

**ASHIRWAD MAJAS MADHU
CO-OPERATIVE HOUSING SOCIETY LTD.**

(Regn. No. BOM / (W-K / E) HSG. (TC) / 2300 / 86 - 87)

MAHAKALI CAVES ROAD, NEAR POONAM NAGAR, ANDHERI (EAST), MUMBAI - 400 093.

Ref. No.

Date : 10/05/26

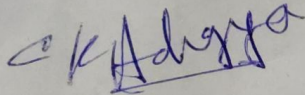
AGENDA NOTICE FOR SPECIAL GENERAL BODY MEETING

NOTICE is hereby given to all members for Special General Body Meeting of Ashirwad Majas Madhu CHSL, along with the members of Dholakia Apartments CHSL and Andheri Greenfields Tower CHSL, to be held at Ashirwad Society premises on Saturday, 16th May 2026 at 5.00 p.m., to transact the following agenda

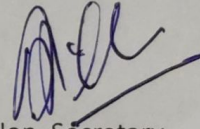
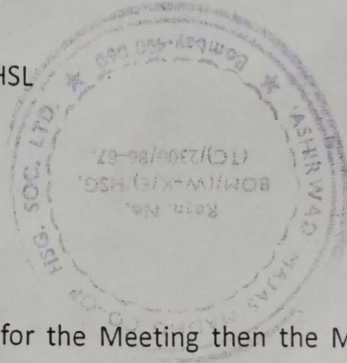
AGENDA

1. To discuss, and approve the Standardized existing RERA Carpet Area submitted by the PMC.
2. To discuss, and approve the Project Feasibility Report submitted by the PMC
3. To discuss, and approve the Draft RFP submitted by the PMC.
4. To discuss, and approve the list of developers for selective bidding.
5. Approval to MC/RDC to appoint CA for due diligence for the redevelopment project.
6. Approval to receive EMD and Security Deposit by respective societies on proportionate basis (AMM 42%, DA 20% AGFT 38% respectively).

For Ashirwad Majas Madhu CHSL



Hon. Chairman



Hon. Secretary

Notes:

- If there is no quorum for the Meeting then the Meeting will be adjourned for 30 minutes, and the adjourned meeting will be conducted at same place and the above agenda will be transacted irrespective of the quorum.
- The meeting shall be attended by PMC and Legal Advisor.

Encl.:

1. Carpet Area survey reports of individual member.
2. Synopsis of feasibility report.
3. Form for the Desired profile of Developer.
4. Synopsis of RFP (**Note:** members desirous of going through the detailed RFP may do so in the society office).
5. Consent Letter from individual Member.
6. List of Developers (in alphabetical order) for approval.

SUMMARY OF CARPET AREA AS PER APPROVED PLAN

Sr No.	Floors	Unit No.	Carpet Area as per Approved Plan
B Wing			
1	Ground Floor	B-01	557.75
2		B-02	642.63
3		B-03	807.75
4	First Floor	B-04	597.00
5		B-05	729.13
6		B-06	848.75
7	Second Floor	B-07	597.00
8		B-08	729.13
9		B-09	848.75
10	Third Floor	B-10	597.00
11		B-11	729.13
12		B-12	848.75
13	Fourth Floor	B-13	597.00
14		B-14	729.13
15		B-15	848.75
16	Fifth Floor	B-16	597.00
17		B-17	729.13
18		B-18	848.75
19	Sixth Floor	B-19	597.00
20		B-20	729.13
21		B-21	848.75
Total Carpet Area			15,057.38

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

Flat No. B-01

Sr No.	Room	Size	Area	
1	Main door	3' - 0" x 0' - 6"	1.50	SFT
	Living Room	9' - 0" x 14' - 0"	126.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
2	Otla	9' - 0" x 4' - 0"	36.00	SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75	SFT
3	Kitchen	8' - 0" x 10' - 0"	80.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
4	Bedroom 1	9' - 0" x 13' - 6"	121.50	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
5	Bedroom 2	10' - 0" x 10' - 0"	100.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
6	Bath	3' - 6" x 6' - 0"	21.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
7	WC	3' - 0" x 4' - 0"	12.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
8	Passage	10' - 0" x 3' - 0"	30.00	SFT
		4' - 0" x 2' - 0"	8.00	SFT
		3' - 0" x 4' - 0"	12.00	SFT
Total			557.75	SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for otla / balcony are ignored and full dimensions of otla / balcony have been considered.

Flat No. B-02

Sr No.	Room	Size	Area	
1	Main door	3' - 0" x 0' - 6"	1.50	SFT
	Living Room	19' - 3" x 10' - 0"	192.50	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
2	Kitchen	10' - 0" x 8' - 0"	80.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
3	Bedroom 1	10' - 0" x 13' - 0"	130.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
4	Bedroom 2	11' - 0" x 9' - 9"	107.25	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
5	Toilet	7' - 6" x 3' - 9"	28.13	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
6	Bath	7' - 6" x 3' - 6"	26.25	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
7	WC	4' - 0" x 3' - 0"	12.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
8	Passage	7' - 6" x 3' - 6"	26.25	SFT
		3' - 6" x 8' - 6"	29.75	SFT
Total			642.63	SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for opla / balcony are ignored and full dimensions of opla / balcony have been considered.

Flat No. B-03

Sr No.	Room	Size	Area	
1	Main door	3' - 0" x 0' - 6"	1.50	SFT
	Living Room	11' - 0" x 9' - 9"	107.25	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
2	Kitchen	9' - 0" x 9' - 0"	81.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
3	Dining	9' - 0" x 14' - 3"	128.25	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
4	Otla	9' - 0" x 4' - 0"	36.00	SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75	SFT
5	Bedroom 1	9' - 0" x 12' - 0"	108.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
6	Bedroom 2	9' - 3" x 11' - 0"	101.75	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
7	Bedroom 3	9' - 3" x 11' - 0"	101.75	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
8	Bath 1	3' - 6" x 5' - 6"	19.25	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
9	Bath 2	5' - 9" x 3' - 6"	20.13	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
10	WC 1	3' - 6" x 4' - 0"	14.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
11	WC 2	5' - 9" x 3' - 6"	20.13	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
12	Passage	6' - 6" x 0' - 6"	3.25	SFT
		6' - 6" x 3' - 6"	22.75	SFT
		7' - 0" x 4' - 0"	28.00	SFT
Total			807.75	SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for otla / balcony are ignored and full dimensions of otla / balcony have been considered.

