatory norms. |
| | • Exceptionally elegant and high class AC Entrance Lobby of minimum 20' height. Imported crystal chandelier in the centre.<br>• Automatic glass sliding door to lobby. | YES<br>YES |
| | • Dry area for all flats which is invisible from outside. | Will be finalized as per design fitment. |
| | • Arrangements for AC external units inside ducts not on buildings external wall. | YES |
| | ○ Drivers station on all podiums [AC, TV and toilet] | YES |
| | ○ No activity except Solar panels on highest terrace of the building. All activities on Entertainment Podium. | NO |
| | • Swimming pool with highest waterproofing standards on Entertainment podium. | YES |
| | • Vastu compliance as per Panchatatva | Critical vastu guidelines will be followed as per Vastu Consultants recommendations. |
| | • Sound proof windows with double glass in UPVC or similar high quality. | NO<br>For highrise buildings, system aluminum windows are recommended. |
| | • Motorized vertical sliding windows for those who request. | NO |
| | • Height 11' 6" inside the flat. | Shall be finalized as per design fitment and FSI consumption. |

Keystone Realtors Limited

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

Keystone Realtors Limited

| | | |
|---|---|---|
| | • Italian marble for flooring. Special semi precious stone/Statuario italian for flooring in the main lobby. | YES for Italian marble flooring only. Design as per Interior Designer consultant. |
| | • No vetrified tiles. | YES. Shall be used in areas as required by design fitment. |
| | • Use of Art Deco motifs and design elements on exterior and Interior considering the South Bombay's Architectural Heritage. | Will confirm once design fitment is finalized. |
| | • Maximum use of greenery on the vertical surfaces and in elevation at decks, flower beds at podium, greenery at Entertainment Podium to integrate nature with the built environment. | YES |
| | • Top class fully furnished Banquet Hall at entertainment Podium. | YES |
| | • Top notch latest amenities at the entertainment podiums. | YES |
| | • Special lighting system for lobby and building exterior during night with the help of a lighting consultant. | YES |
| | • All services be approved by an MEP consultant. | YES |
| | • Separate washing bays for cars on each podium. | NO |
| | • Holistic security system with card detection with a security room with CCTV monitors. | YES |
| | • Security guard with a dog on round the clock duty in shift. | YES (necessary provisions will be designed) |
| | • Efficient water recycling system. | YES |
| | • Landscaping designed by a Landscape Architect. | YES |

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

Keystone Realtors Limited

Keystone Realtors Limited

Additionally, please note that our offer is subject to the following:

- Offer is based on Reg 33(9) of DCPR 2034.
- Offer is based on the assumption that the latest applicable amendments to Reg 33(9) of DCPR 2034 are made applicable on the property of the Society.
- No planning or height restrictions are applicable on the proposed redevelopment of the Society.
- The proposed widening of the DP Road to 18.30 meters takes place, while also being extended till the existing gate of Simla House CHSL, with the necessary approvals and NOCs from all concerned parties and competent authorities.
- Subdivision and updating of the revenue records / PRC in the name of the Society, with the necessary approvals and NOCs from all concerned parties and competent authorities.
- The timelines mentioned above, in point number 14 are subject to all the members having all necessary documents readily available for MHADA verification and submission.

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

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- The 26 units which are 85 sq feet of Carpet Area as mentioned in Annexure "2" of the Tender Document are treated as separately identified units having distinctive ownership, in case the same is not certified by the competent authorities then the carpet area of the same units will be added to the new proposed units of the respective owners.

Yours Truly,

Rohit Prasad

Head – Business Development

Date: 5th November 2024
Place: Mumbai

Keystone Realtors Limited

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

KEYSTONE
REALTORS
BUILDING EXCELLENCE

Date: 29th / November / 2024

To,
The Hon Secretary,
SIMLA HOUSE CO-OP HOUSING SOCIETY LTD.
51/B, LAXMIBAI JAGMOHANDAS MARG, MUMBAI - 400026

**Sub: Submission of Revised offer for Redevelopment of the said Property**

**Sub: Submission of REVISED FINANCIAL OFFER for Proposed Redevelopment of the SIMLA HOUSE C. H. S. LTD.**

Dear Sirs,

With reference to the above subject, we are submitting our 3rd REVISED FINANCIAL OFFER for redevelopment of SIMLA HOUSE C.H.S. LTD., ("Society") standing on plot bearing CS Nos. 444 of village Malabar Hill, Mumbai – 400026.

Please find along the REVISED FINANCIAL OFFER.

Kindly note below note:

1. We would like to inform you that incase of successful BID by us of the tender, the Definitive Documents to be executed and registered for redevelopment of your Society shall be entered into between your Society and Keystone Realtors Limited or such other entity which forms part / subsidiary of Keystone Realtors Limited and/or SPV and on the terms and conditions basis the mutual discussion and/or modification/deviation to the agreed terms and conditions of the tender at the time of bidding.

2. Our offer is currently based on the information received from the Society and it's PMC in the appended Tender Document and subsequent email correspondence, including your representations that the Society has a clear and marketable title to the said Property. Any discrepancies found in due course of due diligence shall be highlighted to the Society and our offer shall be changed accordingly.

3. Mutual discussions shall be held between the Society and the Developer on modifications / deviations (if any) to the agreed terms and conditions of the Tender document (apart from the Commercial offer) at an appropriate stage. We have read and perused the title related documents provided to us by the Society till date and we shall need to conduct at the appropriate stage, a detailed title search and due diligence of all the requisite information relating thereto, by inspecting all original documents valid and subsisting as on date and other pertinent information, as necessary with respect to the property and the

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SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

**KEYSTONE REALTORS LIMITED**

**Registered & Corp. Office : 702, NATRAJ, M. V. Road Junction, Western Express Highway, Andheri (East), Mumbai - 400 069. Tel.: +91 - 22 - 6676 6888, Fax: +91 - 22 - 6676 6999.**
**Web : www.rustomjee.com, CIN : L45200MH1995PLC094208**

KEYSTONE
REALTORS
BUILDING EXCELLENCE

Date: 5th / December / 2024

To,
The Hon Secretary,
SIMLA HOUSE CO-OP HOUSING SOCIETY LTD.
51/B, LAXMIBAI JAGMOHANDAS MARG, MUMBAI - 400026

**Sub: Submission of 4th Revised offer for Redevelopment of the said Property**

**Sub: Submission of 4th REVISED FINANCIAL OFFER for Proposed Redevelopment of the SIMLA HOUSE C. H. S. LTD.**

Dear Sirs,

With reference to the above subject, we are submitting our 4th REVISED FINANCIAL OFFER for redevelopment of SIMLA HOUSE C.H.S. LTD., ("Society") standing on plot bearing CS Nos. 444 of village Malabar Hill, Mumbai – 400026.

Please find along the REVISED FINANCIAL OFFER.

Kindly note below note:

1. We would like to inform you that incase of successful BID by us of the tender, the Definitive Documents to be executed and registered for redevelopment of your Society shall be entered into between your Society and Keystone Realtors Limited or such other entity which forms part / subsidiary of Keystone Realtors Limited and/or SPV and on the terms and conditions basis the mutual discussion and/or modification/deviation to the agreed terms and conditions of the tender at the time of bidding.

2. Our offer is currently based on the information received from the Society and it's PMC in the appended Tender Document and subsequent email correspondence, including your representations that the Society has a clear and marketable title to the said Property. Any discrepancies found in due course of due diligence shall be highlighted to the Society and our offer shall be changed accordingly.

3. Mutual discussions shall be held between the Society and the Developer on modifications / deviations (if any) to the agreed terms and conditions of the Tender document (apart from the Commercial offer) at an appropriate stage. We have read and perused the title related documents provided to us by the Society till date and we shall need to conduct at the appropriate stage, a detailed title search and due diligence of all the requisite information relating thereto, by inspecting all original documents valid and subsisting as on date and other pertinent information, as necessary with respect to the property and the

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

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redevelopment of the same in entirety.

4. We would like to inform you that in case of successful bid by us, the Definitive Documents to be executed in connection with the development of your Society, (i) shall be entered into between your Society and Keystone Realtors Ltd. or such other legal entity which forms part / Subsidiary of the Keystone / Rustomjee Group and (ii) on the terms and conditions basis the mutual discussion which will be held between the Society and the Developer on modification / deviation to the agreed terms and conditions of the Tender at the time of Bidding.

We would be available for further discussions in case you need any clarifications.

Yours Truly,

Keystone Realtors Limited

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

**Rohit Prasad**

Head – Business Development

Date: 5th December 2024
Place: Mumbai

Keystone Realtors Limited

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## 3rd REVISED FINANCIAL OFFER

| SR. NO. | ITEMS | OFFER |
|---|---|---|
| 1. | The total constructed area assumed by the Developer | 13,40,000 sq.ft (approx.) |
| 1b | FSI Area | Design fitment is under process and the same can be ascertained after that. |
| 1C | Non FSI Area | Design fitment is under process and the same can be ascertained after that. |
| 2 | Additional Carpet Area to provide to the Members | |
| a | Existing Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender document. | 60% Additional MOFA Carpet Area over and above the existing carpet areas of flats as certified by the competent authority. |
| b | Occupants listed at Serial Nos. 247 to 311 of Annexure "2" of the Tender Document. (Garages) | 50% of the existing carpet areas of the garages as mentioned in the Tender Document shall be offered to the respective members in their new redeveloped flats in addition to the additional carpet area offered hereinabove, subject to joint survey between the Developer and the respective Society member. |
| 3. | CAR PARKING<br>* The Members and the Society expect surface-covered car parking spaces.<br>** The Members and Society expect at least one covered car parking space per bedroom of the New Premises. | Yes – for existing members<br>Car parks shall be offered as per prevalent regulatory norms, subject to minimum 1 (One) car park for each certified residential unit being redeveloped. |
| A | Car Washing Provision | Yes. One tap at each podium level. |
| B | Driver Room with washroom | To be provide suitably in the proposed layout. |
| 4. | Settlement/buy back offers to the Occupants listed at Serial Nos. 312 to 327 of Annexure"2" of the Tender Document. | Rs 50,000 PSF on carpet areas of units as mentioned in the Annexure"2" of the Tender, subject to |

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

Keystone Realtors Pvt. Ltd.

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| | | the competent authority certifying the same basis the past approved plans. |
| 5. | **TEMPORARY ACCOMMODATION** | |
| a. | Rent/ displacement compensation for displacement of the Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender document. | Rs **270** per sq. ft. on existing carpet area of flats as certified by the competent authority shall be paid as follows:<br>- First 12 months' rent shall be paid via single cheque at the time of site vacation<br>- Monthly post-dated cheques (PDCs) shall be given annually in advance, during the course of the development |
| B | Occupants listed at Serial Nos. 247 to 311 of Annexure "2" of the Tender Document during the course of redevelopment till receipt of possession of newly constructed area after obtaining occupation certificate: | **NIL** |
| c. | Increase in Rent after initial 12 months period & thereon only to Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender Document. | 5% increment after every 12 months period. |
| d. | Relocation cost/shifting charges to be compensated (Both Ways) only to Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender document. | Amount equivalent to 1 months' rent shall be paid for each residential unit as one-time for Relocation cost/shifting charges to be compensated (including both ways). |
| e. | Brokerage – One time brokerage only to Members listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender document. | Amount equivalent to 2 months' rent shall be paid for each residential unit as one time brokerage. |
| f. | Deposit for temporary alternate accommodation | NIL |
| 7. | **HARDSHIP COMPENSATION TO THE MEMBERS listed at Serial Nos. 1 to 246 of Annexure "2" of the Tender Document.** | Rs **3000** per sq.ft. on Existing Carpet Area subject to the competent authority certifying the same basis the past approved plans. |
| | **MODE OF PAYMENT** - Disbursement of Hardship Compensation | |
| | DA (On Signing of Redevelopment Agreement) | **0%** |
| | Vacating (On granting access to the Developer to the property for demolition and redevelopment thereof ) | **50%** |
| | Possession (On RE-Possession) | **100%** |

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Keystone Realtors Limited

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| 8. | **DISCOUNTED RATE ON ADDITIONAL AREA PURCHASED BY EXISTING MEMBERS** | |
| a. | Discounted Rate Per Sq. ft. of the Carpet Area | 5% discount on the Sale Rate prevalent at the time of launch. |
| b. | Maximum Carpet area on which discount will be allowed per member | To be discussed at the appropriate stage post the design finalization mutually. |
| 9. | **COMPENSATION TO THE MEMBERS DESIRING TO SELL THE PREMISES ON OUTRIGHT BASIS TO THE DEVELOPER PRIOR TO DEMOLITION** | |
| | In case of any member desiring to sell the premises prior to demolition of the building the rights of the additional free area other benefits will be to the developer | |
| | Rate per Sq.Ft. of Carpet area at which the developer will purchase the flat on outright basis prior to demolition | To be discussed at the appropriate stage prior to execution of development agreement with the Society. |
| 10. | **COMPENSATION TO THE EXISTING MEMBERS FOR DECREASE IN AREA DUE TO PLANING CONSTRAINT** | |
| | In case if the proposed area in the new building is slightly less than the actual area to be allotted to the members due to planning constraint than the developers has to compensate to the members for the lesser area. | |
| a. | Compensation (rate) per Sq.Ft. of the lesser carpet area provided to the member. | To be discussed at the appropriate stage prior to execution of development agreement with the Society. |
| 11. | **COMPENSATION TO THE EXISTING MEMBERS NOT DESIRING FOR EXCESS FREE AREA OFFERED BY THE DEVELOPERS** | |
| | In case if few members do not desire for the additional free carpet area offered by the developer. The entire rights of the area thereafter will be of developer. | |
| a. | Compensation (rate) per Sq.Ft. Of the Carpet area surrendered by the member. | To be discussed at the appropriate stage prior to execution of development agreement with the Society. |
| 12. | **AMOUNT PAYABLE TO THE DEVELOPER IF THE AREA PROPOSED IS MORE THAN THE ALLOTTED AREA DUE TO PLANNING CONSTRAINT** | |
| | If due to the planning constraint, the area proposed is more than actual required or desired area | |
| a. | Amount payable by the member (rate) per Sq.Ft. of the excess Carpet area provided to the member. | To be discussed at the appropriate stage prior to execution of |



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| | | development agreement with the Society. |
| 13 | Bank Guarantee Amount in Crores | 75 crores |
| 13a | Lien Area | 20,000 sq.ft. |
| 14 | Timeline of Entire Projects | |
| A | LOI to DA | Approx 6 months subject to mutual discussions |
| | Timelines for below Approvals:<br>- Subdivision of Larger Plot<br>- Updating of PRC<br>- Widening of access road<br>- IOD<br>- MOEF<br>- CRZ NOC considered | Total duration for 20 months for the approvals mentioned here. |
| B | Site Vacation period | 1 month assumed for 100% site vacation and physical handover of plot for construction |
| C | Site vacation to CC | 2 months |
| D | CC to OC | 42 months + 6 months grace period excluding force majeure period. |
| 15 | All terms and conditions agreed as per the tender | |
| A | Deviation if any | As mentioned in the:<br>- Offer Letter dated 21st June 2024<br>- Developer's Declaration Letter dated 21st June 2024<br>- Revised Offer Letter dated 24th September 2024<br>- 2nd Revised Offer Letter dated 5th November 2024 |
| 16 | The average sale rate assumed | Depending on the market dynamics and the final sales plan |
| 17 | Basic Amenities | |

