

**Simla House – Development Agreement****LIST OF ANNEXURES**

<b>Annexure No.</b>	<b>Particulars</b>	<b>Responsibility of providing data/ Status</b>	<b>Status of Annexure</b>
A.	Details of Existing Members (Part 1)	Society	<p>(to provide updated list with names/ spellings of Members as per their PAN Cards)</p> <p>PAN card shall be demanded from the members at a later stage with along with any other documents required.</p> <p>This annexure is not entirely available currently since the society has deferred sharing PAN data at present.</p>
	Details of Occupants (Part 2)	Society	(to provide updated list with names/ spellings of Members as per their PAN Cards)
B.	<p>Plan of land delineated in black color boundary line and existing buildings washed with <b>red</b> colour</p> <p>Encroached Land No.1 (788.90 sqm encroached by 12 slum dwellers) shaded in <b>yellow</b> colour</p> <p>Encroached Land No.2 (895.49 sqm in CS No.443 used as a private passage, encroached by 13 slum dwellers) shaded in <b>blue</b> colour</p>	Rustomjee	<p>This annexure is ready. However, details related to the Encroached Land/5 Structures can only be prepared once the DA and the respective clause is finalized, since this annexure will be prepared specifically in support of the respective clause so finalized.</p>

C.	<p><b>Part A:</b> Details of the existing carpet areas of the Existing Flats</p>	<p><b>Society</b></p>	<p>List available, as per Tender (Annexure 4 of LOI) <b>(to confirm/ update the list)</b> Sahu ji to submit this to Rustomjee.</p> <p>This Annexure has been prepared by the developer and is being shared herewith for further confirmation by the society.</p> <p>Cells highlighted in yellow in the annexure – determination of area of each flat has not been done yet and only joint flats have been measured. Measurement to be undertaken as separate units.</p>
	<p><b>Part B:</b> Details of the Garages of Existing Members <b>As received from society</b></p>		<p>List available, as per Tender (Annexure 4 of LOI) <b>(to confirm/ update the list)</b> Sahu ji to submit this to Rustomjee.</p> <p>This Annexure has been prepared by the developer and is being shared herewith for further confirmation by the society.</p> <p>Cells highlighted in yellow in the annexure – determination of area of each flat has not been done yet and only joint flats have been measured. Measurement to be undertaken as separate units.</p>
	<p><b>As per joint survey</b></p>		<p>Rustomjee has undertaken the joint survey</p> <p>This Annexure has been prepared <u>partly</u> by the</p>

		<p>developer and is being shared herewith for further confirmation by the society.</p> <p>Access to some garages was not provided to the developer by the corresponding members and hence this annexure is <u>pending</u>.</p> <p>Cells highlighted in yellow in the annexure – determination of area of each flat has not been done yet and only joint flats have been measured. Measurement to be undertaken as separate units.</p>
	<p><b>Part C:</b> Details of the Existing Society Garages <b>As received from society</b></p>	<p>List available, as per Tender (Annexure 4 of LOI) <b>(to confirm/ update the list)</b> Sahu ji to submit this to Rustomjee.</p> <p>This Annexure has been prepared by the developer and is being shared herewith for further confirmation by the society.</p> <p>Cells highlighted in yellow in the annexure – determination of area of each flat has not been done yet and only joint flats have been measured. Measurement to be undertaken as separate units.</p>
	<p><b>As per joint survey</b></p>	<p><b>To confirm data provided with the Tender.</b></p> <p>Rustomjee has undertaken the joint survey.</p> <p>This Annexure has been</p>

	<p><b>Part D:</b> Details of Garages of Occupants <b>As received from society</b></p>	<p>prepared by the developer and is being shared herewith for further confirmation by the society</p> <p>List available, as per Tender (Annexure 4 of LOI) <b>(to confirm/ update the list)</b> Sahu ji to submit this to Rustomjee.</p> <p>This Annexure has been prepared by the developer and is being shared herewith for further confirmation by the society.</p> <p>Cells highlighted in yellow in the annexure – determination of area of each flat has not been done yet and only joint flats have been measured. Measurement to be undertaken as separate units.</p>
	<p><b>As per joint survey</b></p>	<p>Rustomjee has undertaken the joint survey.</p> <p>This Annexure has been prepared <u>partly</u> by the developer and is being shared herewith for further confirmation by the society.</p> <p>Access to some garages was not provided to the developer by the corresponding owner and hence this annexure is <u>pending</u>.</p> <p>Cells highlighted in yellow in the annexure – determination of area of each flat has not been done yet and only joint flats have been measured. Measurement to be</p>

			undertaken as separate units.
D.	Resolution dated 12 <sup>th</sup> January, 2025 passed by the Society.	Society	Available with us.  This Annexure has been prepared by the developer and is being shared herewith for further confirmation by the society.
E.	DDR 79A NOC dated 28 <sup>th</sup> January, 2025	Society	Available with us.  This Annexure has been prepared by the developer and is being shared herewith for further confirmation by the society.
F.	Resolution dated [•], 2026 passed by the Society approving the draft DA.	Society	To be provided once the relevant SGM is passed.  This annexure is not available currently since the Society has not yet conducted this SGM.
G.	List of Common Amenities and Facilities	Rustomjee	Available with us Sahu ji to discuss this during the next SGM and submit to Rustomjee  This Annexure is being prepared by the Developer with the PMC and shall be shared for further confirmation by the Society.
H.	List of Common Amenities and Facilities to be provided alongwith the OC of the Members New Premises***	Society	To provide upon receipt of Annexure H.  Sahu ji to discuss this during the next SGM and submit to Rustomjee  This Annexure is being prepared by the Developer with the PMC and shall be shared for further confirmation by the Society.