Flat No. B-04,07,10,13,16,19

Sr No.	Room	Size	Area
1	Main door	3' - 0" x 0' - 6"	1.50 SFT
	Living Room	9' - 0" x 14' - 0"	126.00 SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50 SFT
2	Balcony 1	9' - 0" x 4' - 0"	36.00 SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75 SFT
3	Kitchen	8' - 0" x 10' - 0"	80.00 SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50 SFT
4	Bedroom 1	9' - 0" x 13' - 6"	121.50 SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50 SFT
5	Balcony 2	10' - 0" x 3' - 9"	37.50 SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75 SFT
6	Bedroom 2	10' - 0" x 10' - 0"	100.00 SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50 SFT
7	Bath	3' - 6" x 6' - 0"	21.00 SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00 SFT
8	WC	3' - 0" x 4' - 0"	12.00 SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00 SFT
9	Passage	10' - 0" x 3' - 0"	30.00 SFT
		4' - 0" x 2' - 0"	8.00 SFT
		3' - 0" x 4' - 0"	12.00 SFT
Total			597.00 SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for opla / balcony are ignored and full dimensions of opla / balcony have been considered.

Flat No. B-05,08,11,14,17,20

Sr No.	Room	Size	Area	
1	Main door	3' - 0" x 0' - 6"	1.50	SFT
	Living Room	19' - 3" x 10' - 0"	192.50	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
2	Kitchen	10' - 0" x 8' - 0"	80.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
3	Bedroom 1	10' - 0" x 13' - 0"	130.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
4	Balcony 1	14' - 0" x 2' - 6"	35.00	SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75	SFT
5	Bedroom 2	11' - 0" x 9' - 9"	107.25	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
6	Balcony 2	12' - 0" x 4' - 0"	48.00	SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75	SFT
7	Toilet	7' - 6" x 3' - 9"	28.13	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
8	Bath	7' - 6" x 3' - 6"	26.25	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
9	WC	4' - 0" x 3' - 0"	12.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
10	Passage	7' - 6" x 3' - 6"	26.25	SFT
		3' - 6" x 8' - 6"	29.75	SFT
Total			729.13	SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for opla / balcony are ignored and full dimensions of opla / balcony have been considered.

AASHIRWAD MAJAS MADHU CHSL

08 May 2026

Flat No. B-06,09,12,15,18,21

Sr No.	Room	Size	Area	
1	Main door	3' - 0" x 0' - 6"	1.50	SFT
	Living Room	11' - 0" x 9' - 9"	107.25	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
2	Balcony 1	1' - 9" x 10' - 0"	17.50	SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75	SFT
3	Kitchen	9' - 0" x 9' - 0"	81.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
4	Dining	9' - 0" x 14' - 3"	128.25	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
5	Balcony 2	9' - 0" x 4' - 0"	36.00	SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75	SFT
6	Bedroom 1	9' - 0" x 12' - 0"	108.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
7	Bedroom 2	9' - 3" x 11' - 0"	101.75	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
8	Bedroom 3	9' - 3" x 11' - 0"	101.75	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
9	Balcony 3	1' - 6" x 12' - 0"	18.00	SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75	SFT
10	Bath 1	3' - 6" x 5' - 6"	19.25	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
11	Bath 2	5' - 9" x 3' - 6"	20.13	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
12	WC 1	3' - 6" x 4' - 0"	14.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
13	WC 2	5' - 9" x 3' - 6"	20.13	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
14	Passage	7' - 0" x 0' - 6"	3.50	SFT
		7' - 0" x 3' - 6"	24.50	SFT
		7' - 0" x 4' - 0"	28.00	SFT
Total			848.75	SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for opla / balcony are ignored and full dimensions of opla / balcony have been considered.

SUMMARY OF CARPET AREA AS PER APPROVED PLAN

Sr No.	Floors	Unit No.	Carpet Area as per Approved Plan
C Wing			
1	Ground Floor	C-01	437.13
2		C-02	631.63
3		C-03	568.75
4		C-04	393.25
5	First Floor	C-05	438.63
6		C-06	737.88
7		C-07	605.50
8		C-08	437.25
9	Second Floor	C-09	438.63
10		C-10	737.88
11		C-11	605.50
12		C-12	437.25
13	Third Floor	C-13	438.63
14		C-14	737.88
15		C-15	605.50
16		C-16	437.25
17	Fourth Floor	C-17	438.63
18		C-18	737.88
19		C-19	605.50
20		C-20	437.25
21	Fifth Floor	C-21	438.63
22		C-22	737.88
23		C-23	605.50
24		C-24	437.25
25	Sixth Floor	C-25	438.63
26		C-26	737.88
27		C-27	605.50
28		C-28	437.25
Total Carpet Area			15,346.25
Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001			

Flat No. C-01

Sr No.	Room	Size	Area	
1	Main door	3' - 0" x 0' - 6"	1.50	SFT
	Living Room	9' - 0" x 16' - 6"	148.50	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
2	Otla	9' - 6" x 3' - 9"	35.63	SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75	SFT
3	Kitchen	9' - 0" x 9' - 0"	81.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
4	Bedroom	9' - 0" x 12' - 0"	108.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
5	Bath	3' - 6" x 5' - 6"	19.25	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
6	WC	3' - 6" x 4' - 0"	14.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
7	Passage	7' - 0" x 3' - 0"	21.00	SFT
Total			437.13	SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for otla / balcony are ignored and full dimensions of otla / balcony have been considered.

Flat No. C-02

Sr No.	Room	Size	Area	
1	Main door	3' - 0" x 0' - 6"	1.50	SFT
	Living Room	19' - 3" x 10' - 0"	192.50	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
2	Kitchen	10' - 0" x 8' - 0"	80.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
3	Bedroom 1	10' - 0" x 13' - 0"	130.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
4	Bedroom 2	11' - 0" x 9' - 9"	107.25	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
5	Toilet	7' - 6" x 3' - 9"	28.13	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
6	Bath	7' - 6" x 3' - 6"	26.25	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
7	WC	4' - 0" x 3' - 0"	12.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
8	Passage	6' - 6" x 3' - 0"	19.50	SFT
		3' - 0" x 8' - 6"	25.50	SFT
Total			631.63	SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for opla / balcony are ignored and full dimensions of opla / balcony have been considered.

Flat No. C-03

Sr No.	Room	Size	Area	
1	Main door	3' - 0" x 0' - 6"	1.50	SFT
	Living Room	9' - 0" x 15' - 0"	135.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
2	Otla	9' - 0" x 4' - 0"	36.00	SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75	SFT
3	Kitchen	8' - 0" x 10' - 0"	80.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
4	Bedroom 1	9' - 0" x 13' - 6"	121.50	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
5	Bedroom 2	10' - 0" x 10' - 0"	100.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
6	Bath	3' - 6" x 6' - 0"	21.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
7	WC	3' - 0" x 4' - 0"	12.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
8	Passage	10' - 0" x 3' - 0"	30.00	SFT
		4' - 0" x 2' - 6"	10.00	SFT
		3' - 0" x 4' - 0"	12.00	SFT
Total			568.75	SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for otla / balcony are ignored and full dimensions of otla / balcony have been considered.