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| | • Arch Designs and Structural designs be made by top Architects and Engineers who have the experience of designing highrise luxury apartments. | YES |
| | • Surface parking only | YES (for members) |
| | • Sky Decks with invisible grill for safety. | YES |
| | • High Speed Lifts of min 6'x6' and height 9' inside | Will be confirmed at a later stage as dependent on vertical transportation consultant due to regulatory norms. |
| | • Exceptionally elegant and high class AC Entrance Lobby of minimum 20' height. Imported crystal chandelier in the centre.<br>• Automatic glass sliding door to lobby. | YES<br>YES |
| | • Dry area for all flats which is invisible from outside. | Will be finalized as per design fitment. |
| | • Arrangements for AC external units inside ducts not on buildings external wall. | YES |
| | ○ Drivers station on all podiums [AC, TV and toilet] | YES |
| | ○ No activity except Solar panels on highest terrace of the building. All activities on Entertainment Podium. | NO |
| | • Swimming pool with highest waterproofing standards on Entertainment podium. | YES |
| | • Vastu compliance as per Panchatatva | Critical vastu guidelines will be followed as per Vastu Consultants recommendations. |
| | • Sound proof windows with double glass in UPVC or similar high quality. | NO<br>For highrise buildings, system aluminum windows are recommended. |
| | • Motorized vertical sliding windows for those who request. | NO |
| | • Height 11' 6" inside the flat. | Shall be finalized as per design fitment and FSI consumption. |

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| | • Italian marble for flooring. Special semi precious stone/Statuario italian for flooring in the main lobby. | YES for Italian marble flooring only. Design as per Interior Designer consultant. |
| | • No vetrified tiles. | YES. Shall be used in areas as required by design fitment. |
| | • Use of Art Deco motifs and design elements on exterior and Interior considering the South Bombay's Architectural Heritage. | Will confirm once design fitment is finalized. |
| | • Maximum use of greenery on the vertical surfaces and in elevation at decks, flower beds at podium, greenery at Entertainment Podium to integrate nature with the built environment. | YES |
| | • Top class fully furnished Banquet Hall at entertainment Podium.<br>• | YES |
| | • Top notch latest amenities at the entertainment podiums.<br>• | YES |
| | • Special lighting system for lobby and building exterior during night with the help of a lighting consultant. | YES |
| | • All services be approved by an MEP consultant. | YES |
| | • Separate washing bays for cars on each podium. | NO |
| | • Holistic security system with card detection with a security room with CCTV monitors. | YES |
| | • Security guard with a dog on round the clock duty in shift. | YES (necessary provisions will be designed) |
| | • Efficient water recycling system. | YES |
| | • Landscaping designed by a Landscape Architect. | YES |

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Additionally, please note that our offer is subject to the following:

- Offer is based on Reg 33(9) of DCPR 2034.
- Offer is based on the assumption that the latest applicable amendments to Reg 33(9) of DCPR 2034 are made applicable on the property of the Society.
- No planning or height restrictions are applicable on the proposed redevelopment of the Society.
- The proposed widening of the DP Road to 18.30 meters takes place, while also being extended till the existing gate of Simla House CHSL, with the necessary approvals and NOCs from all concerned parties and competent authorities.
- Subdivision and updating of the revenue records / PRC in the name of the Society, with the necessary approvals and NOCs from all concerned parties and competent authorities.
- The timelines mentioned above, in point number 14 are subject to all the members having all necessary documents readily available for MHADA verification and submission.
- The 26 units which are 85 sq feet of Carpet Area as mentioned in Annexure "2" of the Tender Document are treated as separately identified units having distinctive ownership, incase the same is not certified by the competent authorities then the carpet area of the same units will be added to the new proposed units of the respective owners.

Yours Truly,

Keystone Realtors Limited

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

**Rohit Prasad**

Head – Business Development

Date: 29th November 2024
Place: Mumbai

Keystone Realtors Limited

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**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE FINANCE AND OPERATIONS COMMITTEE OF THE COMPANY AT THEIR MEETING HELD ON FEBRUARY 07, 2023**

**Authority to Directors and Signatories of the Company for submitting the Bids / tenders**

"**RESOLVED THAT** the consent of the Finance and Operations Committee be and is hereby accorded that the Company do participate either individually or jointly with other(s) or in consortium or as partner or any other way as may be required in Bid/ Tender for development / redevelopment / rehabilitation of any of the proposed projects to be acquired / developed by the Company or by submission of Express of Interest / Resolution Plan to acquire the company(ies) or Management Control or Asset Acquisition of various companies under the Insolvency and Bankruptcy Code, 2016 ("IB Code");

**RESOLVED FURTHER THAT** Mr. Boman Irani, Chairman and Managing Directors and Mr. Percy Chowdhry and Mr. Chandresh Mehta, Directors and Mr. Sajal Gupta, CFO and Mr. Bimal Nanda, Company Secretary and Mr. Manish Savant, Mr. Shovir Irani and Mr. Rohit Prasad, Authorised Signatories of the Company be and are hereby severally authorized to negotiate, renegotiate, discuss, finalize and sign and execute various documents viz., offer letters, interest letters, bids, tenders, request for proposal and request for query, memorandum of understanding, consortium agreement and any other agreements, documents, deeds, undertakings, plans and writings as may be necessary from time to time for the above stated purposes and to accept and execute any amendments or modifications to any agreements, deed, documents, undertakings and other writings thereof as mentioned herein above and to do all such acts and deeds as may be required to carry out the above matters;

**RESOLVED FURTHER THAT** Mr. Boman Irani, Chairman and Managing Directors and Mr. Percy Chowdhry and Mr. Chandresh Mehta, Directors and Mr. Sajal Gupta, CFO and Mr. Bimal Nanda, Company Secretary and Mr. Manish Savant, Mr. Shovir Irani and Mr. Rohit Prasad, Authorised Signatories of the Company be and are hereby severally authorized to sign and execute Expression of Interest and other supporting documents as may be required from time to time to participate in the Corporate Insolvency Resolution Process of various companies under the Insolvency and Bankruptcy Code, 2016 and they also authorised to take all the steps required to be taken by the Company for the submission of the Resolution Plan which includes the Financial Proposal and the Resolution Plan in accordance with the terms of the Request for Resolution Plan ("RFRP") under the Insolvency and Bankruptcy Code, 2016 ("IB Code") including the following:

(a) submit the Resolution Plan (which includes the Financial Proposal and the Resolution Plan) and other requisite documents, in accordance with the terms of the RFRP;
(b) execute all other agreements, deeds, writings and power of attorney as may be required in relation to the RFRP, including any amendments or modifications as may be suggested by Prospective Applicant i.e. the Company or the Resolution Professional (upon receiving approval from the Committee of Creditors constituted under Section 21 of IB Code of various companies) and/or the Committee of Creditors constituted under IB code of various companies to any of such executed agreements, documents or other writings and in general

to do all such acts, deeds and all things as may be required or considered necessary under or in respect of the RFRP;

(c) negotiate the terms and conditions in the Resolution Plan, with the members of the Committee of Creditors of various companies;

(d) to generally do or cause to be done all such acts, matters, deeds and things as may be necessary or desirable in connection with or incidental or for the purpose of implementation and giving effect to the above resolutions for and on behalf of the Company, and to comply with all other requirements in this regard;

**RESOLVED FURTHER THAT** Mr. Boman Irani, Chairman and Managing Directors and Mr. Percy Chowdhry and Mr. Chandresh Mehta, Directors and Mr. Sajal Gupta, CFO and Mr. Bimal Nanda, Company Secretary and Mr. Manish Savant, Mr. Shovir Irani and Mr. Rohit Prasad, Authorised Signatories of the Company be and are hereby severally authorized to represent the Company at various co-operative housing society(ies) ("CHS"), negotiate, discuss, finalised and make presentation to various CHS / government / semi-government authorities for the development of the CHS, plot(s) / building(s) / rehabilitations and they also authorised to make an applications to concerned authorities for seeking requisite approvals, to submit and re-submit any applications, documents, contracts, agreements etc. and to collect approvals from concerned authorities with regard to any of the above matters for and on behalf of the Company;

**RESOLVED FURTHER THAT** if any document for the above purpose is required to be executed under the Common Seal of the Company, the same be affixed to such documents in the presence of any one Director namely Mr. Boman Irani or Mr. Percy Chowdhry or Mr. Chandresh Mehta and / or Mr. Sajal Gupta, CFO and / or Mr. Bimal Nanda, Company Secretary and / or Mr. Manish Savant and/or Mr. Shovir Irani and/or Mr. Rohit Prasad, Authorised Signatories, who shall sign the same in token thereof;

**RESOLVED FURTHER THAT** in case any of these documents are required to be lodged, then Mr. Boman Irani, Chairman and Managing Directors and Mr. Percy Chowdhry and Mr. Chandresh Mehta, Directors and Mr. Sajal Gupta, CFO and Mr. Bimal Nanda, Company Secretary and Mr. Manish Savant, Mr. Shovir Irani and Mr. Rohit Prasad, Authorised Signatories of the Company be and are hereby severally authorized to lodge the same as may needed for registration and / or authorize any other person to lodge the documents for admission of execution and registration;

**RESOLVED FURTHER THAT** Directors and Company Secretary of the Company be and are hereby severally authorized to issue certified true copies of the resolutions to the concerned offices whenever needed."

Certified True Copy
For Keystone Realtors Limited

Director / Company Secretary

ANNEXURE 7


# Simla House Co-operative Housing Society Ltd.

Registered No: BOM/HSG/1688 of 1969

51/B, Laxmibai Jagmohandas Marg, Mumbai – 400 026.

Email: simlahousechs@gmail.com Tel: 49719548/8591894743


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Date: 12th April 2025

**MINUTES OF THE SPECIAL GENERAL BODY MEETING of the Simla House CHS Ltd., 51/B Laxmibai Jagmohandas Marg, Mumbai 400026 as conveyed to the members vide Notice dated 29th March 2025 for the redevelopment of the Society's existing building which was held on Sunday 6th April 2025 at 11.00 am at the Society premises to discuss and approve the below agenda.**

The meeting was scheduled to commence at 11:00 am. However, the Hon. Secretary announced that *"due to lack of quorum the meeting was adjourned for 30 minutes"*. The said meeting commenced at the same place at 11.30 am wherein:

124 members were physically present as per the attendance sheets.
30 members were present on zoom.
Hence, sufficient quorum was present to commence the meeting.
The said Meeting was conducted in a hybrid manner i.e. online as well as offline attendance.

Special invitees present were:

Mr. Percy Chowdhry – Director, Keystone Realtors Limited along with his team:
Mr. Rohit Prasad
Mr. Dhiraj Watwani
Ms. Mehernaaz Wadia

Mr. Suresh Sahu - PMC from Supreme Engicons along with his team:
Mr. Rajesh Latkar
Mr. Ganesh

Hon. Secretary Mr. Ketan Dalal started the meeting and welcomed all and he further announced that our Society's Chairman Mr. Ashish Shah shall be presiding at this meeting. He then started conducting the proceedings of the meeting to transact the following agenda:

1. **To read and confirm the minutes of the previous "Redevelopment SGM", held on 12th January 2025.**

The Hon Secretary informed the house that the minutes of the previous meeting held on 12th January 2025 were circulated to all the Members. Hence the same to be considered as read and passed, which was accepted by the house. Hence the minutes of 12th January 2025 were confirmed, approved and adopted unanimously.

**"Resolved that the minutes for the previous SGM held on 12th January 2025 are approved. The resolution was adopted and carried unanimously".**

Proposed by: Mr. Nawab Mir Usmanalam Sultan Khan (Flat D-206C)
Seconded by: MR. Tawheed Abdul Sofia (Flat D-306B)

Keystone Realtors Limited



SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

Carried unanimously

Hon. Secretary then informed the house that for sake of convenience our Chairman shall be taking Agenda number 4 first, to which the house accepted.

The Chairman then welcomed:

- Mr Percy Chowdhry, Director of Keystone Realtors Limited along with his team members.
- PMC Mr. Suresh Sahu and his team members and
- All the members present on zoom.

Then after he read Agenda number 4 was read out by the Chairman.

2. **To empower the Managing Committee to appoint an architect on behalf of the Developer to undertake the process to the specific pre-discussed approvals in the name of the Society at the cost and expenses of the Developer to expedite the approvals for the redevelopment of the Society and to discuss the modalities of such an arrangement with the Architect and the Developer.**

The Chairman informed the members that our previous SGM for redevelopment was around two & a half months ago. Pursuant to that 3-4 rounds of joint meetings have taken place for discussions on various matters relating to the LOI, which was attended by the MC members, five invitee members from the Society, team of lawyers from DSK appointed by our society, In-house lawyers of Keystone Realtors Limited, senior management of Keystone Realtors Limited and team of lawyers from Wadia Ghandy appointed by Keystone Realtors Limited. In the final meeting held at Rustomjee Crown, Mr. Percy Chowdhry had also remained present.

He further explained that normally the LOI is of very few pages, however the Managing Committee and five team members have negotiated very hard and tried to cover maximum points to ensure a smooth ride ahead.

| S.No | Clause mentioned in tender | Amended Clause as agreed mutually by the Developer and the society |
|---|---|---|
| 1 | Height of the flats | 12 feet floor to floor height. |
| 2 | Schedule | The period for finalizing the Development Agreement (DA) will be 180 days from the signing of the LOI and on the terms to be detailed in the LOI. The initialed development agreement shall be then kept in escrow. |
| 3 | Lien Area | 20,800 sq feet RERA |
| 4 | Completion of project | 36 + 12 months from First Completion Certificate (CC). |
| 5 | Defect Liability | Existing members, new purchasers & entire society to be covered under 5 (five) years defect liability. |

Keystone Realtors Limited

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

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| 6 | Society office during the Redevelopment (transit period) | Developer shall provide rent for a Society office in our vicinity. |
| 7 | Rent Escalation for delay | 7.5% increment if project delayed. |
| 8 | 9 crore EMD | Pay on registration of the Development Agreement instead of at the signing of the LOI. |
| 9 | Additional FSI | FSI sharing will be done only on incremental FSI received after the 1st IOD, without any cost adjustment. |

The Chairman further informed and explained to the members that there were some points which needs to be informed to the members since they were also to be included in the LOI. The points were as follows:

The Chairman then explained to the members about the Liaison Architect Mr. Manish Savant (President – Regulatory affairs, Keystone Realtors Limited) as suggested by Keystone Realtors Limited who had already visited the society premises. Prior thereto, by way of a joint call between Mr. Manish Savant, Mr. Rohit Prasad and Mr. Ketan Dalal, the scope of work was explained in detail to Mr. Manish Savant

Thereafter, Mr. Percy Chowdhry addressed the house. Mr. Percy briefed the members that obtaining the modifications required for this project under the funnel and CRZ-2 regulations is a matter of policy change, and Team Rustomjee (Keystone Realtors Limited) was aware of the same and showed confidence that the same can be modified. He added that presently the timeline for obtaining these changes is not known since it was a policy matter and therefore it is not in Rustomjee (Keystone Realtors Limited)'s control. Moreover, a lot of time, energy and resources are required for such things. He further requested the members to have patience since these policy change matters are the two major milestones to be achieved, besides many other milestones and approvals that need to be achieved.

