

The Gurudarshan Shree Swami Samartha Prasanna Unit No. 2 Co-Operative Housing Society Limited

(Registration No. BOM/W-K/W/HSG / TC / 5934 of 1991)
Sub Plot No.7. S. No.41 (Part), 2nd Cross Road Lane,
Shree Swami Samartha Nagar, Andheri (W), Mumbai - 400 053.

Date: 3rd July, 2023

To,

DGS LAND DEVELOPERS (INDIA) PRIVATE LIMITED

DGS House, First Floor,

Aarey Road, Goregaon East,

Mumbai 400 063.

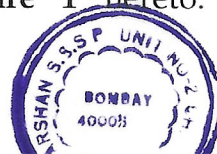
Attn: Mr. Bramhadev Shukla

Sub: Letter of Intent ("LOI") for Redevelopment project of Gurudarshan Shree
Sai Samarth Prasanna Unit NO. 2 Co-Operative Housing Society Limited
("Society").

Dear Sir,

As per the Special General Body Meeting held on 18th June, 2023 in the presence of the representative of Deputy Registrar, Co-operative Societies, K- West- Ward, Mumbai, Mr. Brahmdev D Shukla, you, **D.G.S. Land Developers India Private Limited**, a private limited company incorporated under the provisions of Companies Act, 1956, having CIN: U70102MH2015PTC271048 having PAN [AAFCD7867C], and having your registered office at DGS House, first Floor, Aarey Road, Sheetal Krupa, Goregaon East, Mumbai 400 063 ("Developer") has been selected by the Society, through overwhelming majority of the members as the successful bidder for the re-development of the land and building belonging to the Society.

We are also enclosing herewith a copy of the resolution passed in the Special General Body Meeting held on 18th June 2023, as Annexure "1" hereto. We are also annexing



The Gurudarshan Shree Swami Samartha Prasanna Unit No. 2 Co-Operative Housing Society Limited

**(Registration No. BOM/W-K/W/HSG / TC / 5934 of 1991)
Sub Plot No.7. S. No.41 (Part), 2nd Cross Road Lane,
Shree Swami Samartha Nagar, Andheri (W), Mumbai - 400 053.**

herewith a copy of the letter dated 22nd June 2023, issued by Deputy Registrar, Co-operative Societies, K - West- Ward, Mumbai, by Dr. Sunil Kothavale - Dy Registrar bearing number Mumbai/Dy-registrar/K-west/redevelopment/1763/2023, as **Annexure "2"** hereto.

We, Mr. Ajay Khanvilkar, Mr. Suresh Nikhumbhe and Dr. Dhruv Desai, Hon. Chairman, Secretary and Treasurer respectively of the Society are authorized to finalize, execute & register all redevelopment related definitive documents in order to select you as the developer for the redevelopment of the Society.

The copy of the offer for redevelopment made by you, from time to time, vide your revised final offer letter dated 29th May 2023 ("**Final Offer**"), along with the terms and conditions of the Tender, which are accepted, approved & confirmed by us are collectively annexed hereto as **Annexure "3"** and **Annexure "4"** respectively. The Final Offer and Tender shall be read together.

In addition to the above Final Offer, you have also agreed to provide the Construction specification / amenities/facilities in the new flats as well as new building, a list whereof is attached herewith as **Annexure "5"** hereto.

We are, accordingly, issuing you this LOI as the selected developer for the redevelopment of the Society's land and building subject to the following:

- 1) The finalization of the tentative plans.
- 2) The finalization of the allotments of all the members.
- 3) Execution of the definitive documents such as Development Agreement, Power of Attorney, etc.
- 4) The LOI is subject to FSI as per existing road width abutting Society Plot.



The Gurudarshan Shree Swami Samartha Prasanna Unit No. 2 Co-Operative Housing Society Limited

**(Registration No. BOM/W-K/W/HSG / TC / 5934 of 1991)
Sub Plot No.7. S. No.41 (Part), 2nd Cross Road Lane,
Shree Swami Samartha Nagar, Andheri (W), Mumbai - 400 053.**

- 5) The Maximum FSI shall be utilised as per Reg 30, Table 12, 33(7)(B) of DCPR 2034.
- 6) The maximum FSI for commercial shall be Ground + First floor on the society plot.
- 7) The redevelopment shall be subject to single society.