Flat No. C-04

Sr No.	Room	Size	Area	
1	Main door	3' - 0" x 0' - 6"	1.50	SFT
	Living Room	11' - 0" x 10' - 0"	110.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
2	Kitchen	9' - 0" x 9' - 6"	85.50	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
3	Bedroom	12' - 0" x 11' - 0"	132.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
4	Bath	3' - 6" x 5' - 6"	19.25	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
5	WC	4' - 0" x 3' - 6"	14.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
6	Passage	7' - 0" x 3' - 6"	24.50	SFT
Total			393.25	SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for opla / balcony are ignored and full dimensions of opla / balcony have been considered.

Flat No. C-05,09,13,17,21,25

Sr No.	Room	Size	Area	
1	Main door	3' - 0" x 0' - 6"	1.50	SFT
	Living Room	9' - 0" x 16' - 6"	148.50	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
2	Balcony	9' - 6" x 3' - 9"	35.63	SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75	SFT
3	Kitchen	9' - 0" x 9' - 0"	81.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
4	Bedroom	9' - 0" x 12' - 0"	108.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
5	Bath	3' - 6" x 5' - 6"	19.25	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
6	WC	3' - 6" x 4' - 0"	14.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
7	Passage	7' - 6" x 3' - 0"	22.50	SFT
Total			438.63	SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for opla / balcony are ignored and full dimensions of opla / balcony have been considered.

Flat No. C-06,10,14,18,22,26

Sr No.	Room	Size	Area	
1	Main door	3' - 0" x 0' - 6"	1.50	SFT
	Living Room	19' - 3" x 10' - 0"	192.50	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
2	Kitchen	10' - 0" x 8' - 0"	80.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
3	Bedroom 1	10' - 0" x 13' - 0"	130.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
4	Balcony 1	14' - 0" x 3' - 0"	42.00	SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75	SFT
5	Bedroom 2	11' - 0" x 9' - 9"	107.25	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
6	Balcony 2	12' - 0" x 4' - 0"	48.00	SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75	SFT
7	Toilet	7' - 6" x 3' - 9"	28.13	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
8	Bath	7' - 6" x 3' - 6"	26.25	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
9	WC	4' - 0" x 3' - 0"	12.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
10	Passage	7' - 6" x 3' - 6"	26.25	SFT
		3' - 6" x 9' - 0"	31.50	SFT
Total			737.88	SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for opla / balcony are ignored and full dimensions of opla / balcony have been considered.

Flat No. C-07,11,15,19,23,27

Sr No.	Room	Size	Area	
1	Main door	3' - 0" x 0' - 6"	1.50	SFT
	Living Room	9' - 0" x 15' - 0"	135.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
2	Balcony 1	9' - 0" x 4' - 0"	36.00	SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75	SFT
3	Kitchen	8' - 0" x 10' - 0"	80.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
4	Bedroom 1	9' - 0" x 13' - 6"	121.50	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
5	Balcony 2	10' - 0" x 3' - 6"	35.00	SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75	SFT
6	Bedroom 2	10' - 0" x 10' - 0"	100.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
7	Bath	3' - 6" x 6' - 0"	21.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
8	WC	3' - 0" x 4' - 0"	12.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
9	Passage	10' - 0" x 3' - 0"	30.00	SFT
		4' - 0" x 2' - 6"	10.00	SFT
		3' - 0" x 4' - 0"	12.00	SFT
Total			605.50	SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for opla / balcony are ignored and full dimensions of opla / balcony have been considered.

Flat No. C-08,12,16,20,24,28

Sr No.	Room	Size	Area	
1	Main door	3' - 0" x 0' - 6"	1.50	SFT
	Living Room	11' - 0" x 10' - 0"	110.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
2	Balcony	10' - 6" x 3' - 6"	36.75	SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75	SFT
3	Kitchen	9' - 0" x 9' - 6"	85.50	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
4	Bedroom	12' - 0" x 11' - 0"	132.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
5	Bath	3' - 6" x 5' - 6"	19.25	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
6	WC	4' - 0" x 3' - 6"	14.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
7	Passage	7' - 6" x 4' - 0"	30.00	SFT
Total			437.25	SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for opla / balcony are ignored and full dimensions of opla / balcony have been considered.

SUMMARY OF CARPET AREA AS PER APPROVED PLAN

Sr No.	Floors	Unit No.	Carpet Area as per Approved Plan
D Wing			
1	Ground Floor	D-01	556.00
2		D-02	640.13
3		D-03	437.13
4		D-04	393.25
5	First Floor	D-05	597.75
6		D-06	721.63
7		D-07	442.38
8		D-08	437.88
9	Second Floor	D-09	597.75
10		D-10	721.63
11		D-11	442.38
12		D-12	437.88
13	Third Floor	D-13	597.75
14		D-14	721.63
15		D-15	442.38
16		D-16	437.88
17	Fourth Floor	D-17	597.75
18		D-18	721.63
19		D-19	442.38
20		D-20	437.88
21	Fifth Floor	D-21	597.75
22		D-22	721.63
23		D-23	442.38
24		D-24	437.88
25	Sixth Floor	D-25	597.75
26		D-26	721.63
27		D-27	442.38
28		D-28	437.88
Total Carpet Area			15,224.25
Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001			

Flat No. D-01

Sr No.	Room	Size	Area	
1	Main door	3' - 0" x 0' - 6"	1.50	SFT
	Living Room	9' - 0" x 14' - 6"	130.50	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
2	Otla	9' - 0" x 4' - 0"	36.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
3	Kitchen	8' - 0" x 10' - 0"	80.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
4	Bedroom 1	9' - 0" x 13' - 6"	121.50	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
5	Bedroom 2	10' - 0" x 10' - 0"	100.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
6	Bath	3' - 6" x 6' - 0"	21.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
7	WC	3' - 0" x 4' - 0"	12.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
8	Passage	8' - 6" x 3' - 0"	25.50	SFT
		4' - 0" x 2' - 0"	8.00	SFT
		3' - 0" x 3' - 6"	10.50	SFT
Total			556.00	SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for otla / balcony are ignored and full dimensions of otla / balcony have been considered.

Flat No. D-02

Sr No.	Room	Size	Area	
1	Main door	3' - 0" x 0' - 6"	1.50	SFT
	Living Room	19' - 3" x 10' - 0"	192.50	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
2	Kitchen	10' - 0" x 8' - 0"	80.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
3	Bedroom 1	10' - 0" x 13' - 0"	130.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
4	Bedroom 2	11' - 0" x 9' - 9"	107.25	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
5	Toilet	7' - 6" x 3' - 9"	28.13	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
6	Bath	7' - 6" x 3' - 6"	26.25	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
7	WC	4' - 0" x 3' - 0"	12.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
8	Passage	8' - 0" x 3' - 6"	28.00	SFT
		3' - 0" x 8' - 6"	25.50	SFT
Total			640.13	SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for opla / balcony are ignored and full dimensions of opla / balcony have been considered.