He further stated that as per his experience, whenever there is a change in policy there are chances that other rules will change that as well may impact the planned development.

Mr. Percy gave an example for explaining how the documentation should be beneficial to the Developer - Of the two milestones that need to be achieved, the Developer achieves only one, then the Society and members are requested not to show the Developer the exit but rather give sufficient time to achieve other milestones as well.

He urged the members that in future if there is a new committee then the agreement should be valid and binding for the Developer and the Members. The members assured him that they are all with Rustomjee (Keystone Realtors Limited) and don't ever think of an exit clause.

He urged the members to read the Letter of Intent and development agreement in such a way that it would support team Rustomjee (Keystone Realtors Limited) as well. The members showed full support on this that WE ALL ARE WITH YOU, PLEASE GO AHEAD.

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SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

He then provided an overall idea of the road map and strategy ahead with explanations for each step of the way and answered the queries raised by members as follows:

- How many buildings are currently in the funnel connected to us.
  It was replied by Mr. Percy that as per the current scenario only Simla House society seems to be on the fast track for redevelopment in this Funnel.

- Team Rustomjee (Keystone Realtors Limited) will work on 2-3 permissions only?
  It was replied by Mr. Percy that Team Rustomjee (Keystone Realtors Limited) will look into maximum permissions to save time and will undertake permissions parallelly as may be possible.

- Supposing if approvals are received for a lower number of floors, then how will it impact the redevelopment?
  It was replied by Mr. Percy that they should work as per government policies. However, in such an event, the planning and design can change according to the approvals received. It is just requested that the members have patience since policy changes and planning as per approvals obtained would be time-consuming.

- From your experience how many years would it take for a change in policy for this funnel and CRZ 2?
  It was replied by Mr. Percy that policy changes are beyond our control; it may happen tomorrow or even take a considerable time. But only request is to not show the Developer an exit if they are able to get one permission and the second one is pending. On this the members replied that they want only Team Rustomjee (Keystone Realtors Limited) to work on the Society's project till the end. Mr. Percy was very glad about this response. He further assured that he shall be giving a timeline for getting the approvals.

The Chairman re-confirmed that now since all the members have shown full support and its members wish that Team Rustomjee (Keystone Realtors Limited) starts work to begin and finish the project. The hope of the Society is that Team Rustomjee (Keystone Realtors Limited) shall be working on procuring all permissions parallelly (as far as possible), to which Mr. Percy replied positively. The Chairman further re-confirmed from Mr. Percy that irrespective of the policy changes team Rustomjee will honor the given commitment of 60% additional area, rent, corpus which was assured to the members. Mr. Percy agreed to stand by these commitments already given to the members. The members were happy to hear this.

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Members' query was that what if there is change in policy and more FSI is available?
It was replied by Mr. Percy that any change in policy etc. would require a lot of effort, resources and time. Hence requested the members not to bind the Developer on that. He added that members want "Dil maange more" but kindly don't tie us because it requires a lot of efforts to convince the concerned departments for policy matters.

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Members requested that no compromise should be made in quality, to which Mr. Percy replied that this project involves our father's name, RUSTOMJEE (KEYSTONE REALTORS LIMITED), hence the members should be rest assured.

Members requested that we all stand by you, and we expect the same from you, that if you get more projects then please don't leave Simla House, to which Mr. Percy replied that yes, we will complete the project 100%.

- Members' last query was that if it takes six years for the project, then what about the rent. Will it be the same?
  It was replied by Mr. Percy that he understands that members will not accept the same rent if it goes that long, so this can and will be discussed as it comes.

After a lengthy but healthy discussion and well accepted by the members and shall be included in the Letter of Intent (LOI) and any additional points to be discussed as per mutual understanding to be incorporated in the DA.

The Chairman informed the house that once the LOI is signed the same shall be kept in the society office for one week and the members can feel free to read the same during the society office hours with prior intimation to the staff to set the time slots. However being a very important and sensitive document NO PHOTO, VIDEO permitted of this LOI document. The dates shall be informed to the members on Simla 2.0 whatsapp group.

**"Resolved that the changes in the tender were explained, and Managing Committee is authorized to issue the Letter of Intent (LOI) accordingly to the selected Developer Keystone Realtors Limited".**

**"Further Resolved the Managing Committee of the Society be and is hereby authorized and empowered to appoint Mr. Manish Savant, President, Regulatory Affairs, Keystone Realtors Limited on behalf of the Developer to undertake the process to the specific pre-discussed approvals in the name of the Society at the cost and expenses of the Developer to expedite the approvals for the redevelopment of the Society and to discuss the modalities of such an arrangement with the Architect and the Developer and for approving, finalizing and executing all deeds, documents writings for undertaking all the processes with the concerned governmental authorities, consultants and contractors. The resolution was adopted and carried unanimously".**

Proposed by: Mr. Mafatlal R Shah (Flat E-603A)
Seconded by: Dr. Muhbeen R Shaikh (Flat B 401B)
Carried unanimously

Then after Agenda number 2 was read out by the Chairman.

3. **To discuss and decide further action with respect to the development to be undertaken on CS443 and CS444.**

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

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The Chairman briefly explained the location of this CS443 and CS444, for members awareness, and that the RIGHT OF WAY was always there since the inception of Simla House Society which was constructed in around 1968. This was also recorded in our Deed of Conveyance. However, over a period there was a lot of encroachment on the said CS443 and CS444 outside our main gate till the staircase area.

Good news was that SRA development and redevelopment building are being planned very soon for which the land owners of Simla Nagar have approached our Society for RIGHT OF WAY and making road for vehicular / pedestrian movement. The Chairman tabled the draft Agreement for the said RIGHT OF WAY and explained the contents in bullet form to the members that:

- Expenses for making the road shall be made by the Simla Nagar landowners.
- In future the maintenance shall be shared by Simla Towers and Simla Nagar society for other expenses like:
- CCTV
- Beautification
- Lights (other than BMC streetlights)
- Do the needful to avoid any encroachment in future
- NOC for Simla house name in PR card etc.
- Simla Nagar landowners shall be paying 1% stamp duty for the said RIGHT OF WAY.

He further briefed the members that the Managing Committee members along with the five society members (as per GB resolution) had joint meetings with the landowners at the office of DSK Legal. It was an opportunity for our society and members since entire encroachment was expected to go away.

He further shared the good news that the final draft agreement for RIGHT OF WAY which was vetted by DSK was ready and the same was explained to the members.

The members were glad that after several years finally the encroachment shall be removed, and a road shall be made for entry exit as per norms mentioned in the agreement.

The members reacted very positively and were very glad since the encroachment would go away in a matter of time.

The Chairman informed that the once the agreement for RIGHT OF WAY on CS443 and CS444 is signed the same shall be kept in the society office for one week and the members can feel free to read the same during the society office hours with prior intimation to the staff to set the time slots. However being a very important and sensitive document NO PHOTO, VIDEO permitted of this document. The dates shall be informed to the members on Simla 2.0 whatsapp group.

"Resolved the Managing Committee of the Society be and is hereby authorized and empowered to sign the agreement for CS443 and CS444 for RIGHT OF WAY and hand over

the same to the Simla Nagar landowners. The resolution was adopted and carried unanimously".

Proposed by: Mr. Hemant B Chhabria (Flat E-203A)
Seconded by: Mr. Ram Mulchand Bhati (Flat A-504)
Carried unanimously

4. **To ratify the changes made in respect of flat E503, E503a and E303a and give effect thereof in the society records and necessary documents.**

While reading the agenda, the Chairman pointed out the typo mistake in the Agenda, hence requested the members to read the Agenda as follows:
*"To inform the changes made in respect of flat numbers **E503, E501a and E301a** and give effect thereof in the society records and necessary documents."*
The members unanimously agreed to the above changes in the Agenda item.

The Chairman further announced that the Sharma family had purchased the said flats vide duly stamped and registered sale agreement dated 4 February 1969 (a notarized copy of which has been shared by the Sharma family with the Simla House society), they have three distinct and separate flats being E503, E501a and E301a.

As the Simla House Society had only issued 1 (one) share certificate concerning flat number E503, the Sharma family had approached the competent authority namely, Dy Registrar, D ward, Mumbai, with a request to issue 2 (two) share certificates, one each for E501a and E301a. A duly notarized copy of their duly stamped and registered agreement along with other related documents including interactions with the Simla House Cooperative Society Limited were submitted by the Sharma family to the Dy Registrar, D ward, Mumbai, in furtherance of their aforesaid request to issue the said 2 (two) share certificates.

Pursuant to and in furtherance of inter alia the Dy Registrar's, D ward, Mumbai, order dated 14h January 2025, the authorized officer Mr. J. W. Chavan, visited the Simla House society's office on 15th February 2025 and issued under his hand 2 (two) additional share certificates bearing numbers 315 (for E301a) and 316 (for E501a). Hence, the above needs to be honoured and given effect to in the society's records with immediate effect and separate bills to be issued from April 2025 as per society quarterly billing norms.

Further, the same needs to be informed to the developer by giving a copy of today's minutes for changes in number of flats from 246 to 248 in their records. During the redevelopment process, the actual measurement by MHADA is to be conducted for all flats in the building, including those belonging to the Sharma family.

**"Resolved that the resolution to inform the changes made in respect of flat numbers E503, E501a and E301a and give effect thereof in the society records and necessary documents was adopted and carried unanimously".**

Proposed by: Mr. Sabir N. Masani (Flat D-601D)

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

Seconded by: Mr. Alden Rebello (Flat D-101B)
Carried unanimously

There being no other matter, the meeting concluded with a vote of thanks to the Chair.

For Simla House Co-operative Housing Society Ltd.

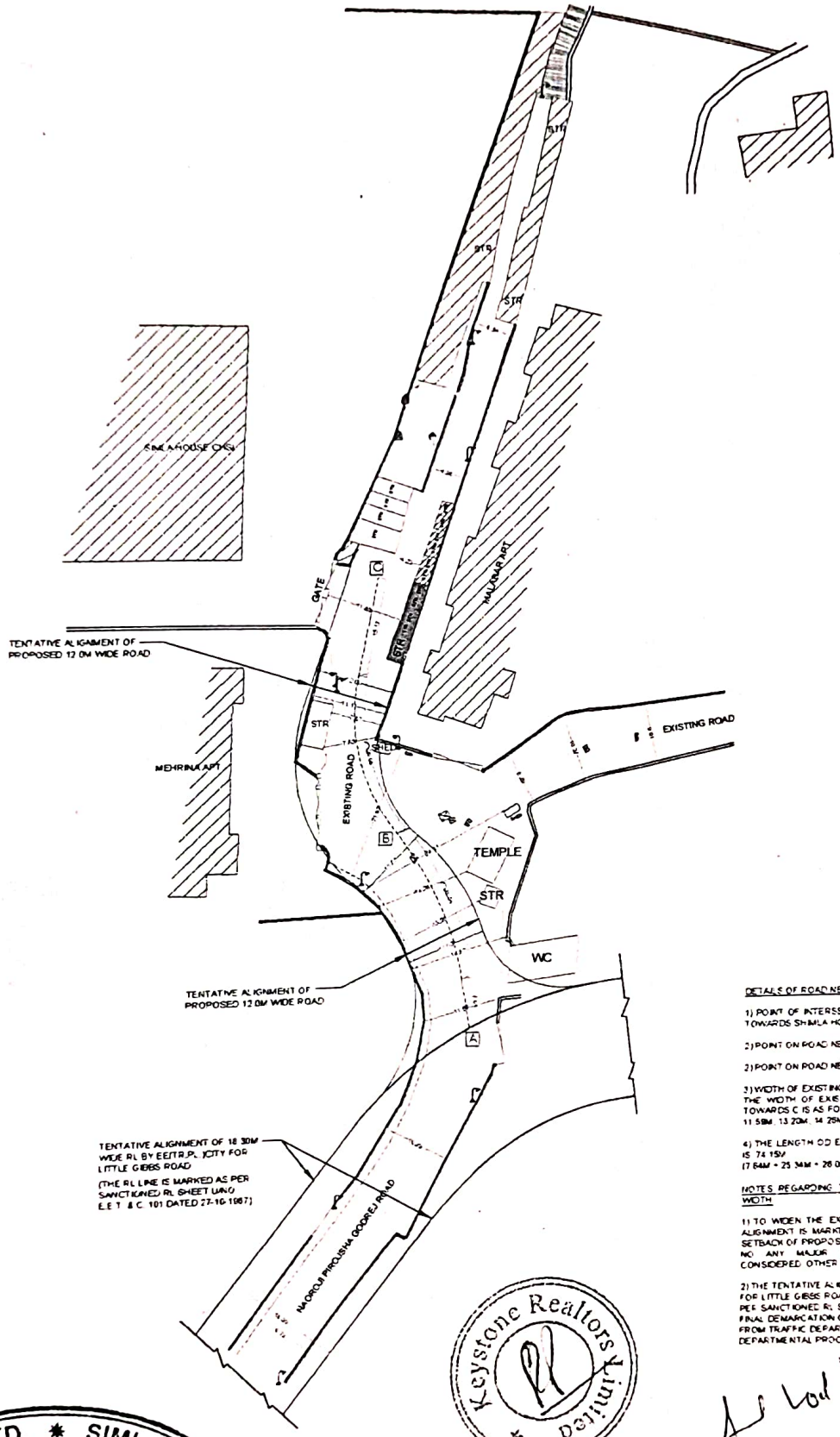
SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

Hon. Secretary

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

Keystone Realtors Limited

ANNEXURE 5




DETAILS OF ROAD NETWORK

1) POINT OF INTERSECTION OF 18.30M WIDE RL AND EXISTING ROAD TOWARDS SHIMLA HOUSE = POINT A

2) POINT ON ROAD NEAR MEHRINA APARTMENT = POINT B

2) POINT ON ROAD NEAR SHIMLA HOUSE = POINT C

3) WIDTH OF EXISTING ROAD BETWEEN POINT A & C
THE WIDTH OF EXISTING ROAD IN THE DIRECTION FROM POINT A TOWARDS C IS AS FOLLOWS
11.58M, 13.20M, 14.25M, 24.41M, 21.92M, 7.67M, 11.17M, 11.85M

