



To,
All Members
Sujata Nivas Co-Op. Housing Society Ltd.,
1/C3/3, S.V. Road, Bandra West,
Mumbai – 400050

Sub: Soft Intimation regarding vacation of members respective premises for
Redevelopment

Dear Members,

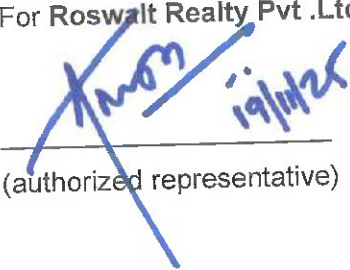
1. As you are aware, vide a registered Development Agreement dated 17th March 2025 (“DA”) duly registered with the Sub-Registrar of Assurances under Registration no. MBI-31/6843 of 2025 executed between Sujata Nivas Co-Operative Housing Society Limited (*therein referred to as the Society*) and Roswalt Realty Private Limited (*the Developer therein*), the Society, with the confirmation of its members, entrusted the re-development of the Society’s Property to us i.e. Roswalt Realty Private Limited upon the terms and conditions more particularly recorded therein.
2. We are extremely glad to inform you that we shall soon obtain the Intimation of Approval (IOA) from the Slum Rehabilitation Authority in respect of the proposed new building to be constructed by us.
3. Therefore, to prepare the members of the society in advance for making necessary arrangement regarding vacation of their respective premises, we are providing a soft intimation vide this communication in order to give you sufficient time for planning purposes.
4. We request members who have given his/her respective premises on leave and license basis to inform their tenants, in order to prepare such tenants to vacate accordingly. On the other hand, we suggest all such members who reside in their respective premises to begin exploring alternative accommodation options.
5. Further, as per the terms of the DA, once the Vacation Approvals (as defined in the said DA) are obtained, the Developer shall issue a written intimation to the society about receipt of the Vacation Approvals along with duly approved plans and all applicable approvals issued by the Concerned Authorities for construction of the new building. Thereafter, the Society shall request all the members to give their undertaking to vacate within 15 (fifteen) days of receipt of such intimation from the Developer, after which the formal Vacating Notice shall be issued in terms of the said DA.

Roswalt Realty Pvt. Ltd.

Head Off.: 903, Naman Centre, G - Block, Bandra Kurla Complex, Bandra East 400051
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6. In view of the above and in accordance with the said DA, we hereby request the members to make necessary arrangement regarding vacation of their respective premises, so that there is no delay in vacating your respective premises. We may remind you that, if any of the member fails to vacate his/ her respective premises after issuance of the formal Vacating Notice as per the terms of the said DA, then the Society shall be entitled to initiate legal proceedings against the non-vacating member/s and all costs and expenses for the said purpose shall be borne/ paid in the manner set out in the said DA, including payment of penalty as mentioned therein.
7. Upon receipt of the Vacation Approvals, we will also proceed with execution and registration of the Permanent Alternative Accommodation Agreement (PAAA) with the respective members. Kindly be present at the registrar's office to complete this process.
8. We request all the members of the society to not remove doors, windows, grills, fixtures etc. as well as water, electrical and MGL meters of your respective premises. We shall not be responsible for any legal action of respective departments for removal of any such meters by the members.
9. We are grateful for your co-operation so far and we aim to achieve the timelines as set out in the DA with such continued co-operation of the Society and all its members. You can contact us in the event you require any assistance in this process.

Yours truly,
For Roswalt Realty Pvt .Ltd.



(authorized representative)