Flat No. D-03

Sr No.	Room	Size	Area	
1	Main door	3' - 0" x 0' - 6"	1.50	SFT
	Living Room	9' - 0" x 16' - 6"	148.50	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
2	Otla	9' - 6" x 3' - 9"	35.63	SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75	SFT
3	Kitchen	9' - 0" x 9' - 0"	81.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
4	Bedroom	9' - 0" x 12' - 0"	108.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
5	Bath	3' - 6" x 5' - 6"	19.25	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
6	WC	3' - 6" x 4' - 0"	14.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
7	Passage	7' - 0" x 3' - 0"	21.00	SFT
Total			437.13	SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for otla / balcony are ignored and full dimensions of otla / balcony have been considered.

Flat No. D-04

Sr No.	Room	Size	Area	
1	Main door	3' - 0" x 0' - 6"	1.50	SFT
	Living Room	11' - 0" x 10' - 0"	110.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
2	Kitchen	9' - 0" x 9' - 6"	85.50	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
3	Bedroom	12' - 0" x 11' - 0"	132.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
4	Bath	3' - 6" x 5' - 6"	19.25	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
5	WC	4' - 0" x 3' - 6"	14.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
6	Passage	7' - 0" x 3' - 6"	24.50	SFT
Total			393.25	SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for opla / balcony are ignored and full dimensions of opla / balcony have been considered.

Flat No. D-05,09,13,17,21,25

Sr No.	Room	Size	Area	
1	Main door	3' - 0" x 0' - 6"	1.50	SFT
	Living Room	9' - 0" x 14' - 6"	130.50	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
2	Balcony 1	9' - 0" x 4' - 0"	36.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
3	Kitchen	8' - 0" x 10' - 0"	80.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
4	Bedroom 1	9' - 0" x 13' - 6"	121.50	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
5	Balcony 2	10' - 0" x 4' - 0"	40.00	SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75	SFT
6	Bedroom 2	10' - 0" x 10' - 0"	100.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
7	Bath	3' - 6" x 6' - 0"	21.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
8	WC	3' - 0" x 4' - 0"	12.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
9	Passage	8' - 6" x 3' - 0"	25.50	SFT
		4' - 0" x 2' - 0"	8.00	SFT
		3' - 0" x 3' - 6"	10.50	SFT
Total			597.75	SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for otla / balcony are ignored and full dimensions of otla / balcony have been considered.

Flat No. D-06,10,14,18,22,26

Sr No.	Room	Size	Area	
1	Main door	3' - 0" x 0' - 6"	1.50	SFT
	Living Room	19' - 3" x 10' - 0"	192.50	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
2	Kitchen	10' - 0" x 8' - 0"	80.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
3	Bedroom 1	10' - 0" x 13' - 0"	130.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
4	Balcony 1	14' - 0" x 2' - 6"	35.00	SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75	SFT
5	Bedroom 2	11' - 0" x 9' - 9"	107.25	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
6	Balcony 2	12' - 0" x 4' - 0"	48.00	SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75	SFT
7	Toilet	7' - 6" x 3' - 9"	28.13	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
8	Bath	7' - 6" x 3' - 6"	26.25	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
9	WC	4' - 0" x 3' - 0"	12.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
10	Passage	7' - 6" x 3' - 0"	22.50	SFT
		3' - 3" x 8' - 0"	26.00	SFT
Total			721.63	SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for otla / balcony are ignored and full dimensions of otla / balcony have been considered.

Flat No. D-07,11,15,19,23,27

Sr No.	Room	Size	Area	
1	Main door	3' - 0" x 0' - 6"	1.50	SFT
	Living Room	9' - 0" x 16' - 6"	148.50	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
2	Balcony	9' - 6" x 3' - 9"	35.63	SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75	SFT
3	Kitchen	9' - 0" x 9' - 0"	81.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
4	Bedroom	9' - 0" x 12' - 0"	108.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
5	Bath	3' - 6" x 5' - 6"	19.25	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
6	WC	3' - 6" x 4' - 0"	14.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
7	Passage	7' - 6" x 3' - 6"	26.25	SFT
Total			442.38	SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for opla / balcony are ignored and full dimensions of opla / balcony have been considered.

Flat No. D-08,12,16,20,24,28

Sr No.	Room	Size	Area
1	Main door	3' - 0" x 0' - 6"	1.50 SFT
	Living Room	11' - 0" x 10' - 0"	110.00 SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50 SFT
2	Balcony	10' - 0" x 3' - 6"	35.00 SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75 SFT
3	Kitchen	9' - 0" x 10' - 9"	96.75 SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50 SFT
4	Bedroom	9' - 6" x 12' - 9"	121.13 SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50 SFT
5	Bath	5' - 6" x 3' - 6"	19.25 SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00 SFT
6	WC	4' - 0" x 3' - 6"	14.00 SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00 SFT
7	Passage	8' - 0" x 4' - 0"	32.00 SFT
Total			437.88 SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for opla / balcony are ignored and full dimensions of opla / balcony have been considered.

SUMMARY OF CARPET AREA AS PER APPROVED PLAN

Sr No.	Floors	Unit No.	Carpet Area as per Approved Plan
E Wing			
1	Ground Floor	E-01	442.38
2		E-02	633.13
3		E-03	563.50
4		E-04	393.25
5	First Floor	E-05	442.38
6		E-06	730.63
7		E-07	594.50
8		E-08	437.25
9	Second Floor	E-09	442.38
10		E-10	730.63
11		E-11	594.50
12		E-12	437.25
13	Third Floor	E-13	442.38
14		E-14	730.63
15		E-15	594.50
16		E-16	437.25
17	Fourth Floor	E-17	442.38
18		E-18	730.63
19		E-19	594.50
20		E-20	437.25
21	Fifth Floor	E-21	442.38
22		E-22	730.63
23		E-23	594.50
24		E-24	437.25
25	Sixth Floor	E-25	442.38
26		E-26	730.63
27		E-27	594.50
28		E-28	437.25
Total Carpet Area			15,260.75
Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001			

Flat No. E-01

Sr No.	Room	Size	Area	
1	Main door	3' - 0" x 0' - 6"	1.50	SFT
	Living Room	9' - 0" x 16' - 6"	148.50	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
2	Otla	9' - 6" x 3' - 9"	35.63	SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75	SFT
3	Kitchen	9' - 0" x 9' - 0"	81.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
4	Bedroom	9' - 0" x 12' - 0"	108.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
5	Bath	3' - 6" x 5' - 6"	19.25	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
6	WC	3' - 6" x 4' - 0"	14.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
7	Passage	7' - 0" x 3' - 9"	26.25	SFT
Total			442.38	SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for otla / balcony are ignored and full dimensions of otla / balcony have been considered.