4) THE LENGTH OD EXISTING ROAD BETWEEN POINT-A AND POINT-C IS 74.15M
(7.64M + 25.34M + 26.05M + 15.12M = 74.15M)

NOTES REGARDING THE WIDENING OF EXISTING ROAD TO 12.0M WIDTH

1) TO WIDEN THE EXISTING ROAD TO 12.0M MINIMUM THE ROAD ALIGNMENT IS MARKED IN SUCH A WAY THAT ALL THE POSSIBLE SETBACK OF PROPOSED WIDENING IS FALLING ON CS 444. NO ANY MAJOR SETBACK ON MALABAR APARTMENT IS CONSIDERED OTHER THAN ROAD INTERSECTION CURVATURE

2) THE TENTATIVE ALIGNMENT OF SANCTIONED RL OF 18.30M WIDE FOR LITTLE GIBBS ROAD / EXISTING ROAD IS MARKED AS PER AS PER SANCTIONED RL SHEET UNO E.E.T. & C. 101 DATED 27-10-1987 FINAL DEMARCATION OF ROAD ALIGNMENT SHALL BE OBTAINED FROM TRAFFIC DEPARTMENT BY FOLLOWING NECESSARY DEPARTMENTAL PROCESS

Keystone Realtors Limited

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

ROAD SURVEY PLAN
SCALE : 1:500

ALL DIMENSIONS ARE IN METERS, UNLESS OTHERWISE SPECIFIED

PLAN SHOWING TOTAL STATION SURVEY AT EXISTING ROAD CONNECTING TO NAOROJI PIROJSHA GODREJ ROAD, MALABAR HILL, MUMBAI-400006

| | | | |
|---|---|---|---|
| Log Ref No. : 1671 | Surveyed by DIPESH | Checked by VIKAS | CLIENT:- M/S KEYSTONE REALTORS LIMITED |
| Date Of Survey 23, 24, 25.04.2025 | Drawn by SIDHESH | Scale 1:500 | SURVEYED BY :- |

LEGENDS

| | | | | | |
|---|---|---|---|---|---|
| STRUCTURE | WALLS / DRAIN | | TREE | | SHED |
| BUILDING | ROAD | | LP / SP POLE | | DIVIDER |
| COMP WALL | FENCE | | CHEMBER & BOX | | CTB LINE |
| GATE | PLOT LINE | | MANHOLE | | |

VISHWAKARMA ENTERPRISES
ENGINEERING CONSULTANT AND SURVEYORS
A-328, JJR MAHARASHTRA NAGAR, BOIN KOLIWADA, MUMBAI-400017
EMAIL : mukesh.prasad.sales@gmail.com CONTACT : 98211 03811

Scale :- 1:500

| Annexure 6 | | | | |
|---|---|---|---|---|
| Simla House Co-op Hsg Society Ltd | | | | |
| Sr. No. (i) | Property No. (ii) | Member Name (iii) | Existing Carpet Area (sq.ft)(As provided by Society / PMC) (iv) | Tentative Details of the Members New Flats (sq.ft) (MOFA) (v) |
| 1 | A-101 | Hitesh Jobalia | 1161 | 1858 |
| 2 | A-102 | Premlata V. Shah | 700 | 1120 |
| 3 | A-102A | NAGIN P RATHOD | 85 | 603 |
| 4 | A-103 | Zakir Hussain Allarakha Qureshi | 1645 | 2632 |
| 5 | A-104A | NAVIN V. SHAH | 462 | 739 |
| 6 | A-104B | ASHOK KUMAR KAPOOR | 809 | 1294 |
| 7 | A-104C | SUBHASHI SOLANKI | 560 | 896 |
| 8 | A-105A | NAVIN V SHAH | 700 | 1120 |
| 9 | A-105B | Max Traders | 85 | 603 |
| 10 | A-106 | A Y E JAMMALLUDDIN | 1161 | 1858 |
| 11 | A-201 | Veersen N. Tamhane & Monal V. Tamhane | 1160 | 1856 |
| 12 | A-202 | Milan R. Kothari & Ashish Kothari | 700 | 1120 |
| 13 | A-202A | NITIN C. PARMAR & NAYAN N. PARMAR | 85 | 603 |
| 14 | A-203 | PEERLESS GEN.FIN.& INV. CO, LTD. | 1645 | 2632 |
| 15 | A-204 | Jignesh Shah & Bhavna Shah | 1674 | 2678 |
| 16 | A-205 | Mrs. Akshita Nirav Kothari | 907 | 1451 |
| 17 | A-205A | Abdul HAFIZ SHAIKH & ALMAS KARIM | 85 | 603 |
| 18 | A-206 | SAKINABEN K H CHOPRA & I NOURADINE | 1161 | 1858 |
| 19 | A-301 | Mrs. Sona Ashok Panjwani | 1161 | 1858 |
| 20 | A-302A | RAJESH K BHULA & PARUL R BHULA | 700 | 1120 |
| 21 | A-302B | C M,M C,N C, & D C PARMAR | 85 | 603 |
| 22 | A-303 | NAMRATA ABHAY AGARWAL | 1705 | 2728 |
| 23 | A-304 | PRAFUL A SHAH & D P SHAH | 1900 | 3040 |
| 24 | A-305 | VARSHA NANDKUMAR MEHTA | 784 | 1254 |
| 25 | A-306 | Mrs. Jimmy K. Dalal & Mr. Ketan P. Dalal | 1161 | 1858 |
| 26 | A-401 | Ms. Krishna Kumari | 1161 | 1858 |
| 27 | A-402 | Mr. Vipul H. Kansara &Mrs. Kalpana H. Kansara | 700 | 1120 |
| 28 | A-403 | SHASHANK KARANI | 1900 | 3040 |
| 29 | A-404B | DILIPKUMAR J BHATIA | 1161 | 1858 |
| 30 | A-404C | YASMEEN KHAN & TAHIR KHAN | 260 | 603 |
| 31 | A-405 | RIDHI R GOSALIA | 1000 | 1600 |
| 32 | A-406 | PRAMILA ASHOK LODHA | 1375 | 2200 |
| 33 | A-501 | NAROTH R NAIR | 732 | 1171 |
| 34 | A-501A | NAROTH R NAIR | 150 | 603 |
| 35 | A-502 | KUMARPAL POPATLAL SHAH | 700 | 1120 |
| 36 | A-503 | ARVINDMAL K LODHA & Pratibhadevi A Lodha | 1730 | 2768 |
| 37 | A-504/505 | RAM MULCHAND BHATIA | 2665 | 4264 |
| 38 | A-506 | Saregama India Private Limited | 1161 | 1858 |
| 39 | A-601 | Mrs. Purnima C. Shah & Mr. Ashish Shah | 1161 | 1858 |
| 40 | A-602 | MARSHALL RUSTOM RATAN | 700 | 1120 |
| 41 | A-603 | RATAN KUMAR MOHATTA | 1850 | 2960 |

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

Keystone Realtors Limited

| | | | | |
|---|---|---|---|---|
| | | | 2000 | 3200 |
| 42 | A-604 | M Z SIDDIQUI & NASEEM SIDDIQUI | 700 | 1120 |
| 43 | A-605 | MR. CHETAN NANLAL SHAH & MONALI S MEGHANI | 1400 | 2240 |
| 44 | A-606 | MR. MOHIT RATANKUMAR KEDIA & SANGEETA | 325 | 603 |
| 45 | B-101A | Mr. Suresh N. Mehta & Mr. Niraj S. Mehta | 550 | 880 |
| 46 | B-101B | D J CHOKSI | 216 | 603 |
| 47 | B-101C | Mehjabeen Ahmed Shaikh | 600 | 960 |
| 48 | B-101D | PARESH KOTHARI & MRS. DEEPA KOTHARI | 975 | 1560 |
| 49 | B-102 | CHABILCHAND BANSAL (HUF) | 85 | 603 |
| 50 | B-102A | AMIT RAJENDRA DHAWAN | 1161 | 1858 |
| 51 | B-103 | Sadhu Vaswani Mission Trust | 1161 | 1858 |
| 52 | B-104 | R P KHATOR | 700 | 1120 |
| 53 | B-105A | Mr. Shivprasad R. Khator | 85 | 603 |
| 54 | B-105B | ASIF HASSAN SHAIKH | 470 | 752 |
| 55 | B-106A | M.Saif , F. B. G. Sarwar & S. M. Nasir | 260 | 603 |
| 56 | B-106b | Farida B. G. Sarvar | 700 | 1120 |
| 57 | B-106C | M NASIR M. AMIR, & Shaheen Mohd Nasir | 500 | 800 |
| 58 | B-106D | Mrs. Rashida M. Dhorajiwala | 1793 | 2869 |
| 59 | B-201 | Anju A. Azad, Naman A. Azad & Rahul A. Azad | 1030 | 1648 |
| 60 | B-202 | RAJUL J SHAH | 1161 | 1858 |
| 61 | B-203 | UMESH V. SHAH & MEENA U SHAH | 1160 | 1856 |
| 62 | B-204 | BRIJMOHAN S. KABRA & ABHADEVI B. KABRA | 900 | 1440 |
| 63 | B-205 | PARESH KOTHARI | 85 | 603 |
| 64 | B-205A | BHAGWANDAS R CHHABRIA | 470 | 752 |
| 65 | B-206A | HEMANT B CHHABRIA | 360 | 603 |
| 66 | B-206B | Mr. Jayesh K. Parikh | 850 | 1360 |
| 67 | B-206C | K P MANEKSHA | 334 | 603 |
| 68 | B-301A | RAJNI KASHYAP & RAJESH BHASIN | 700 | 1120 |
| 69 | B-301B | ABALLABA DEVELOPERS PRIVATE LIMITED | 421 | 674 |
| 70 | B-301C | Mrs. Anita S. Muzumdar & Saryu D. Parekh | 215 | 603 |
| 71 | B-301D | CINDRELLA REBELLO | 975 | 1560 |
| 72 | B-302 | RASHIDA IQBAL QADIR | 85 | 603 |
| 73 | B-302A | KAMLESH M KANUNGO | 1000 | 1600 |
| 74 | B-303 | NIMESH P TOLAT & NISHITA SHUKLA | 140 | 603 |
| 75 | B-303A | NIMISH TOLAT | 1160 | 1856 |
| 76 | B-304 | MOHAMMED PATEL & SEEMA PATEL | 700 | 1120 |
| 77 | B-305 | KIRAN DILIPKUMAR SHAH | 85 | 603 |
| 78 | B-305A | SARLA S PAREKH | 710 | 1136 |
| 79 | B-306A | Mrs. Sarla S. Parekh | 500 | 800 |
| 80 | B-306B | RAJNI S HANAMSHETH | 660 | 1056 |
| 81 | B-306C | RUBY S ZAVERI & SHRI SHILESH J JHAVERI | 1500 | 2400 |
| 82 | B-401A | VRAJESH G DESAI | 735 | 1176 |
| 83 | B-401B | MUHBEEN R SHAIKH | 700 | 1120 |
| 84 | B-402 | Mrs. Usha A. Mehta & Mr. Ashish A. Mehta | 85 | 603 |
| 85 | B-402A | Mrs. Usha A. Mehta & Mr. Ashish A. Mehta | 1161 | 1858 |
| 86 | B-403 | GAYATRI A PURANIK | 738 | 1181 |
| 87 | B-404A | ADI J ENGINEER & PERVIZE A ENGINEER | 140 | 603 |
| 88 | B-404B | PERVIZE A ENGINEER | 783 | 1253 |
| 89 | B-405 | Mr. Gautam B. Patel | 955 | 1528 |
| 90 | B-406A/D | NEEL A BHATIA | | |

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

Keystone Realtors Limited

| | | | | |
|---|---|---|---|---|
| | | | 2000 | 3200 |
| 42 | A-604 | M Z SIDDIQUI & NASEEM SIDDIQUI | 700 | 1120 |
| 43 | A-605 | MR. CHETAN NANLAL SHAH & MONALI S MEGHANI | 1400 | 2240 |
| 44 | A-606 | MR. MOHIT RATANKUMAR KEDIA & SANGEETA | 325 | 603 |
| 45 | B-101A | Mr. Suresh N. Mehta & Mr. Niraj S. Mehta | 550 | 880 |
| 46 | B-101B | D J CHOKSI | 216 | 603 |
| 47 | B-101C | Mehjabeen Ahmed Shaikh | 600 | 960 |
| 48 | B-101D | PARESH KOTHARI & MRS. DEEPA KOTHARI | 975 | 1560 |
| 49 | B-102 | CHABILCHAND BANSAL (HUF) | 85 | 603 |
| 50 | B-102A | AMIT RAJENDRA DHAWAN | 1161 | 1858 |
| 51 | B-103 | Sadhu Vaswani Mission Trust | 1161 | 1858 |
| 52 | B-104 | R P KHATOR | 700 | 1120 |
| 53 | B-105A | Mr. Shivprasad R. Khator | 85 | 603 |
| 54 | B-105B | ASIF HASSAN SHAIKH | 470 | 752 |
| 55 | B-106A | M.Saif , F. B. G. Sarwar & S. M. Nasir | 260 | 603 |
| 56 | B-106b | Farida B. G. Sarvar | 700 | 1120 |
| 57 | B-106C | M NASIR M. AMIR, & Shaheen Mohd Nasir | 500 | 800 |
| 58 | B-106D | Mrs. Rashida M. Dhorajiwala | 1793 | 2869 |
| 59 | B-201 | Anju A. Azad, Naman A. Azad & Rahul A. Azad | 1030 | 1648 |
| 60 | B-202 | RAJUL J SHAH | 1161 | 1858 |
| 61 | B-203 | UMESH V. SHAH & MEENA U SHAH | 1160 | 1856 |
| 62 | B-204 | BRIJMOHAN S. KABRA & ABHADEVI B. KABRA | 900 | 1440 |
| 63 | B-205 | PARESH KOTHARI | 85 | 603 |
| 64 | B-205A | BHAGWANDAS R CHHABRIA | 470 | 752 |
| 65 | B-206A | HEMANT B CHHABRIA | 360 | 603 |
| 66 | B-206B | Mr. Jayesh K. Parikh | 850 | 1360 |
| 67 | B-206C | K P MANEKSHA | 334 | 603 |
| 68 | B-301A | RAJNI KASHYAP & RAJESH BHASIN | 700 | 1120 |
| 69 | B-301B | ABALLABA DEVELOPERS PRIVATE LIMITED | 421 | 674 |
| 70 | B-301C | Mrs. Anita S. Muzumdar & Saryu D. Parekh | 215 | 603 |
| 71 | B-301D | CINDRELLA REBELLO | 975 | 1560 |
| 72 | B-302 | RASHIDA IQBAL QADIR | 85 | 603 |
| 73 | B-302A | KAMLESH M KANUNGO | 1000 | 1600 |
| 74 | B-303 | NIMESH P TOLAT & NISHITA SHUKLA | 140 | 603 |
| 75 | B-303A | NIMISH TOLAT | 1160 | 1856 |
| 76 | B-304 | MOHAMMED PATEL & SEEMA PATEL | 700 | 1120 |
| 77 | B-305 | KIRAN DILIPKUMAR SHAH | 85 | 603 |
| 78 | B-305A | SARLA S PAREKH | 710 | 1136 |
| 79 | B-306A | Mrs. Sarla S. Parekh | 500 | 800 |
| 80 | B-306B | RAJNI S HANAMSHETH | 660 | 1056 |
| 81 | B-306C | RUBY S ZAVERI & SHRI SHILESH J JHAVERI | 1500 | 2400 |
| 82 | B-401A | VRAJESH G DESAI | 735 | 1176 |
| 83 | B-401B | MUHBEEN R SHAIKH | 700 | 1120 |
| 84 | B-402 | Mrs. Usha A. Mehta & Mr. Ashish A. Mehta | 85 | 603 |
| 85 | B-402A | Mrs. Usha A. Mehta & Mr. Ashish A. Mehta | 1161 | 1858 |
| 86 | B-403 | GAYATRI A PURANIK | 738 | 1181 |
| 87 | B-404A | ADI J ENGINEER & PERVIZE A ENGINEER | 140 | 603 |
| 88 | B-404B | PERVIZE A ENGINEER | 783 | 1253 |
| 89 | B-405 | Mr. Gautam B. Patel | 955 | 1528 |
| 90 | B-406A/D | NEEL A BHATIA | | |