I.	Details of Carpet Areas of Existing Flats and the new MOFA Carpet Areas to be provided in the Members New Flats	Rustomjee	<p>Work in progress. Will be final on confirmation of existing areas by Society.</p> <p>Currently in progress (Design).</p>
J.	Details of Existing Members who shall be provided with 50% of existing area of respective Garages of the Existing Members	Society	<p>Member details to be provided.</p> <p>Survey forms already sent via email to Rustomjee</p> <p>This Annexure has been prepared <u>partly</u> by the developer and is being shared herewith for further confirmation by the society.</p> <p>Selection of the preferred option was not provided to the developer by certain members and hence this annexure is <u>pending</u>.</p> <p><b>(Note: Members to provide clarity on their final choice. This will enable planning)</b></p>
K.	Details of Existing Members who shall be compensated in lieu of respective Garages of the Existing Members	Society	<p>Member details to be provided.</p> <p>Survey forms already sent via email to Rustomjee</p> <p>This Annexure has been prepared <u>partly</u> by the developer and is being shared herewith for further confirmation by the society.</p> <p>Selection of the preferred option was not provided to the developer by certain members and hence this annexure is <u>pending</u>.</p> <p><b>(Note: Members to</b></p>

			<b>provide clarity on their final choice. This will enable planning)</b>
L.	Details of Monthly Displacement Compensation	Rustomjee	<p>Work in progress. Will be final on confirmation of areas by Society.</p> <p>This Annexure has been prepared by the developer and is being shared herewith for further confirmation by the society.</p>
M.	Details of Hardship Allowance	Rustomjee	<p>Work in progress. Will be final on confirmation of areas by Society.</p> <p>This Annexure has been prepared by the developer and is being shared herewith for further confirmation by the society.</p>
N.	Details of Relocation Charges	Rustomjee	<p>Work in progress. Will be final on confirmation of areas by Society.</p> <p>This Annexure has been prepared by the developer and is being shared herewith for further confirmation by the society.</p>
O.	Details of Brokerage Charges	Rustomjee	<p>Work in progress. Will be final on confirmation of areas by Society.</p> <p>This Annexure has been prepared by the developer and is being shared herewith for further confirmation by the society.</p>
P.	Details of milestones for Release of Reserved Area	Rustomjee	<p>Available with us.</p> <p>This Annexure has been prepared by the developer and is being shared herewith for further</p>

			confirmation by the society.
Q.	Details of Milestones for reduction in Bank Guarantee	Rustomjee	Available with us.  This Annexure has been prepared by the developer and is being shared herewith for further confirmation by the society.
R.	Vacation Undertaking	Legal	Work in progress.  This Annexure has been prepared by the developer and is being shared herewith for further confirmation by the society.
S.	Draft of Deed of Adherence (on transfer)  Annexure S1 - Deed of Adherence [Operation of Law]  Annexure S2 - Deed of Adherence because of transfer	Rustomjee	Template available.  This Annexure has been prepared by the developer and is being shared herewith.  (Note: Draft of Deed of Adherence due to operation of law being shared – reference to be added to DA)
T.	Details of Internal Amenities in the Members New Flats	Rustomjee	Available with us  This Annexure is being prepared by the Developer with the PMC and shall be shared for further confirmation by the Society.
U.	List of Litigation	Society	To be provided.  This annexure is not available currently since the Society has not provided the Documents of List of Litigation and therefore present list is incomplete.
V.	Details of Documents of	Society	To be provided.

	Title of the Property		<p>Only xerox copy of Conveyance deed available (refer to DSK Legal if required)</p> <p>This annexure is not available currently since the society has not provided the Documents of Title of the Property.</p>
W.	Society Approved Plans	Rustomjee/ Society	Deferred - To be prepared prior to registration of the DA.
X.	PAN Card of Society	Society	<p>To be provided.</p> <p>Sahu ji to submit this</p> <p>This Annexure has been prepared by the developer and is being shared herewith for further confirmation by the society.</p>
Y.	PAN Card of Developer	Rustomjee	<p>Available with us.</p> <p>This Annexure has been prepared by the developer and is being shared herewith.</p>
Un-numbered	BOARD RESOLUTION OF THE DEVELOPER	Rustomjee	<p>Available with us.</p> <p>This Annexure has been prepared by the developer and is being shared herewith.</p>
Un-numbered	PRC of the Property	Rustomjee	<p>Available with us.</p> <p>This Annexure has been prepared by the developer and is being shared herewith.</p>
Un-numbered	DP Remarks of the Property	Rustomjee	<p>Available with us.</p> <p>This Annexure has been prepared by the developer and is being shared</p>

			herewith.
Un-numbered	DP Plan of the Property	Rustomjee	Available with us.  This Annexure has been prepared by the developer and is being shared herewith.
Un-numbered	List of Managing Committee Members	Society (with any 2 email IDs and phone numbers)	Deferred - To be provided prior to registration of the DA.  This annexure is not available currently since the society has deferred sharing this data at present. – This list will have to be as per managing committee at the time of registration of the DA.