

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

1st February 2026

Outward No 3765

Circular

To: All members

Subject: Circulation of Draft Development Agreement and Related Documents
for ongoing redevelopment process

Dear Members,

Kindly find herewith the draft formats for the documents related to our on-going redevelopment process, for your review and perusal:

1. Development Agreement (DA), with 5 (five) open points mentioned at the top of it (96 pages)
2. Side Letter (marked as "Side Letter Pre-registration" on top, 3 pages)
3. Side Letter (marked as "Side Letter Post registration" on top, 7 pages)
4. Members' Agreement (marked as "On stamp paper of Rs 500" on top, 14 pages)
5. Power of Attorney (POA) (marked as "Power of Attorney" on top, 25 pages)
6. Permanent Alternate Accommodation Agreement (PAAA) (marked as PAAA on top, 23 pages)
7. Covering Letter (marked as "Covering Letter" on top, 2 pages)
8. Annexures (marked as "List of Annexures" on top containing 81 pages)

Proposed Layout Plan shall be shared once received from Keystone Realtors Limited.

Members are requested to review the same. In case of any queries kindly submit written communication (by letter or email) to the society office on or before Thursday, 12th February 2026, by 4:00 p.m. The same shall be collated and addressed by DSK Legal, the Project Management Consultant (PMC), Mr. Percy from Keystone, and other concerned representatives during the Special General Meeting (SGM) which is proposed to be held on Sunday, 15th February 2026 at 4:00 pm.



Encl:

as above

All above documents are also available on our website : www.simlahousechs.in