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

Keystone Realtors Limited

| | | | | |
|---|---|---|---|---|
| 91 | B-406B | K B RAMNANI | 700 | 1120 |
| 92 | B-501 | J M ,A M & M M KANSARA | 1774 | 2838 |
| 93 | B-502 | JASDEEP OBEROI | 1048 | 1677 |
| 94 | B-503 | H M PATEL | 1400 | 2240 |
| 95 | B-504 | T N MEHTA | 1161 | 1858 |
| 96 | B-505 | KOMAL SANJAY SETH | 700 | 1120 |
| 97 | B-505A | CARINA FERNANDES & P FERNANDES | 85 | 603 |
| 98 | B-506A | RAJAN N MISTRY | 1185 | 1896 |
| 99 | B-506B | M S MITHAIWALA & N S MITHAIWALA | 690 | 1104 |
| 100 | B-601/602A | KALINDI R SHAH & TEJASWINI R SHAH | 2340 | 3744 |
| 101 | B-602 | POOJA VINODKUMAR KEJRIWAL | 962 | 1539 |
| 102 | B-603 | A N KHANDHAR & N A KHANDHAR | 1161 | 1858 |
| 103 | B-604 | S K SANGHANI & S S SANGHANI | 738 | 1181 |
| 104 | B-604A | DAGDABAI T KALAMBE & MANGESH KALAMBE | 140 | 603 |
| 105 | B-605 | Madhvi S. Samani | 1000 | 1600 |
| 106 | B-606b | Navneet N. Kapur & Mrs. Punam N. Kapur | 350 | 603 |
| 107 | B-606C | NAVNEET N. KAPUR & Mrs. Punam N. Kapur | 850 | 1360 |
| 108 | C-101 | BHARAT PETROLEUM CO. LTD | 936 | 1498 |
| 109 | C-102 | JITENDRA GIRDHARLAL SHAH | 500 | 800 |
| 110 | C-201 | Mr. Lavleen Kumar Sadh | 936 | 1498 |
| 111 | C-202 | Meena Rupchandani, Deepak & Devraj Rupchandani | 936 | 1498 |
| 112 | C-301 | UTPPAL S MEHTA | 936 | 1498 |
| 113 | C-302 | BEHUL T ZAKIUDDIN & M B ZAKIUDDIN | 936 | 1498 |
| 114 | C-401 | CALIBRE CON. PVT LTD & C BHATIJA | 936 | 1498 |
| 115 | C-402 | KULSUM USMAN ALAM KHAN | 936 | 1498 |
| 116 | C-501 | Dr. Mrs. Kumkum Khadalia | 936 | 1498 |
| 117 | C-502 | Radha Saluja, Kumkum & Kunal Khadalia | 936 | 1498 |
| 118 | C-601 | KULSUM USMAN ALAM KHAN | 936 | 1498 |
| 119 | C-602 | NIRAV KUMAR SHAH | 325 | 603 |
| 120 | D-101A | ALMAS A KARIM & ABDUL H SHAIKH | 600 | 960 |
| 121 | D-101B | RAINA WALIA & MS K WALIA | 500 | 800 |
| 122 | D-101C | RIYAZ AHMED KHAN & BUSHRA KHAN | 220 | 603 |
| 123 | D-101D | Mrs. M J REBELLO | 975 | 1560 |
| 124 | D-102 | Nazmunissa Umar Mia & Mrs. K. F. Peera | 85 | 603 |
| 125 | D-102A | GABRIEL REBELLO & MARY REBELLO | 1161 | 1858 |
| 126 | D-103 | AMRISH DHIRAJLAL SETHNA | 1161 | 1858 |
| 127 | D-104 | DILIPKUMAR C. RATHOD, MINAXI D. RATHOD & SWETANG D RATHOD | 700 | 1120 |
| 128 | D-105 | PANKAJ R SANGHVI | 85 | 603 |
| 129 | D-105a | Mr. Pankajkumar Jethalal Darji | 700 | 1120 |
| 130 | D-106A | CHANDRASEN KAPADIA,PRANAB,C KAPADIA | 470 | 752 |
| 131 | D-106B | Muntazir M. Rizvi | 260 | 603 |
| 132 | D-106C | BHARAT K RATHOD & RITA B RATHOD | 500 | 800 |
| 133 | D-106D | PRANAB C KAPADIA & MRS SEJAL P K | 325 | 603 |
| 134 | D-201a | Mr. Kaushik B. Rathod & Mrs. Chhaya K. Rathod | 655 | 1048 |
| 135 | D-201B | K P SHAH, JAYESH P SHAH, PRAMILA P SHAH & PRATAP C. SHAH | 470 | 752 |
| 136 | D-201C | Dr. Mrs. Induben F. Maniyar | 220 | 603 |
| 137 | D-201d | Mrs. Carina J Fernandes & Ms. Marlene P Fernandes | | |

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

Keystone Realtors Limited

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| | | | 975 | 1560 |
| 138 | D-202 | V R VORA & A V VORA | 85 | 603 |
| 139 | D-202A | K K NANWANI | 1161 | 1858 |
| 140 | D-203 | Mr. Pranay Gandhi, Nitin Gandhi & Asha Gandhi | 1161 | 1858 |
| 141 | D-204 | ELI E SILAS | 865 | 1384 |
| 142 | D-205 | LALIT H MODI | 85 | 603 |
| 143 | D-205A | Afreen Mohammed Saif & Nadia Osama Shaikh | 500 | 800 |
| 144 | D-206A | ADIL A.MATCHESWALA, UMEMA A.MATECHESWALA, KHADIJI A.K.KAPADIA, MS. SAKINA A.MATCHESWALA | 485 | 776 |
| 145 | D-206B | AYUB MANSOOR & MRS USHA MANSOOR | 750 | 1200 |
| 146 | D-206C | Nawab Mir Usmanalam Sultan Khan | 470 | 752 |
| 147 | D-301A | VIMLA N AGARWAL | 656 | 1050 |
| 148 | D-301b | Munira Nensey, Daulat Nensey & Salman Nensey | 325 | 603 |
| 149 | D-301C | Zakir Hussain Allarakha Qureshi | 215 | 603 |
| 150 | D-301d | Mr. Abdul Rahim Abu Miya Shaikh | 975 | 1560 |
| 151 | D-302 | S. G. Lele | 85 | 603 |
| 152 | D-302A | K A RABADI | 1160 | 1856 |
| 153 | D-303 | Trushar N. Patel | 1168 | 1869 |
| 154 | D-304 | Mr. Gulzar Ahmed Sofia | 925 | 1480 |
| 155 | D-305 | R D RANE | 85 | 603 |
| 156 | D-305A | Vijaya Rathod, Haresh Rathod & Bhavesh Rathod | 850 | 1360 |
| 157 | D-306A | Mr.Utppal Shrenik. Mehta | 600 | 960 |
| 158 | D-306B | Tawheed Abdul Sofia | 220 | 603 |
| 159 | D-306D | RAMA B. SAMPAT | 325 | 603 |
| 160 | D-401A | R P MEHTA & V P MEHTA | 656 | 1050 |
| 161 | D-401B | CHAMPAGAURI C THAKKAR | 470 | 752 |
| 162 | D-401C | D P JARADI | 220 | 603 |
| 163 | D-401D | USHA MEHTA | 975 | 1560 |
| 164 | D-402 | RUBY MALONI | 85 | 603 |
| 165 | D-402A | JAYESH I RATHOD & URMILA J RATHOD | 1160 | 1856 |
| 166 | D-403 | KHALID MOHAMED | 1160 | 1856 |
| 167 | D-404 | Mr. Tawheed Abdul Safia | 1010 | 1616 |
| 168 | D-405 | KIRTI H MODY & VATSALA K MODY | 850 | 1360 |
| 169 | D-406A | D D PANTHAKY & T D PANTHAKY | 600 | 960 |
| 170 | D-406B | PRABHA J CHHEDA & JATIN J.CHHEDA | 220 | 603 |
| 171 | D-406C | BIRLA CONSULTANTS LTD | 840 | 1344 |
| 172 | D-501A/D | Mrs. Rahil Siraj Shah | 850 | 1360 |
| 173 | D-501B | NARINDER SAWHNEY | 950 | 1520 |
| 174 | D-502 | Vinod K. Hassija | 85 | 603 |
| 175 | D-502A | Bachubhai Jadhav | 1161 | 1858 |
| 176 | D-503 | Mr. Devang J. Jhaveri | 1161 | 1858 |
| 177 | D-504 | KIRTI R DOSHI & MRS BEENA K DOSHI | 925 | 1480 |
| 178 | D-505 | LABHUBEN J BODRA & JERAMBHAI D BODRA | 85 | 603 |
| 179 | D-505A | NITIN B JADHAV | 1247 | 1995 |
| 180 | D-506A | KHALID MOHAMED | 500 | 800 |
| 181 | D-506B | ANAND M. KHATAU | 325 | 603 |
| 182 | D-601A | RUNU PATNAIK | 656 | 1050 |
| 183 | D-601B | D J AGA | 470 | 752 |
| 184 | D-601C | KASHMIRA D TURNER & FARROKH D TURNER | 220 | 603 |
| 185 | D-601D | SABIR MASANI | | |

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

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| | | | | |
|---|---|---|---|---|
| 186 | D-602 | KHALID MOHAMED | 975 | 1560 |
| 187 | D-602A | ANIL RATHOD & MRS. DAKSHA RATHOD | 85 | 603 |
| 188 | D-603 | INDIRA KAPOOR & N K NERURKAR | 1161 | 1858 |
| 189 | D-604 | Mrs. Ashwini Ashok Sood | 1161 | 1858 |
| 190 | D-605 | SEJAL DHIRAJLAL JARADI | 854 | 1366 |
| 191 | D-605A | SABIR MASANI | 85 | 603 |
| 192 | D-606A | A H BHARWADA | 470 | 752 |
| 193 | D-606B | SADHNA J MEHTA,OJAS & JAYANTI MEHTA | 740 | 1184 |
| 194 | D-606C | J C MEHTA & SADHANA J MEHTA | 500 | 800 |
| 195 | E-101 | CHANDRIKA M DOMADIA & BHAVESH M DOMADIA | 1161 | 1858 |
| 196 | E-102 | Niki Domadia & Bhavesh M. Domadia | 700 | 1120 |
| 197 | E-102A | MUSSARRAT MUBASHIRUL ISLAM SHAIKH | 85 | 603 |
| 198 | E-103A | DINA MITHUKUMAR SHAH,GAURAV&M | 859 | 1374 |
| 199 | E-103B | Mitun I Mehta | 1160 | 1856 |
| 200 | E-104A | MOHUA ROY | 549 | 878 |
| 201 | E-104B | PRAMILA N RATHOD & NAGIN RATHOD | 260 | 603 |
| 202 | E-104C | CINDRELLA REBELLO & ALDEN REBELLO | 535 | 856 |
| 203 | E-104D | DILIP DAS & GAURI D DAS | 500 | 800 |
| 204 | E-105 | PUSHPA S RATHI & SANDESH S RATHI | 700 | 1120 |
| 205 | E-105A | Mr. Fazal H A R Qureshi | 85 | 603 |
| 206 | E-106 | Sandeep J. Muzumdar | 1000 | 1600 |
| 207 | E-106A | MOHAMMED NASIR SHAIKH | 140 | 603 |
| 208 | E-201 | Mr. Ashish Kantilal Bhula | 1161 | 1858 |
| 209 | E-202 | SAROJ R AGARWAL | 783 | 1253 |
| 210 | E-203A | HEMANT B CHHABRIA & TISHA H CHHABRIA | 1150 | 1840 |
| 211 | E-203b | Mrs. Lata N. Bhatia | 640 | 1024 |
| 212 | E-203c | Mrs. Lata N. Bhatia | 220 | 603 |
| 213 | E-204 | KETAN DALAL, JIMMY K DALAL & Vishesh Dalal | 1687 | 2699 |
| 214 | E-205a | Mrs.Tishya H. Chhabria & Mrs. Tanya Chhatwal | 900 | 1440 |
| 215 | E-205B | MEHUL KOTHARI & VIBHA KOTHARI | 85 | 603 |
| 216 | E-206 | INDIRA MOHANBHAI BHUTA | 1161 | 1858 |
| 217 | E-301 | AMITA SHAH & MR. VIPUL K SHAH | 1000 | 1600 |
| 218 | E-301A | SHEILA V SHARMA, V V & B V SHARMA | 130 | 603 |
| 219 | E-302 | V K SHAH & AMITA V SHAH | 700 | 1120 |
| 220 | E-302A | SUCHITRA K CHOKSI | 170 | 603 |
| 221 | E-303A | Mr. Brijesh J. Shah & Mrs. Indira J. Shah | 775 | 1240 |
| 222 | E-303B | G A KIKLA, A N KIKLA & K KIKLA | 450 | 720 |
| 223 | E-303C | DILIP ASSANAND KIKLA | 550 | 880 |
| 224 | E-304 | KIRIT K MEHTA ,MALTI & SACHIN MEHTA | 1900 | 3040 |
| 225 | E-305 | Ashokkumar C. Jain & Anjana A. Jain | 698 | 1117 |
| 226 | E-306 | SONAL S CHOKSI & SUBHODH C CHOKSI50 | 1161 | 1858 |
| 227 | E-401 | SIRAJ A MANVA & AYEMAN S MANVA | 1161 | 1858 |
| 228 | E-402 | VIPUL DHIRAJLAL VITHALANI | 783 | 1253 |
| 229 | E-403A | Mr. Vipul D. Vithalani | 1150 | 1840 |
| 230 | E-403B | ANIS A MANWA | 980 | 1568 |
| 231 | E-404 | Tushar Dharia, Ami Dharia & Bhairavi Sohni | 1900 | 3040 |
| 232 | E-405 | PARESH R MEHTA & ANITA P MEHTA | 783 | 1253 |
| 233 | E-406 | PARESH R. PANCHMATIYA & R P PANCHMA | 1161 | 1858 |
| 234 | E-501 | Jatin D. Shah & Dina D. Shah | 1030 | 1648 |