Flat No. E-02

Sr No.	Room	Size	Area	
1	Main door	3' - 0" x 0' - 6"	1.50	SFT
	Living Room	19' - 3" x 10' - 0"	192.50	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
2	Kitchen	10' - 0" x 8' - 0"	80.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
3	Bedroom 1	10' - 0" x 13' - 0"	130.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
4	Bedroom 2	11' - 0" x 9' - 9"	107.25	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
5	Toilet	7' - 6" x 3' - 9"	28.13	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
6	Bath	7' - 6" x 3' - 6"	26.25	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
7	WC	4' - 0" x 3' - 0"	12.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
8	Passage	7' - 0" x 3' - 0"	21.00	SFT
		3' - 0" x 8' - 6"	25.50	SFT
Total			633.13	SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for opla / balcony are ignored and full dimensions of opla / balcony have been considered.

Flat No. E-03

Sr No.	Room	Size	Area	
1	Main door	3' - 0" x 0' - 6"	1.50	SFT
	Living Room	9' - 0" x 15' - 0"	135.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
2	Otla	9' - 0" x 3' - 6"	31.50	SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75	SFT
3	Kitchen	8' - 0" x 10' - 0"	80.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
4	Bedroom 1	9' - 0" x 13' - 6"	121.50	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
5	Bedroom 2	10' - 0" x 10' - 0"	100.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
6	Bath	3' - 6" x 6' - 0"	21.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
7	WC	3' - 0" x 4' - 0"	12.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
8	Passage	9' - 9" x 3' - 0"	29.25	SFT
		4' - 0" x 2' - 6"	10.00	SFT
		3' - 0" x 4' - 0"	12.00	SFT
Total			563.50	SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for otla / balcony are ignored and full dimensions of otla / balcony have been considered.

Flat No. E-04

Sr No.	Room	Size	Area	
1	Main door	3' - 0" x 0' - 6"	1.50	SFT
	Living Room	11' - 0" x 10' - 0"	110.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
2	Kitchen	9' - 0" x 9' - 6"	85.50	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
3	Bedroom	12' - 0" x 11' - 0"	132.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
4	Bath	3' - 6" x 5' - 6"	19.25	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
5	WC	4' - 0" x 3' - 6"	14.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
6	Passage	7' - 0" x 3' - 6"	24.50	SFT
Total			393.25	SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for opla / balcony are ignored and full dimensions of opla / balcony have been considered.

Flat No. E-05,09,13,17,21,25

Sr No.	Room	Size	Area	
1	Main door	3' - 0" x 0' - 6"	1.50	SFT
	Living Room	9' - 0" x 16' - 6"	148.50	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
2	Balcony	9' - 6" x 3' - 9"	35.63	SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75	SFT
3	Kitchen	9' - 0" x 9' - 0"	81.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
4	Bedroom	9' - 0" x 12' - 0"	108.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
5	Bath	3' - 6" x 5' - 6"	19.25	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
6	WC	3' - 6" x 4' - 0"	14.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
7	Passage	7' - 6" x 3' - 6"	26.25	SFT
Total			442.38	SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for opla / balcony are ignored and full dimensions of opla / balcony have been considered.

Flat No. E-06,10,14,18,22,26

Sr No.	Room	Size	Area	
1	Main door	3' - 0" x 0' - 6"	1.50	SFT
	Living Room	19' - 3" x 10' - 0"	192.50	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
2	Kitchen	10' - 0" x 8' - 0"	80.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
3	Bedroom 1	10' - 0" x 13' - 0"	130.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
4	Balcony 1	14' - 0" x 3' - 0"	42.00	SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75	SFT
5	Bedroom 2	11' - 0" x 9' - 9"	107.25	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
6	Balcony 2	12' - 0" x 4' - 0"	48.00	SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75	SFT
7	Toilet	7' - 6" x 3' - 9"	28.13	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
8	Bath	7' - 6" x 3' - 6"	26.25	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
9	WC	4' - 0" x 3' - 0"	12.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
10	Passage	7' - 6" x 3' - 0"	22.50	SFT
		3' - 6" x 8' - 0"	28.00	SFT
Total			730.63	SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for opla / balcony are ignored and full dimensions of opla / balcony have been considered.

Flat No. E-07,11,15,19,23,27

Sr No.	Room	Size	Area
1	Main door	3' - 0" x 0' - 6"	1.50 SFT
	Living Room	9' - 0" x 15' - 0"	135.00 SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50 SFT
2	Balcony 1	9' - 0" x 3' - 6"	31.50 SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75 SFT
3	Kitchen	8' - 0" x 10' - 0"	80.00 SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50 SFT
4	Bedroom 1	9' - 0" x 13' - 6"	121.50 SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50 SFT
5	Balcony 2	10' - 0" x 3' - 6"	35.00 SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75 SFT
6	Bedroom 2	10' - 0" x 10' - 0"	100.00 SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50 SFT
7	Bath	3' - 6" x 6' - 0"	21.00 SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00 SFT
8	WC	3' - 0" x 4' - 0"	12.00 SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00 SFT
9	Passage	8' - 6" x 3' - 0"	25.50 SFT
		4' - 0" x 2' - 0"	8.00 SFT
		3' - 0" x 4' - 0"	12.00 SFT
Total			594.50 SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for opla / balcony are ignored and full dimensions of opla / balcony have been considered.

Flat No. E-08,12,16,20,24,28

Sr No.	Room	Size	Area	
1	Main door	3' - 0" x 0' - 6"	1.50	SFT
	Living Room	11' - 0" x 10' - 0"	110.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
2	Balcony	10' - 6" x 3' - 6"	36.75	SFT
	Door Jamb	3' - 6" x 0' - 6"	1.75	SFT
3	Kitchen	9' - 0" x 9' - 6"	85.50	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
4	Bedroom	12' - 0" x 11' - 0"	132.00	SFT
	Door Jamb	3' - 0" x 0' - 6"	1.50	SFT
5	Bath	3' - 6" x 5' - 6"	19.25	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
6	WC	4' - 0" x 3' - 6"	14.00	SFT
	Door Jamb	2' - 0" x 0' - 6"	1.00	SFT
7	Passage	7' - 6" x 4' - 0"	30.00	SFT
	Total		437.25	SFT

Note: (1) The carpet area have been calculated from last approved drawings from MCGM vide file No. CE/9511/WS/II/AK of dated 05/10/2001

(2) All internal and external walls have been assumed to be 6" thick.

(3) Railings for opla / balcony are ignored and full dimensions of opla / balcony have been considered.

