

SUJATA NIVAS CO-OPERATIVE HOUSING SOCIETY LTD.

REGD. NO. BOM/HSQ-259 OF 1962

1/C3/3, S.V. ROAD, BANDRA WEST, MUMBAI- 400050

CIRCULAR

Dear Members

This is to inform you that we had the last round of discussion on the Draft Development Agreement at the office of the Legal Advisor's SL Partners, Bandra East, on 13th January 2025. The following members were present:

1. Ms. Nirmala Samant Prabhavalkar
2. Dr. Vaishali Karad
3. Ms. Kavita Kamath
4. Ms. Namrata Biyawat
5. Mr. Sunil Krishanaraja
6. Ms. Rathna Mariadoss
7. Mr. Harsh Brijnarayan Biawat
8. Mr. Ashish Ghone
9. Mr. Deepesh Gala
10. Mrs. Shyamji Gala
11. Mr. Sunil Alimchandani
12. Mr. Vilas Mankar

From Roswalt Realty Pvt. Ltd.:
Mr. Bharat Shah
Adv. Varun Navin Mamnia

From S L Partners:
Adv. Devang Mehta
Adv. Kekti Prajapati

From M/s. Shilp Associates, PMC:
Mr. Dheeraj Gadkar

The round of discussion started with Adv. Devang explaining to the members present the Draft Development Agreement, when Ms. Nirmala Samant Prabhavalkar, brought to the notice of those present some corrections that needs to be incorporated in the Development Agreement. The same was taken up and the necessary corrections done.

Regarding buying of extra space by the members, Mr. Bharat Shah made in clear that till the members confirm the purchase rate as offered by the Developer and the extra space required, they will not be able to alter the plans which has been circulated. Also, the additional area that is bought by the members will not be incorporated in the Development Agreement but only in the PAAA.

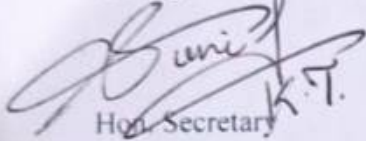
Adv. Varun Navin Mamnia for the Developer also made it clear that the Garages will not be compensated with commercial space but with multi utility area and said the same will be incorporated in the Draft DA.

On the point of giving the Undertaking to the Developer for the Height NOC, the Chairperson made it clear that the same will taken up in the next General Body Meeting as the Managing Committee does not have the power to do so.

Accordingly Draft Development Agreement and POA received from SL Partners are circulated to members vide email on 30.01.2025.

Dated: 30.01.2025

For Sujata Nivas CHSL


Hon. Secretary