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

Keystone Realtors Limited

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|---|---|---|---|---|
| 235 | E-501A | SHEILA V SHARMA, V V & B V SHARMA | 130 | 003 |
| 236 | E-502 | DHARMESH R SHAH & SHILPA D SHAH | 783 | 1253 |
| 237 | E-503 | SHEILA V SHARMA, V V & B V SHARMA | 1969 | 3150 |
| 238 | E-504a | MAHESH RAM SUMAYA (Provisional) | 1400 | 2240 |
| 239 | E-504B | Mrs. Pavitra S. Lodha | 500 | 800 |
| 240 | E-505 | Mrs. Prabhadevi S. Lodha | 783 | 1253 |
| 241 | E-506 | Kevin M. Shah | 1161 | 1858 |
| 242 | E-601 | NALINI I MEHTA | 1161 | 1858 |
| 243 | E-602 | Mrs. Ketki Darshan Shah | 700 | 1120 |
| 244 | E-603A | MAFATLAL R SHAH & N M SHAH | 1216 | 1946 |
| 245 | E-603B | SHAKUNTALA K. DATTANI | 824 | 1318 |
| 246 | E-604 | Ulka Shah | 1043 | 2029 |
| 247 | E-605 | MEENA N SHAH & PREMAL N SHAH | 957 | 1531 |
| 248 | E-606 | S A SHAH & V A SHAH | 1161 | 1858 |

Disclaimers:

1. All existing areas of Simla House CHSL units in column (iv) are subject to certification by the competent authority.
2. The areas in column (v) are subject to change as per the conditions mentioned in the LOI.

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

Keystone Realtors Limited

## ANNEXURE – 4

| Sr. No. | Property No. | Member Name | Carpet Area (sq.ft) | Existing Car parking Spaces (To be provided by the Society) |
|---|---|---|---|---|
| | | PART A | | |
| 1 | A-101 | Hitesh Jobalia | 1,161 | 2 |
| 2 | A-102A | NAGIN P RATHOD | 85 | 0 |
| 3 | A-102 | Premlata V. Shah | 700 | 1 |
| 4 | A-103 | Zakir Hussain Allarakha Qureshi | 1,645 | 1 |
| 5 | A-104A | NAVIN V. SHAH | 462 | 1 |
| 6 | A-104B | ASHOK KUMAR KAPOOR | 809 | 3 |
| 7 | A-104C | SUBHASHI SOLANKI | 560 | 1 |
| 8 | A-105A | NAVIN V SHAH | 700 | 1 |
| 9 | A-105B | Max Traders | 85 | 0 |
| 10 | A-106 | A Y E JAMMALLUDDIN | 1,161 | 2 |
| 11 | A-201 | Veersen N. Tamhane & Monal V. Tamhane | 1,160 | 0 |
| 12 | A-202A | NITIN C. PARMAR & NAYAN N. PARMAR | 85 | 0 |
| 13 | A-202 | Milan R. Kothari & Ashish Kothari | 700 | 2 |
| 14 | A-203 | PEERLESS GEN.FIN. & INV. CO, LTD. | 1,645 | 1 |
| 15 | A-204 | Jignesh Shah & Bhavna Shah | 1,674 | 3 |
| 16 | A-205A | Abdul HAFIZ SHAIKH & ALMAS KARIM | 85 | 1 |
| 17 | A-205 | Mrs. Akshita Nirav Kothari | 907 | 1 |
| 18 | A-206 | SAKINABEN K H CHOPRA & I NOURADINE | 1,161 | 0 |
| 19 | A-301 | Mrs. Sona Ashok Panjwani | 1,161 | 1 |
| 20 | A-302A | RAJESH K BHULA & PARUL R BHULA | 700 | 2 |
| 21 | A-302B | C M,M C,N C, & D C PARMAR | 85 | 1 |
| 22 | A-303 | NAMRATA ABHAY AGARWAL | 1,705 | 0 |
| 23 | A-304 | PRAFUL A SHAH & D P SHAH | 1,900 | 4 |
| 24 | A-305 | VARSHA NANDKUMAR MEHTA | 784 | 1 |
| 25 | A-306 | Mrs. Jimmy K. Dalal & Mr. Ketan P. Dalal | 1,161 | 0 |
| 26 | A-401 | Ms. Krishna Kumari | 1,161 | 0 |
| 27 | A-402 | Mr. Vipul H. Kansara &Mrs. Kalpana H. Kansara | 700 | 1 |
| 28 | A-403 | SHASHANK KARANI | 1,900 | 1 |

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

| | | | | |
|---|---|---|---|---|
| 29 | A-404B | DILIPKUMAR J BHATIA | 1,161 | 0 |
| 30 | A-404C | YASMEEN KHAN & TAHIR KHAN | 260 | 0 |
| 31 | A-405 | RIDHI R GOSALIA | 1,000 | 2 |
| 32 | A-406 | PRAMILA ASHOK LODHA | 1,375 | 2 |
| 33 | A-501A | NAROTH R NAIR | 150 | 0 |
| 34 | A-501 | NAROTH R NAIR | 732 | 1 |
| 35 | A-502 | KUMARPAL POPATLAL SHAH | 700 | 0 |
| 36 | A-503 | ARVINDMAL K LODHA & Pratibhadevi A Lodha | 1,730 | 1 |
| 37 | A-504/505 | RAM MULCHAND BHATIA | 2,665 | 3 |
| 38 | A-506 | Saregama India Private Limited | 1,161 | 0 |
| 39 | A-601 | Mrs. Purnima C. Shah & Mr. Ashish Shah | 1,161 | 3 |
| 40 | A-602 | MARSHALL RUSTOM RATAN | 700 | 2 |
| 41 | A-603 | RATAN KUMAR MOHATTA | 1,850 | 2 |
| 42 | A-604 | M Z SIDDIQUI & NASEEM SIDDIQUI | 2,000 | 4 |
| 43 | A-605 | MR. CHETAN NANLAL SHAH & MONALI S MEGHANI | 700 | 1 |
| 44 | A-606 | MR. MOHIT RATANKUMAR KEDIA & SANGEETA | 1,400 | 2 |
| 45 | B-101A | Mr. Suresh N. Mehta & Mr. Niraj S. Mehta | 325 | 1 |
| 46 | B-101B | D J CHOKSI | 550 | 0 |
| 47 | B-101C | Mehjabeen Ahmed Shaikh | 216 | 0 |
| 48 | B-101D | PARESH KOTHARI & MRS. DEEPA KOTHARI | 600 | 2 |
| 49 | B-102A | AMIT RAJENDRA DHAWAN | 85 | 0 |
| 50 | B-102 | Mohd. Saif Mohd Nasir | 975 | 0 |
| 51 | B-103 | Sadhu Vaswani Mission Trust | 1,161 | 0 |
| 52 | B-104 | R P KHATOR | 1,161 | 1 |
| 53 | B-105A | Mr. Shivprasad R. Khator | 700 | 1 |
| 54 | B-105B | ASIF HASSAN SHAIKH | 85 | 0 |
| 55 | B-106A | M.Saif , F. B. G. Sarwar & S. M. Nasir | 470 | 1 |
| 56 | B-106b | Farida B. G. Sarvar | 260 | 0 |
| 57 | B-106C | M NASIR M. AMIR, & Shaheen Mohd Nasir | 700 | 1 |
| 58 | B-106D | Mrs. Rashida M. Dhorajiwala | 500 | 0 |
| 59 | B-201 | Anju A. Azad, Naman A. Azad & Rahul A. Azad | 1,793 | 2 |
| 60 | B-202 | RAJUL J SHAH | 1,030 | 1 |

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

Keystone Realtors Limited

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

| | | | | |
|---|---|---|---|---|
| 61 | B-203 | UMESH V. SHAH & MEENA U SHAH | 1,161 | 3 |
| 62 | B-204 | BRIJMOHAN S. KABRA & ABHADEVI B. KABRA | 1,160 | 1 |
| 63 | B-205A | BHAGWANDAS R CHHABRIA | 85 | 1 |
| 64 | B-205 | PARESH KOTHARI | 900 | 1 |
| 65 | B-206A | HEMANT B CHHABRIA | 470 | 1 |
| 66 | B-206B | Mr. Jayesh K. Parikh | 360 | 1 |
| 67 | B-206C | K P MANEKSHA | 850 | 0 |
| 68 | B-301A | RAJNI KASHYAP & RAJESH BHASIN | 334 | 1 |
| 69 | B-301B | ABALLABA DEVELOPERS PRIVATE LIMITED | 700 | 0 |
| 70 | B-301C | Mrs. Anita S. Muzumdar & Saryu D. Parekh | 421 | 1 |
| 71 | B-301D | CINDRELLA REBELLO | 215 | 0 |
| 72 | B-302A | KAMLESH M KANUNGO | 85 | 0 |
| 73 | B-302 | RASHIDA IQBAL QADIR | 975 | 1 |
| 74 | B-303A | NIMISH TOLAT | 140 | 0 |
| 75 | B-303 | NIMESH P TOLAT & NISHITA SHUKLA | 1,000 | 1 |
| 76 | B-304 | MOHAMMED PATEL & SEEMA PATEL | 1,160 | 2 |
| 77 | B-305A | SARLA S PAREKH | 85 | 0 |
| 78 | B-305 | KIRAN DILIPKUMAR SHAH | 700 | 0 |
| 79 | B-306A | Mrs. Sarla S. Parekh | 710 | 0 |
| 80 | B-306B | RAJNI S HANAMSHETH | 500 | 0 |
| 81 | B-306C | RUBY S ZAVERI & SHRI SHILESH J JHAVERI | 660 | 0 |
| 82 | B-401A | VRAJESH G DESAI | 1,500 | 2 |
| 83 | B-401B | MUHBEEN R SHAIKH | 735 | 1 |
| 84 | B-402A | Mrs. Usha A. Mehta & Mr. Ashish A. Mehta | 85 | 1 |
| 85 | B-402 | Mrs. Usha A. Mehta & Mr. Ashish A. Mehta | 700 | 0 |
| 86 | B-403 | GAYATRI A PURANIK | 1,161 | 0 |
| 87 | B-404A | ADI J ENGINEER & PERVIZE A ENGINEER | 738 | 1 |
| 88 | B-404B | PERVIZE A ENGINEER | 140 | 0 |
| 89 | B-405 | Mr. Gautam B. Patel | 783 | 0 |
| 90 | B-406A/D | NEEL A BHATIA | 955 | 1 |
| 91 | B-406B | MR.DIPEN JAYANTILAL SHAH & MRS.JASMITA DIPEN SHAH | 700 | 1 |
| 92 | B-501 | J M ,A M & M M KANSARA | 1,774 | 1 |

CO-OPERATIVE HOUSING SOCIETY LTD. SIMLA HOUSE

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|---|---|---|---|---|
| 93 | B-502 | JASDEEP OBEROI | 1,048 | 3 |
| 94 | B-503 | H M PATEL | 1,400 | 0 |
| 95 | B-504 | T N MEHTA | 1,161 | 2 |
| 96 | B-505A | CARINA FERNANDES & P FERNANDES | 85 | 0 |
| 97 | B-505 | KOMAL SANJAY SETH | 700 | 1 |
| 98 | B-506A | RAJAN N MISTRY | 1,185 | 1 |
| 99 | B-506B | M S MITHAIWALA & N S MITHAIWALA | 690 | 0 |
| 100 | B-601/602A | KALINDI R SHAH & TEJASWINI R SHAH | 2,340 | 1 |
| 101 | B-602 | POOJA VINODKUMAR KEJRIWAL | 962 | 2 |
| 102 | B-603 | A N KHANDHAR & N A KHANDHAR | 1,161 | 2 |
| 103 | B-604A | DAGDABAI T KALAMBE & MANGESH KALAMBE | 140 | 0 |
| 104 | B-604 | S K SANGHANI & S S SANGHANI | 738 | 1 |
| 105 | B-605 | Madhvi S. Samani | 1,000 | 0 |
| 106 | B-606b | Navneet N. Kapur & Mrs. Punam N. Kapur | 350 | 2 |
| 107 | B-606C | NAVNEET N. KAPUR & Mrs. Punam N. Kapur | 850 | 2 |
| 108 | C-101 | BHARAT PETROLEUM CO. LTD | 936 | 1 |
| 109 | C-102 | JITENDRA GIRDHARLAL SHAH | 500 | 0 |
| 110 | C-201 | Mr. Lavleen Kumar Sadh | 936 | 0 |
| 111 | C-202 | Meena Rupchandani, Deepak & Devraj Rupchandani | 936 | 2 |
| 112 | C-301 | UTPPAL S MEHTA | 936 | 2 |
| 113 | C-302 | BEHUL T ZAKIUDDIN & M B ZAKIUDDIN | 936 | 1 |
| 114 | C-401 | CALIBRE CON. PVT LTD & C BHATIJA | 936 | 1 |
| 115 | C-402 | KULSUM USMAN ALAM KHAN | 936 | 0 |
| 116 | C-501 | Dr. Mrs. Kumkum Khadalia | 936 | 0 |
| 117 | C-502 | Radha Saluja, Kumkum & Kunal Khadalia | 936 | 0 |
| 118 | C-601 | KULSUM USMAN ALAM KHAN | 936 | 1 |
| 119 | C-602 | NIRAV KUMAR SHAH | 936 | 1 |
| 120 | D-101A | ALMAS A KARIM & ABDUL H SHAIKH | 325 | 1 |
| 121 | D-101B | ALDEN REBELLO & CINDRELLA REBELLO | 600 | 2 |