Synopsis of Interim Project Feasibility Report – 08/05/2026

09/05/2026

**SYNOPSIS OF REVISED PROJECT FEASIBILITY REPORT DATED 08/05/2026 AS
PER DCPR 2034****Ashirwad Majas Madhu CHSL, Dholakia Apartments CHSL, Andheri
Greenfield CHSL****SVP Road, JVLR, Poonam Nagar, Andheri East, Mumbai – 400093**

The Interim Project Feasibility Report dated 08/05/2026 contains following sections:

- Technical Information
- Technical Viability for 5 Options
- Financial Viability for 5 Options
- Sensitivity Analysis for 5 Options

The Interim Project Feasibility Report is intended to check the Viability of the Project and suggest probable benefits to existing members. The Project Feasibility Report is not an actual offer. The final offer to be given by the Developer may be slightly less or more depending on competition and negotiation.

The synopsis of the Interim Project Feasibility Report dated 08/05/2026 for proposed redevelopment of Ashirwad Majas Madhu CHSL, Dholakia Apartments CHSL, Andheri Greenfield CHSL prepared by Dilip Sanghvi Consultants is given hereunder.

1. Technical Information:

- The ownership of the property as per PRC is not in the name of the Society.
- Conveyance Deed has been executed in favour of the Society
- 179 (part), 176A (part) of Majas Division in K/E Ward
- The Tenure of the plot is C
- For the purpose of calculation of FSI and viability for this Project Feasibility Report, the gross plot area is assumed to be 6,226.16 SQM.
- As per available data, total approved FSI Built Up Area was 13,274.72 SQM
- The total carpet area utilized is 1,53,115.31 SFT or thereabouts
- As per DP 2034 remarks, the Plot is falling in Residential Zone.
- As per DP 2034 remarks, the plot is not under reservation.
- There was no original road setback, and there seems to be proposed road setback of 136.97 SQM.

Synopsis of Interim Project Feasibility Report – 08/05/2026

2. Notes And Assumptions

- There are **five options** prepared.
 - Option I – Developer Redevelopment under Reg 30, 33 (7) (B) of MCGM DCPR 2034 for FSI 3.375 – Commercial + Residential
 - Option II – Developer Redevelopment under Reg 30, 33 (11) of MCGM DCPR 2034 for FSI 5.4 – Commercial + Residential
 - Option III – Developer Redevelopment under Reg 30, 33 (7) (B), 33 (20) (B) of MCGM DCPR 2034 for FSI 5.4 – Commercial + Residential
 - Option IV – Developer Redevelopment under Reg 30, 33 (7) (B), 33 (12) (B) of MCGM DCPR 2034 for FSI 5.4 – Commercial + Residential
 - Option V – Developer Redevelopment With Shifting under Reg 30, 33 (9) of MCGM DCPR 2034 for FSI 5.4 – Commercial + Residential
- Staircase, Lift, Passages in front of Lift area are available free of FSI by payment of premium.
- Conversion of built-up area from RERA carpet area is 1.08 times of carpet area.
- The average sale rate has been assumed as follows:
 - i. Residential Sale rate to member – Rs. 28,800/- per SFT to Rs. 35,100/- per SFT.
 - ii. Residential Sale rate – Rs. 32,000/- per SFT to Rs. 39,000/- per SFT.
- Sensitivity Analysis has been prepared with 6 Alternates for each of the above options

3. Recommendations & Conclusion

	For Option I	For Option II	For Option III	For Option IV	For Option V
Additional RERA carpet area	20% to 20%	20% to 20%	20% to 20%	20% to 20%	50% to 60%
Hardship Compensation per SFT	Rs. 250/- to Rs. 250/-	Rs. 250/- to Rs. 250/-	Rs. 250/- to Rs. 250/-	Rs. 250/- to Rs. 250/-	Rs. 500/- to Rs. 1,100/-
Construction period	36 months	42 months	42 months	42 months	48 months
Car Parking to Society	259 Nos	259 Nos	259 Nos	259 Nos	377 Nos
Viability	Not Viable	Not Viable	Not Viable	Not Viable	Viable with thin margins

- The Expected Rental Compensation for shops units on existing carpet area is as follows
 - Rs. 220/- per SFT for 1st period (12 months).
 - Rs. 242/- per SFT for 2nd period (12 months).

Synopsis of Interim Project Feasibility Report – 08/05/2026

- The Expected Rental Compensation for residential units on existing carpet area is as follows
 - Rs. 110/- per SFT for 1st period (12 months).
 - Rs. 121/- per SFT for 2nd period (12 months).
 - Rs. 133/- per SFT for 3rd period (12 months).
 - Rs. 146/- per SFT for 4th period (12 months).
 - 1 months rent for buffer period
 - 1 months rent each for Brokerage charges and logistics - "to & fro"
- The Rental compensation shall be continued to paid until the possession of the permanent alternate accommodation is offered to members / Society along with Full OC along with ready flats for possession and occupation
- Stamp duty & registration cost to be paid by the Developer on all legal documents related to redevelopment including DA, POA, PAAA
- GST to be paid by the Developer on all legal documents related to redevelopment including DA, POA, PAAA
- This Project Feasibility Report is based on DCPR 2034, present market condition, prevailing cost of construction, cost of TDR, etc and assumptions made as stated herein. Any material changes in these conditions or change in Govt. / MCGM policies may change the feasibility of the project.
- The Project Feasibility Report is intended to check the Viability of the Project and suggest probable benefits to existing members. The Project Feasibility Report is not an actual offer. The final offer to be given by the Developer may be slightly less or more depending on competition and negotiation.

Thanking You,

Yours Sincerely,
For Dilip Sanghvi Consultants,
Sagar Dilip Sanghvi,
Principal Architect, CA/2008/42920

FORM FOR DESIRED PROFILE OF DEVELOPER

(To be filled separately with stamp and sign)

SN	Particulars	Reply
1.	Name and Address of Bidding Company, and Group	
2.	Bidder or partner/shareholders of the parent company or the parent company itself should have experience in undertaking redevelopment projects for a minimum of 10 years as on 31/03/2026	
3.	At least two upcoming projects in Mumbai City / Mumbai Suburbs in the last 5 years ending 31/12/2025	
4.	Consolidated average annual sales turnover (booked) from real estate projects during the last 3 years ending 31/03/2026 (Expected Rs. 250 Cr.)	
5.	Consolidated Net Worth for Complete Group (real estate division) including Bidding Company real estate division as on 31/03/2026 or later (Expected Rs. 200 Cr.)	
6.	Solvency from any scheduled commercial bank – public sector banks or private sector Indian banks except cooperative banks. (Expected Rs. 100 Cr.)	
7.	Has the Bidding Company, and / or its Partners and / or its Directors and / or any Company / HUF / AOP associated with the Bidding Company have defaulted and / or are in default of paying rent / hardship compensation to any tenant / member in any of their ongoing or completed redevelopment projects in the last 10 years ending 31/12/2025	
8.	Has the Bidder, and / or its partners, and / or its directors, and / or any company associated with the Bidder should not have any pending cases in the NCLT or in any court / tribunal, filed by financial creditors.	
9.	Does the Bidding Company, and / or its Partners, and / or its Directors, and / or any Company associated with the Bidding Company have any pending criminal cases	