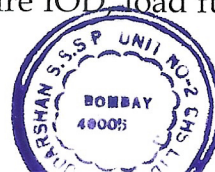
You have already submitted Rs. 5,00,000/- (Rupees Five lakhs only) as EMD which shall be converted to security deposit You are also requested to send us the Acceptance Letter to this LOI within 15 (fifteen) days.

You are also requested to remit the following professional fees within 15 (fifteen) days on issuance of this LOI as follows:

Sr.	Particulars	Amount
1	Security Deposit on LOI stage	Rs. 25,00,000/-
2	Professional Fees - PMC	Rs. 25,00,000/- + GST
3	Professional Fees - Legal	Rs. 10,00,000/- + GST
4	Professional Fees - Website Development	Rs. 80,000/- +GST
5.	Redevelopment expense - Borne by the society	Rs 5,00,000/-
	Total	Rs 65,80,000/- +GST

You agree and accept that in an event wherein you undergo the redevelopment of the Society under the Regulation 33(7)(B) of the DCPR with the existing road width of 9 (Nine) meters.

This LOI is valid for 6 (six) months from the date of issue, which may please be noted and the same can be extended for another 3 (three) months on mutual consent. Further, you agree and accept that you shall procure IOD, load full FSI with respect



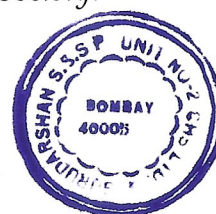
The Gurudarshan Shree Swami Samartha Prasanna Unit No. 2 Co-Operative Housing Society Limited

**(Registration No. BOM/W-K/W/HSG / TC / 5934 of 1991)
Sub Plot No.7. S. No.41 (Part), 2nd Cross Road Lane,
Shree Swami Samartha Nagar, Andheri (W), Mumbai - 400 053.**

to the member's area and an area admeasuring (i) 92.903 (Ninety-Two point Nine Zero Three) square meters on the ground floor office / commercial space (ii) 139.354 (One Hundred and Thirty-Nine point Three Five Four) square meters on the first floor office / commercial space and (iii) 278.709 (Two Hundred and Seventy-Eight point Seven Zero Nine) square meters comprising in the residential space, admeasuring in total 464.515 square meters forming a part of the sale component in the new building, as a lien area to the Society and make payment of full premiums in respect of the aforesaid area within 3 (three) months from the date of Development Agreement, whether or not (i) you shall get permission for the road widening; (ii) changes in redevelopment schemes / policies.

You are requested to please confirm if there are new, pending or overtly threatened, actions, claims, orders, decrees, investigation, suits or proceedings in any court or before any governmental authority, arbitrator or administrative agencies which would have a material adverse effect or questions the validity of the development rights awarded to your said company.

Please note this LOI does not create any right, title, interest in your favor at this stage with respect to development rights of the project. The development rights will only be granted subject to finalization of the plans and execution of definitive documents by and between us within the time frame and this LOI is only an expression of our interest. If Society decides to terminate this LOI without a valid reason or there is a mutual termination of this LOI between the Society and the Developer, the Society shall refund an amount of Rs. Fifty Five Lacs only without any interest to the Developer. However, if the Developer decides to withdraw the project or abandon the project, the Society shall not be liable to refund any amount at any point in time to the Developer and Developer shall have no right to claim any cost, charges or expenses of whatsoever nature from the Society.



The Gurudarshan Shree Swami Samartha Prasanna Unit No. 2 Co-Operative Housing Society Limited

(Registration No. BOM/W-K/W/HSG / TC / 5934 of 1991)
Sub Plot No.7. S. No.41 (Part), 2nd Cross Road Lane,
Shree Swami Samartha Nagar, Andheri (W), Mumbai - 400 053.

Kindly sign on the duplicate hereof as a token of your acceptance.


For GURU DARSHAN SSSP Unit No. 2 CHSL,


Chairman

Mr. Ajay Khanvilkar,


Secretary

Mr. Suresh Nikhumbhe


Treasurer

Dr. Dhruv Desai

Accepted & Confirmed:

For DGS Land Developers (India) PRIVATE LIMITED

Bramhadev Shukla

Director

Annexures:

Annexure - 1	Resolution Extract of the Special General Body Meeting Dated 18 th June 2023.
Annexure - 2	NOC from Deputy Registrar dated 22 nd June 2023
Annexure - 3	Final & Revised offer Letter dated 29 th May 2023
Annexure - 4	Tender Technical Bid and Commercial Bid dated 19 th February 2023
Annexure - 5	Technical Specification and Amenities List