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

Keystone Realtors Limited

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

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|---|---|---|---|---|
| 122 | D-101C | RIYAZ AHMED KHAN & BUSHRA KHAN | 500 | 1 |
| 123 | D-101D | Mrs. M J REBELLO | 220 | 0 |
| 124 | D-102A | GABRIEL REBELLO & MARY REBELLO | 85 | 0 |
| 125 | D-102 | Nazmunissa Umar Mia & Mrs. K. F. Peera | 975 | 1 |
| 126 | D-103 | AMRISH DHIRAJLAL SETHNA | 1,161 | 4 |
| 127 | D-104 | DILIPKUMAR C. RATHOD, MINAXI D. RATHOD & SWETANG D RATHOD | 1,161 | 2 |
| 128 | D-105a | Mr. Pankajkumar Jethalal Darji | 85 | 0 |
| 129 | D-105 | PANKAJ R SANGHVI | 700 | 0 |
| 130 | D-106A | CHANDRASEN KAPADIA,PRANAB,C KAPADIA | 700 | 0 |
| 131 | D-106B | Muntazir M. Rizvi | 470 | 0 |
| 132 | D-106C | BHARAT K RATHOD & RITA B RATHOD | 260 | 1 |
| 133 | D-106D | PRANAB C KAPADIA & MRS SEJAL P K | 500 | 0 |
| 134 | D-201a | Mr. Kaushik B. Rathod & Mrs. Chhaya K. Rathod | 325 | 0 |
| 135 | D-201B | K P SHAH, JAYESH P SHAH, PRAMILA P SHAH & PRATAP C. SHAH | 655 | 1 |
| 136 | D-201C | Dr. Mrs. Induben F. Maniyar | 470 | 0 |
| 137 | D-201d | Mrs. Carina J Fernandes & Ms. Marlene P Fernandes | 220 | 0 |
| 138 | D-202A | ALDEN REBELLO | 85 | 0 |
| 139 | D-202 | V R VORA & A V VORA | 975 | 2 |
| 140 | D-203 | Mr. Pranay Gandhi, Nitin Gandhi & Asha Gandhi | 1,161 | 1 |
| 141 | D-204 | ELI E SILAS | 1,161 | 0 |
| 142 | D-205A | Afreen Mohammed Saif & Nadia Osama Shaikh | 85 | 0 |
| 143 | D-205 | LALIT H MODI | 865 | 2 |
| 144 | D-206A | ADIL A.MATCHESWALA, UMEMA A.MATECHESWALA, KHADIJI A.K.KAPADIA, MS. SAKINA A.MATCHESWALA | 500 | 1 |
| 145 | D-206B | MRS. USHA MANSOOR & FARHEEN MANSOOR SINGH | 485 | 0 |
| 146 | D-206C | Nawab Mir Usmanalam Sultan Khan | 750 | 0 |
| 147 | D-201A | VIMLA N AGARWAL | 470 | 1 |

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| 148 | D-301b | Munira Nensey, Daulat Nensey & Salman Nensey | 656 | 1 |
| 149 | D-301C | Zakir Hussain Allarakha Qureshi | 325 | 0 |
| 150 | D-301d | Mr. Abdul Rahim Abu Miya Shaikh | 215 | 1 |
| 151 | D-302A | K A RABADI | 85 | 0 |
| 152 | D-302 | S. G. Lele | 975 | 1 |
| 153 | D-303 | Trushar N. Patel | 1,160 | 0 |
| 154 | D-304 | Mr. Gulzar Ahmed Sofia | 1,168 | 1 |
| 155 | D-305A | Vijaya Rathod, Haresh Rathod & Bhavesh Rathod | 85 | 0 |
| 156 | D-305 | R D RANE | 925 | 0 |
| 157 | D-306A | Mr.Utppal Shrenik. Mehta | 850 | 1 |
| 158 | D-306B | Tawheed Abdul Sofia | 600 | 2 |
| 159 | D-306D | RAMA B. SAMPAT | 220 | 2 |
| 160 | D-401A | R P MEHTA & V P MEHTA | 325 | 0 |
| 161 | D-401B | CHAMPAGAURI C THAKKAR | 656 | 0 |
| 162 | D-401C | D P JARADI | 470 | 1 |
| 163 | D-401D | USHA MEHTA | 220 | 0 |
| 164 | D-402A | JAYESH I RATHOD & URMILA J RATHOD | 85 | 0 |
| 165 | D-402 | RUBY MALONI | 975 | 0 |
| 166 | D-403 | KHALID MOHAMED | 1,160 | 1 |
| 167 | D-404 | Mr. Tawheed Abdul Safia | 1,160 | 1 |
| 168 | D-405 | KIRTI H MODY & VATSALA K MODY | 1,010 | 2 |
| 169 | D-406A | D D PANTHAKY & T D PANTHAKY | 850 | 0 |
| 170 | D-406B | PRABHA J CHHEDA & JATIN J.CHHEDA | 600 | 1 |
| 171 | D-406C | BIRLA CONSULTANTS LTD | 220 | 0 |
| 172 | D-501A/D | Mrs. Rahil Siraj Shah | 840 | 0 |
| 173 | D-501B | NARINDER SAWHNEY | 850 | 0 |
| 174 | D-502A | Bachubhai Jadhav | 85 | 0 |
| 175 | D-502 | Vinod K. Hassija | 950 | 2 |
| 176 | D-503 | Mr. Devang J. Jhaveri | 1,161 | 1 |
| 177 | D-504 | KIRTI R DOSHI & MRS BEENA K DOSHI | 1,161 | 3 |
| 178 | D-505A | NITIN B JADHAV | 85 | 0 |
| 179 | D-505 | LABHUBEN J BODRA & JERAMBHAI D BODRA | 925 | 2 |
| 180 | D-506A | KHALID MOHAMED | 1,247 | 0 |
| 181 | D-506B | ANAND M. KHATAU | 500 | 0 |
| 182 | D-601A | RUNU PATNAIK | 325 | 0 |
| 183 | D-601B | D J AGA | 656 | 0 |

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| 184 | D-601C | KASHMIRA D TURNER & FARROKH D TURNER | 470 | 0 |
| 185 | D-601D | SABIR MASANI | 220 | 0 |
| 186 | D-602A | ANIL RATHOD & MRS. DAKSHA RATHOD | 85 | 1 |
| 187 | D-602 | KHALID MOHAMED | 975 | 0 |
| 188 | D-603 | INDIRA KAPOOR & N K NERURKAR | 1,161 | 2 |
| 189 | D-604 | Mrs. Ashwini Ashok Sood | 1,161 | 1 |
| 190 | D-605A | SABIR MASANI | 85 | 0 |
| 191 | D-605 | SEJAL DHIRAJLAL JARADI | 854 | 1 |
| 192 | D-606A | A H BHARWADA | 470 | 0 |
| 193 | D-606B | SADHNA J MEHTA,OJAS & JAYANTI MEHTA | 740 | 1 |
| 194 | D-606C | J C MEHTA & SADHANA J MEHTA | 500 | 1 |
| 195 | E-101 | CHANDRIKA M DOMADIA & BHAVESH M DOMADIA | 1,161 | 1 |
| 196 | E-102A | MUSSARRAT MUBASHIRUL ISLAM SHAIKH | 85 | 0 |
| 197 | E-102 | Niki Domadia & Bhavesh M. Domadia | 700 | 1 |
| 198 | E-103A | DINA MITHUKUMAR SHAH,GAURAV&M | 859 | 1 |
| 199 | E-103B | Mitun I Mehta | 1,160 | 1 |
| 200 | E-104A | MOHUA ROY | 549 | 0 |
| 201 | E-104B | PRAMILA N RATHOD & NAGIN RATHOD | 260 | 1 |
| 202 | E-104C | CINDRELLA REBELLO & ALDEN REBELLO | 535 | 1 |
| 203 | E-104D | DILIP DAS & GAURI D DAS | 500 | 0 |
| 204 | E-105A | Mr. Fazal H A R Qureshi | 85 | 0 |
| 205 | E-105 | PUSHPA S RATHI & SANDESH S RATHI | 700 | 1 |
| 206 | E-106A | MOHAMMED NASIR SHAIKH | 140 | 0 |
| 207 | E-106 | Sandeep J. Muzumdar | 1,000 | 1 |
| 208 | E-201 | Mr. Ashish Kantilal Bhula | 1,161 | 2 |
| 209 | E-202 | SAROJ R AGARWAL | 783 | 0 |
| 210 | E-203A | HEMANT B CHHABRIA & TISHA H CHHABRIA | 1,150 | 0 |
| 211 | E-203b | Mrs. Lata N. Bhatia | 640 | 1 |
| 212 | E-203c | Mrs. Lata N. Bhatia | 220 | 0 |
| 213 | E-204 | KETAN DALAL, JIMMY K DALAL & Vishesh Dalal | 1,687 | 3 |
| 214 | E-205a | Mrs.Tishya H. Chhabria & Mrs. Tanya Chhatwal | 900 | 0 |

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| 215 | E-205B | MEHUL KOTHARI & VIBHA KOTHARI | 85 | 0 |
| 216 | E-206 | INDIRA MOHANBHAI BHUTA | 1,161 | 0 |
| 217 | E-301 | AMITA SHAH & MR. VIPUL K SHAH | 1,000 | 1 |
| 218 | E - 301A | SHEILA V. SHARMA, V. V & B V SHARMA | 130 | 0 |
| 219 | E-302A | SUCHITRA K CHOKSI | 170 | 1 |
| 220 | E-302 | V K SHAH & AMITA V SHAH | 700 | 2 |
| 221 | E-303A | Mr. Brijesh J. Shah & Mrs. Indira J. Shah | 775 | 0 |
| 222 | E-303B | G A KIKLA, A N KIKLA & K KIKLA | 450 | 1 |
| 223 | E-303C | DILIP ASSANAND KIKLA | 550 | 0 |
| 224 | E-304 | KIRIT K MEHTA ,MALTI & SACHIN MEHTA | 1,900 | 2 |
| 225 | E-305 | Ashokkumar C. Jain & Anjana A. Jain | 698 | 1 |
| 226 | E-306 | SONAL S CHOKSI & SUBHODH C CHOKSI50 | 1,161 | 3 |
| 227 | E-401 | SIRAJ A MANVA & AYEMAN S MANVA | 1,161 | 1 |
| 228 | E-402 | VIPUL DHIRAJLAL VITHALANI | 783 | 2 |
| 229 | E-403A | Mr. Vipul D. Vithalani | 1,150 | 2 |
| 230 | E-403B | ANIS A MANWA | 980 | 0 |
| 231 | E-404 | Tushar Dharia, Ami Dharia & Bhairavi Sohni | 1,900 | 1 |
| 232 | E-405 | PARESH R MEHTA & ANITA P MEHTA | 783 | 1 |
| 233 | E-406 | PARESH R. PANCHMATIYA & R P PANCHMA | 1,161 | 1 |
| 234 | E-501 | Jatin D. Shah & Dina D. Shah | 1,030 | 1 |
| 235 | E - 501A | SHEILA V. SHARMA, V. V & B V SHARMA | 130 | 1 |
| 236 | E-502 | DHARMESH R SHAH & SHILPA D SHAH | 783 | 1 |
| 237 | E-503 | SHEILA V SHARMA, V V & B V SHARMA | 1969 | 1 |
| 238 | E-504a | MAHESH RAM SUMAYA (Provisional) | 1,400 | 3 |
| 239 | E-504B | Mrs. Pavitra S. Lodha | 500 | 1 |
| 240 | E-505 | Mrs. Prabhadevi S. Lodha | 783 | 1 |
| 241 | E-506 | Kevin M. Shah | 1,161 | 1 |
| 242 | E-601 | NALINI I MEHTA | 1,161 | 1 |

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| | | | | |
|---|---|---|---|---|
| 243 | E-602 | Mrs. Ketki Darshan Shah | 700 | 1 |
| 244 | E-603A | MAFATLAL R SHAH & N M SHAH | 1,216 | 2 |
| 245 | E-603B | SHAKUNTALA K. DATTANI | 824 | 2 |
| 246 | E-604 | Ulka Shah | 1,643 | 2 |
| 247 | E-605 | MEENA N SHAH & PREMAL N SHAH | 957 | 2 |
| 248 | E-606 | S A SHAH & V A SHAH | 1,161 | 3 |
| 249 | G-1 | MAHESH R. SUMAYA | 300 | |
| 250 | G-2 | GABRIEL REBELLO | 110 | |
| 251 | G-5 | RAMA B SAMPAT & SHRI PRASHANT B SAMPAT | 150 | |
| 252 | G-7 | M Z SIDDIQUI & NASEEM SIDDIQUI | 340 | |
| 253 | G-8 | PRATIBHADEVI A LODHA | 400 | |
| 254 | G-9 | SHASHANK KARANI | 350 | |
| 255 | G-12 | ASHA SALUJA | 360 | |
| 256 | G-13 | ANJU AZAD & NISHITA CHOPRA | 350 | |
| 257 | G-15 | ANIL PUNJIRAM RATHOD | 150 | |
| 258 | G-16 | NITIN C PARMAR & NAYANA N PARMAR | 452 | |
| 259 | G-17 | Seema Patel & Kulsum Patel | 380 | |
| 260 | G-18 | ASHA SALUJA | 350 | |
| 261 | G-19 | DAGDABAI T. KALAMBE | 160 | |
| 262 | G-20 | Vijaya P. Rathod & Haresh P. Rathod | 150 | |
| 263 | G-21 | Vijaya P. Rathod & Bhavesh P. Rathod | 150 | |
| 264 | G-23 | MEHUL B. KOTHARI & V. KOTHARI | 600 | |
| 265 | G-24 | UTPPAL S MEHTA | 650 | |
| 266 | G-25 | F B G SARVAR & F B G SARVAR | 225 | |
| 267 | G-26 | UTPPAL S MEHTA | 250 | |
| 268 | G-27 | VRAJESH G DESAI | 300 | |
| 269 | G-28 | UTPPAL S MEHTA | 230 | |
| 270 | G-29 | Mr. ASHISH R. MOHATTA | 230 | |
| 271 | G-30 | Zakir Hussain Allarakha Qureshi | 274 | |
| 272 | G-31 | KALINDI R SHAH, TEJASWINI R SHAH | 279 | |
| 273 | G-33 | MR.MOHIT R. KEDIA & MRS. SANGEETA KEDIA | 300 | |
| 274 | G-34,35 & 41 | RAM MULCHAND BHATIA | 950 | |
| 275 | G-36 | KUMKUM KHADALIA | 350 | |