10.	Are the Bidder and / or the parent company and / or its partners (including each partner of a joint venture), and / or its directors, and / or any company associated with the Bidder has any history of litigation and / or arbitration invocation of bank guarantee and / or delayed defaults litigation history resulting from contracts executed in the last five years ending 31/12/2025, and currently under execution	
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Seal and signature of Bidder

Name and Designation of Signatory : _____

Mobile No : _____

Date : _____ Place: _____

Synopsis of Revised Draft RFP V4 – 07/05/2026

**SYNOPSIS OF REVISED DRAFT REQUEST FOR PROPOSAL (RFP) V4 –
08/05/2026**

**Ashirwad Majas Madhu CHSL, Andheri Greenfield Tower CHSL, and Dholakia
Apartments CHSL**

SVP Road, Poonam Nagar, Andheri East, Mumbai – 400093

The Revised Draft RFP contains following sections:

1. Format, Timeline and Introduction for Submission Of RFP
2. Abbreviations
3. Definitions & Interpretations
4. Information about the Society
5. Desired Profile Form
6. Documents to be submitted by the Developer
7. Formal Proposal
8. Construction Specifications and Amenities
9. List Of Approved Materials and Suppliers
10. Annexures
11. Proformas

The Synopsis of Revised Draft RFP is given hereunder

A. Various important clauses are incorporated in securities / safeguard to the Society, requested from the bidders

1. Earnest Money Deposit (EMD) of Rs. 25 Lakhs in favour of respective societies
 - i. Ashirwad Majas Madhu CHSL – Rs. 10,50,000/-
 - ii. Andheri Greenfield Tower CHSL – Rs. 9,50,000/-
 - iii. Dholakia Apartments CHSL – Rs. 5,00,000/-
2. Security Deposit (SD) of Rs. 2,00,00,000/- (Rupees Two Crore only) pay by following manner.
 - i. Rs. 1 Crore to be paid on LOI including EMD of Rs. 25 Lakhs
 - ii. Rs. 1 Crore to be paid on or before execution of Development Agreement (DA).
3. Full Potential FSI IOD/IOA, and Full payment of premiums
4. Shifting of MHADA tenements alternate clubbing site at LOI / scheme approval stage itself.
5. Bank Guarantee (Expected – Rs. 50 Crores)
6. Liquidated damages for delay in obtaining approval/s (Expected Rs. 10,000/- per day)
7. Liquidated damages for delay in 'Delay Period' (Expected Rs. 1,00,000/- per day)
8. Mortgage flats in **separate project** (Expected – Flats worth Rs. 25 Crores)

Synopsis of Revised Draft RFP V4 – 07/05/2026

9. Reserved Developers Area offered as security to Society (Expected – Commercial 2,000 SFT, and Residential 10,000 SFT)
10. RERA Registration of the Project within 15 days on issue of Plinth CC
11. Bank Guarantee for Defect Liability Period
12. All buildings to be composite with existing members flats and sale flats
13. Repossession for commercial premises on Part OC.
14. Repossession for residential on full OC

B. List of Amenities: (details are in RFP draft)

1. High Rise residential tower with ultra-modern elevators
2. Designer entrance lobby, and designer lift lobby to be provided at all floors
3. Garden, jogging track, Senior citizen area, Kids play areas, Multipurpose court, terrace garden etc.
4. Air-conditioned club house / gymnasium / fitness centre, and Society office
5. The total construction shall be as per relevant Indian Standard Code of Practice.
6. High standard of design, quality and workmanship for all indoor and outdoor construction including earth quake resistance design and construction
7. The RCC structure shall be framed structure designed for earthquake resistance as per relevant IS code and NBC. All external walls shall be 150 mm (6") thick RCC Wall and all internal walls shall be 100 mm (4") thick AAC Blocks
8. Minimum three automatic high speed lifts with access control for 4 Flat or part thereof per wing having minimum capacity of 12 persons
9. Adequate refuge areas as per BMC norms
10. Security Systems – CCTV area surveillance system
11. Adequate capacity underground and overhead RCC water storage tanks
12. Fire Fighting system as per CFO,s requirement and as specified
13. Adequate generator power back up for all essential common services
14. Rain Harvesting, Bore wells and Vermi culture pits as per as per statutory requirements
15. Anti-termite treatment to complete project
16. Electrification, Plumbing, Paints, Water Proofing, Tiling and floorings, Doors, Windows, Kitchen, Bath, W.C., etc. in terms of quality, standards, specifications and makes should be minimum as stipulated in RFP documents.
17. All A-Class Amenities and Brands
18. Detailed brand list available in Draft RFP

Synopsis of Revised Draft RFP V4 – 07/05/2026

- C. Bid is for FSI 8.42 including Fungible Compensatory Area (FCA) under Regulation 30, and 33 (9) of DCPR 2034. Hence, maximum cap on total FSI Built Up Area shall be 51,300.00 SQM including FCA.
- D. **User To Be Permitted for Developers Free Sale Area:**
1. The Developer shall be permitted to construct Commercial and residential user for his free sale area.
 2. The Developer shall not be permitted to construct any of the following:
 - a. Any type of religious structures, temples, Derasar, Upashrany, ashram, mosques, church, synagogue, etc.
 - b. Any type of industrial structures, ware houses, factories etc.
 - c. Any kind of micro fulfilment centres, dark stores, etc.
 - d. Any type of eateries, restaurants, hotels, kitchens, cloud kitchens, bars, ice cream parlours, pizzerias, teahouse, cafes, cafeteria, coffee shop, diner, wine shops, pubs, gambling houses, clubs, social clubs, discotheques, nightclubs, hookah parlour, dance bar etc. wherein food / drinks are prepared and / or served.
 - e. Any type of educational establishments, tuition centre, coaching classes, schools, colleges, etc.
 - f. Any type of guest house, lodging homes, retirement homes, service apartments, short term rentals, student housing, student hostel etc.
 - g. Any type of medical establishments, hospitals, nursing homes, hospice, diagnostic centre, radiology, pathology, medical centre, health care centre, medical day care, or any medical facility with overnight bedded stay etc.
 - h. Any kind of slaughter houses, frozen meat shops, fish market
 - i. Any kind of motor vehicle or two-wheeler repair / servicing / finishing / cleaning / grooming centres. Any kind of spas, massage parlours, etc.
 - j. Any type of Zumba class, dance class, gymnasium, fitness centre etc.
 - k. Pet stores
 3. The Developer shall only construct, and sell / grant on leave and license, or lease commercial premises for the following uses:
 - a. Any type of banks, ATM.
 - b. Any types of offices, co-working spaces, cafeterias for co-working spaces.
 - c. Any types of shops, retail, showrooms except categories restricted in clause hereinabove.
 - d. Any kind of nursery, play school, pre-school, children day care establishment.
 - e. Any kind of clinics, polyclinic, OPD, dentist, eye care clinic, opticians wherein no overnight bedded stay is permitted.