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| 276 | G-38 | PEERLESS GENERAL FIN & INV CO LTD10 | 250 |
| 277 | G-39 | Nawab Mir Usmanalam Sultan Khan | 300 |
| 278 | G-40 | MAHESH RAM SUMAYA | 250 |
| 279 | G-43 | F B G SARVAR & SHAHIN M NASIR | 400 |
| 280 | G-44 | NAGINDAS P RATHOD | 150 |
| 281 | G-45 | Mrs. Zarqua Asif Shaikh | 125 |
| 282 | G-46 | ELI E SILAS | 350 |
| 283 | G-47 | JATIN JAYANTILAL CHHEDA | 273 |
| 284 | G-50 | PUSHPA DEVI BAGLA | 300 |
| 285 | G-52 | PRABHA J.CHHEDA & ALKA V.HARIA | 350 |
| 286 | G-55 | PARESH V.KOTHARI | 350 |
| 287 | G-56 | MR. AMBRISH D. SETHNA & VIDHATRI A. SETHNA | 350 |
| 288 | G-57 | RADHA SALUJA | 600 |
| 289 | G-58 | Mr. Mohammed Saif Mohammed Nasir | 350 |
| 290 | G-59 | JIMMY K DALAL | 350 |
| 291 | G-60 | JIMMY K DALAL | 300 |
| 292 | G-61 | D P JARADI & P D JARADI | 350 |
| 293 | G-62 & 63 | Trushar N. Patel | 350 |
| 294 | G-64 | ELI E SILAS | 350 |
| 295 | G-65 | SHEILA V SHARMA | 350 |
| 296 | G-66 | ALDEN REBELLO | 600 |
| 297 | G-67 | Mr. Vipul D. Vithalani | 286 |
| 298 | G-68 & 69 | P C SHAH | 356 |
| 299 | G-70 | SHAKUNTALA K. DATTANI | 300 |
| 300 | G-71 | C M PARMAR, N C & D C PARMAR | 300 |
| 301 | G-72 | KALYAN BROS | 300 |
| 302 | G-75 | ANIL PUNJIRAM RATHOD | 312 |
| 303 | G-76 | M Z SIDDIQUI | 325 |
| 304 | G-77 | NASEEM SIDDIQUI | 325 |
| 305 | G-78 | Tushar Dharia, Ami Dharia & Bhairavi Sohni | 400 |
| 306 | G-79 | JATIN RATHOD & JAYESH RATHOD | 150 |
| 307 | G-81 | Madhvi S. Samani | 300 |
| 308 | G-82 | Mr. Neel Atmaram Bhatia | 250 |
| 309 | G-SHOP NO.1A | JATIN JAYANTILAL CHHEDA | 150 |

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| 310 | G-SHOP NO.2A | JATIN JAYANTILAL CHHEDA | 150 | |
| | | PART B | | |
| 311 | G-3 & 4 | A H WADIA CHARITY TRUST | 1,000 | |
| 312 | G-6 | LAXMI STARCH LTD | 600 | |
| 313 | G-14 | CHRISTINE PEREIRA & E PEREIRA | 350 | |
| 314 | G-22 | J K RAJPUT & P K RAJPUT | 600 | |
| 315 | G-32 | JATIN T RATHOD | 150 | |
| 316 | G-42 | SOLI A MEHTA | 212 | |
| 317 | G-45A | RAJESH A. DHANAWALA | 100 | |
| 318 | G-48A | JADEJA TANUBHAI VELUBHAI | 150 | |
| 319 | G-48 | B A MORYA | 300 | |
| 320 | G-49 | KISHORE P MADHWANI | 300 | |
| 321 | G-51 | SHAHIN SIRAJ SAUDAGAR, NISAR A.A.A. SAUDAGAR | 300 | |
| 322 | G-53 | I J PARMAR | 150 | |
| 323 | G-54 | YAYATI RAMESH VAIRALE | 600 | |
| 324 | G-73 | SIMLA HOUSE JAIN SANGH | 300 | |
| 325 | G-74 | P C RATHOD & A C RATHOD | 150 | |
| 326 | G-83 | Amrutlal Chauhan, L.A. Chauhan & S. A. Chauhan | 1,429 | 1 |
| | | PART C | | |
| 327 | G-10 &11 | Society | 450 | |
| 328 | G-37 | Society | 300 | |
| 329 | G-80 | Society | 300 | |

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ANNEXURE 3

-: महाराष्ट्र शासन :-

# उपनिबंधक, सहकारी संस्था, डी विभाग, मुंबई

मल्होत्रा हाऊस, ६ वा मजला, जी. पी. ओ. समोर, फोर्ट, मुंबई - ४०० ००१.
ई-मेल: mumbaidward@gmail.com दुरध्वनी क्र. ०२२-२२६१८४७१

जा.क्र.मुंबई /उपनि/डी विभाग/पुनर्वि/ना.ह.दा./७९६७/२०२५ दिनांक :- २८/०७/२०२५

प्रति,
चेअरमन / सेक्रेटरी/खजिनदार,
सिमला हाऊस को-ऑप. हौसिंग सोसायटी लि.,
५१/बी, नेपियन्सी रोड,
मलबार हिल, मुंबई-४०००२६.

**विषय :- संस्थेच्या इमारत पुनर्विकास अनुषंगाने पारीत ठरावास मान्यता देण्याबाबत.**

**संदर्भ :- १) शासन निर्णय क्र.सगृयो२०१८/प्र.क्र.८५/१४-स दि.०४/०७/२०१९**

**२) संस्थेचे दि.११/१२/२०२४ रोजीचे पत्र.**

**३) कार्यालयाचे दि.०९/०१/२०२५ रोजीचे पत्र.**

**४) प्राधिकृत अधिकारी यांचा दि. २०/०१/२०२५ रोजीचा अहवाल.**

Keystone Realtors Limited

आपले लक्ष उपरोक्त संदर्भीय विषयांकडे वेधण्यात येत आहे.

२/- ज्याअर्थी, सिमला हाऊस को-ऑप. हौसिंग सोसायटी लि., ५१/बी, नेपियन्सी रोड, मलबार हिल, मुंबई-४०००२६ या संस्थेने इमारत पुनर्विकासना संबंधी दि.१२/०१/२०२५ रोजी प्राधिकृत अधिकारी यांच्या उपस्थितीत झालेल्या विशेष सर्वसाधारण सभेमध्ये संस्थेचे २०३ सभासद उपस्थित होते संस्थेच्या सभासदाकडुन प्राप्त झालेल्या एकुण लेखी समीतीपैकी केस्टोन रीयलटोर्स लि. यांना १९६ सभासदांनी लेखी संमती दिली त्यानुसार उपस्थित सभासदांनी बहुमताने केस्टोन रीयलटोर्स लि. यांची नियुक्ती करण्यात आली आहे. संस्थेच्या इमारत मिळकत विकासना बाबतचा ठराव बहुमताने मंजूर करण्यात आला असून केस्टोन रियलटोर्स लि. (KEYSTONE REALTORS LIMITED (RUSTOMJEE) यांची नियुक्ती करण्यात आलेली आहे, असे संदर्भ क्र.४ नुसार प्राधिकृत अधिकारी यांनी या

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

कार्यालयास सादर केलेल्या अहवालावरुन निदर्शनास येते. सबब संस्थेने मंजूर केलेल्या टरावास कार्यालयाची कोणतीही हरकत नाही.

(सतीश लव्हेकर)
उपनिबंधक
सहकारी संस्था, डी विभाग, मुंबई.

प्रति,

१) **केस्टोन रीयलटोर्स लि.**,(KEYSTONE REALTORS LIMITED (RUSTOMJEE)

२) मा.कार्यकारी अभियंता, इमारत व कारखाना विभाग, बृहन्मुंबई महानगरपालिका, डी विभाग, जोबनपुत्र कंपाऊंड, नाना चौक, मुंबई-४००००७.

Keystone Realtors Limited

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

ANNEXURE 2

# Simla House Co-operative Housing Society Ltd.

Registered No: BOM/HSG/1688 of 1969
51/B, Laxmibai Jagmohandas Marg, Mumbai – 400 026.
Email: simlahousechs@gmail.com Tel: 49719548/8591894743

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Date: 15th Jan 2025

MINUTES OF THE SPECIAL GENERAL BODY MEETING of the Simla House CHS Ltd., 51/B Laxmibai Jagmohandas Marg, Mumbai 400026 for selection of the Developer as conveyed to the members vide Notice dated 28th Dec 2024 for the redevelopment of the Society's existing building was held on **Sunday 12th January 2025 at 10.00 am** at the Society premises to discuss and approve the following agenda in presence of the Authorized Officers Mr. J.W. Chauhan and his team members from the Office of The Dy. Registrar of Co-operative Societies appointed by the Deputy Registrar (CS), D Ward, Mumbai, U/sec.79-A of MCS Act,1960, PMC team and DSK Legal team appointed by the Society.

Every Member entering the meeting venue signed the attendance sheets and identified themselves in front of the camera stating their name, flat number and displaying their government photo ID card. Each Member was handed over the "VOTING FORMS" with all required details wherein they were supposed to fill up Members name, Wing & Flat number, date, name of their preferred developer and signature.

203 members were physically present as per the attendance sheets.
2 members were present at zoom.
Hence, sufficient quorum was present to commence the meeting.

The said Meeting was conducted in a hybrid manner i.e. online as well as offline attendance.

Hon. Secretary Mr. Ketan Dalal started the meeting and welcomed the authorized officers, Mr. J.W. Chauhan, along with his team members. He further announced that our Society Chairman Mr. Ashish Shah shall be presiding this meeting. He further welcomed all the Society Members, Mr. Suresh Sahu and his team from PMC M/s Supreme Engicons Pvt. Ltd. and Mr. Viral Rathod and Ms. Ankita Shah from DSK Legal. He then started conducting the proceedings of the meeting to transact the following agenda:

1. **To read and confirm the minutes of the previous "Redevelopment SGM", held on 17th November 2024.**

   The Hon Secretary informed the house that the minutes of the previous meeting held on 17th November 2024 were circulated to all the Members. Hence the same to be considered as read and passed, which was accepted by the house. Hence the minutes of 17th November 2024 were confirmed, approved and adopted unanimously.

   **"Resolved that the minutes for the previous SGM meeting held on 17th November 2024 are approved. The resolution was adopted and carried unanimously."**

   Proposed by: Mr. Paresh Panchmatia (Flat E406)
   Seconded by: Mr. Vipul Shah (Flat E301)
   Carried unanimously

2. **To inform the Members about the final offers for Redevelopment received from Developers (comparison chart attached for your ready reference).**

The Chairman Mr. Ashish Shah announced that the Society had received a total of three bids for the proposed redevelopment of our building from the following developers:

1. Keystone Realtors Limited
2. Sunteck Realtors Private Limited
3. Romell Real Estate Private Limited

The comparative statements of the offers received from the aforementioned developers were discussed in different SGMs earlier and a comparative statement was also circulated in advance for Members reference along with the Agenda Notice dated 28th Dec 2024.

The Members had no queries hence the agenda was moved further.

**"Resolved that the final offers for the redevelopment received from all the developers are received and accepted. The resolution was adopted and carried unanimously".**

Proposed by: Mr. Ram Bhatia (Flat A501)
Seconded by: Dr. Muhbeen Shaikh (Flat B401b)
Carried unanimously

3. **To select and appoint a Developer for the Redevelopment of our Society's existing building and pass appropriate resolution as per the Govt. Guidelines under Section 79A dated 04/07/2019 and to take written consent from the Members for the selection and appointment of the Developer.**

The Chairman announced that this was a historic agenda for the proposed redevelopment of our Society and once again welcomed the Authorized Officers Mr. J.W. Chauhan and his team members from the Office of The Dy. Registrar of Co-operative Societies, D Ward, Mumbai.

The Chairman then asked the Members to vote for their choice of developer by "SHOW OF HANDS" in front of the camera. An overwhelming majority, over 98% of the Members present, voted in favor of Keystone Realtors Limited.

He further asked the Members to "SHOW OF HANDS" in front of the camera for the Members who are against Keystone Realtors Limited, to which none of the Members raised their hands.

He further asked the Members to "SHOW OF HANDS" in front of the camera for the Members who were in favour of Sunteck Realtors Private Limited, to which none of the Members raised their hands.

He further asked the Members to "SHOW OF HANDS" in front of the camera for the Members who were in favour of Romell Real Estate Private Limited, to which none of the Members raised their hands.

Keystone Realtors Limited

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

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The Chairman asked how many Members were present on zoom, to which it was replied that two Members were present but due to poor network the connectivity was not good.

Later, the officer Mr. J.W. Chauhan announced that there are in total 246 members in Simla House Society and 199 Voting Forms were received in writing by him, out of which:

196 Members voted in favour of Keystone Realtors Limited
None of the Members voted for Sunteck Realtors Private Limited
2 Members voted in favour of Romell Real Estate Private Limited
1 Member did not vote for any of the three developers

He declared that maximum votes have been received in favour of Keystone Realtors Limited.

The Members were extremely happy and gave a big round of applause.

The Chairman announced that it was an achievement that in a strength of 246-member Society, a total of 199 physical Voting Forms were received and the quorum started well in time and now the voting is complete.

**"Resolved that Keystone Realtors Limited is appointed as the Developer of Simla House CHS Ltd by a majority 196 of 199 Members present (98.49% Members present OR 79.67% of total Members strength), in the SGM held on Sunday 12th Jan 2025 in the Society compound. The resolution was confirmed, adopted and carried unanimously".**

Proposed by: Mr. Tawheed Sofia (Flat D404)
Seconded by: Mr. Hemant B. Chhabria (Flat B206a)
Carried unanimously

4. **To authorize the Managing Committee to execute and issue a Letter of Intent (LOI) to the selected and appointed Developer and decide the next course of actions.**

The Chairman requested Mr. Viral Rathod of DSK Legal to explain to the Members regarding the next steps. Mr. Viral Rathod explained that the next step is to issue a Letter of Intent (LOI) basis the final offer and the tender document to the selected Developer. Thereafter, the next step would be finalization of the Development Agreement, PAAA and Power of Attorney.

The Chairman informed the house that as per the clause mentioned in the Tender Document, the EMD amounts of Rs 1 crore each shall be refunded to the developers who are not selected by the Members, namely Sunteck Realtors Private Limited and Romell Real Estate Private Limited, to which the Members agreed unanimously.

The Chairman further informed the house that as per the submitted terms, the selected developer Keystone Realtors Limited shall pay Rs. 9 Crores towards Security Deposit. This Security Deposit of Rs. 9 Cr. shall be kept in a fixed deposit for the Society. The Members agreed to this and were extremely happy and gave a big round of applause.

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

Keystone Realtors Limited

# Simla House Co-operative Housing Society Ltd.

Registered No: BOM/HSG/1688 of 1969
51/B, Laxmibai Jagmohandas Marg, Mumbai – 400 026.
Email: simlahousechs@gmail.com Tel: 49719548/8591894743


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"Resolved that the Managing Committee is authorized to issue the Letter of Intent (LOI) to the selected Developer Keystone Realtors Limited".

"Further Resolved that, for the above, and pending the finalization, execution and registration of the definitive documents, the Managing Committee of the Society be and is hereby authorized and empowered for approving, finalizing and executing all deeds, documents writings for undertaking all the processes with the concerned governmental authorities, consultants and contractors".

"It was further resolved that the Managing Committee is authorized to make a fixed deposit of Rs. 9 Crores, which shall be received from the Keystone Realtors Limited towards balance Security Deposit.".

The resolutions were confirmed, adopted and carried unanimously".

Proposed by: Advocate Ajay Khandhar (Flat B603)
Seconded by: Mr. Mafatbhai Shah (Flat E603)
Carried unanimously

There being no other matter, the meeting concluded with a vote of thanks to the Chair.

For, Simla House Co-operative Housing Society Ltd.

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

Hon. Secretary

SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD.

Keystone Realtors Limited