Synopsis of Revised Draft RFP V4 – 07/05/2026

f. Any kind of hair salons, nail salons, beauty parlours which do not have any massage parlours or spa or similar activity.

E. Additional RERA Carpet Area including FCA : The Bidder shall offer maximum additional RERA carpet area including FCA for residential premises over and above Existing RERA Carpet Area free of cost.

F. Time Schedule: The Time Schedule for all Bidders is fixed as follows

- | | |
|------------------------|------------------|
| 1. Lead Period 1 | : 06 months |
| 2. Lead Period 2 | : 09 months |
| 3. Construction Period | : 36 months |
| 4. Grace Period | : 06 months |
| 5. Delay Period | : 06 months |
| 6. Extension Period | : (if permitted) |

G. Hardship Compensation for Existing Premises: The Bidder shall offer maximum Hardship Compensation for existing units. (Expected – Minimum Rs. 2,000/- per SFT)

H. Monthly Displacement Compensation, Brokerage, and Logistics For Existing premises

1. The Monthly Displacement Compensation for existing commercial premises per SFT
 - i. 1st period (12 M) – Rs. 240/-
 - ii. 2nd period (12 M) – Rs. 264/-
 - iii. Grace period (6 M) – Rs. 290/-
 - iv. Delay period (6 M) – Rs. 290/-
2. The Monthly Displacement Compensation for existing residential premises per SFT
 - v. 1st period (12 M) – Rs. 120/-
 - vi. 2nd period (12 M) – Rs. 132/-
 - vii. 3rd period (12 M) – Rs. 145/-
 - viii. Grace period (6 M) – Rs. 160/-
 - ix. Delay period (6 M) – Rs. 160/-
3. 1 months monthly displacement compensation as Buffer Displacement Compensation.
4. 1 months monthly displacement compensation as **Brokerage Compensation** for Construction Period
5. Rs. 1,00,000/- monthly displacement compensation for **Shifting Compensation** as Shifting Charges – “to and fro”.
6. Rs. 15,000/- towards stamp duty, registration charges etc. of rented flats.
7. 1st single consolidated current dated cheque shall be given for 26 months (24 Month + 1 Month Buffer + 1 Month brokerage), and Rs. 50,000/- as Shifting at the time of vacating

Synopsis of Revised Draft RFP V4 – 07/05/2026

8. 3rd single consolidated PDC shall be given for 12 months having date at least 1 Month prior to expiry of 1st cheque
9. The Developers shall continue to pay monthly displacement compensation until the Developers offer the possession of the permanent alternate accommodation to members / Society with ready flats for possession and occupation and complete installation of all amenities and essential services along with Full OC.
- I. **Redevelopment Compensation to Society:** The Bidder shall offer Redevelopment Compensation of Rs. 1,00,00,000/- (Rupees One Crore only) as Redevelopment Compensation to be paid simultaneously on execution of Development Agreement.
- J. **Additional RERA CA offered for purchase to existing commercial premises:** The Bidder shall offer additional RERA carpet area on Existing RERA Carpet Area at discounted rate derived from the prevailing full market rate to commercial premises.
- K. **Additional RERA CA offered for purchase to existing residential premises:** The Bidder shall offer additional RERA carpet area on Existing RERA Carpet Area at discounted rate derived from the prevailing full market rate to residential premises.
- L. **Ownership And Possession of Society's Property and Creation Of Third Party Interest:** Ownership and possession of the Property shall always remain with the Society. The selected Developer shall only have revocable license to reconstruct the building as per provisions of RFP, LOI and Development Agreement
- M. **Total Cost On Developer:** The total cost of Project shall be borne by Selected Developer including all construction, hardship compensation, monthly displacement compensation, TDR, premiums, Govt. Charges, official expenses, cost of approvals, stamp duty, registration charges, direct expenses, indirect expenses, insurance, all taxes, out of pocket expenses, incidental expenses, all hidden expenses etc. the selected Developer shall also bear total cost of registration of Development Agreement, Limited Power of Attorney, Individual agreement and any other legal document for redevelopment including Stamp Duty, registration charges, incidental cost and incidental expenses and all hidden expenses, consultants fees, costs of getting the tenure conversion of land done, regularizing the transfer of existing members, etc. The Society shall not contribute to any cost of the project what so ever or nature it may be.

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- N. Approval Of Plans:** The selected Developers shall have to approve plans and obtain IOD of full FSI potential including obtaining all statutory permissions required, loading total admissible TDR, total admissible Additional Govt. FSI, total Fungible Compensatory Area before serving Vacating Notice
- O. Indemnity to Society:** The selected Developer shall have to give notarized undertaking on stamp paper and Indemnity bond on stamp paper for not contravening any development laws, rules or procedures and also for not contravening any law of the land or under any statute and also against any legal action taken by any statutory authorities due to any delay, negligence, non-compliance or any other such act by the Developer, their employees, contractors etc. They further agree to indemnify the Society and its office bearers from any civil or criminal liabilities arising out of any act of commission or omissions committed by the Developers, their employees, contractors etc.
- P. Statutory Approvals:** The Developers shall obtain all statutory approval as required including Mutation of PRC, Civil Aviation NOC for Height, Approval of plans, approval of concessions, loading of TDR, obtaining IOD, obtaining CC, OC etc. at his own costs and efforts
- Q. Stamp duty, registration charges, GST, other applicable taxes etc.:** The Developer's shall bear total cost of stamp duty, registration charges, GST, other applicable taxes etc. and / or any other tax and outgoing payable as per applicable law for Development Agreement, Limited Power of Attorney, Permanent alternate accommodation agreement and any other legal document for redevelopment including incidental cost and out of pocket expenses for member's entitlement carpet area, hardship compensation, monthly displacement Compensation etc.
- R. Liquidated Damages for 'Delay Period':** The Developer shall give their offer for Liquidated Damages for Delay Period if the Project is delayed beyond Grace Period
- S. Reimbursement Of Other Expenses:** The selected Developer shall reimburse to the Society expenses incurred for appointment of PMC / Solicitor / CA / Other Consultants for redevelopment.
- T. Defect Liability Period:** Defect Liability Period shall be for 5 years wherein the selected Developer shall be responsible for rectifying any defects leakage, shrinkage or other faults are found or noted by reason of construction at his own costs, charges, and expenses and efforts.

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U. Conveyance : The selected Developer shall rectify the conveyance and/or procure Deemed Conveyance of Ashirwad Majas Madhu CHSL for the purpose of correction of the plot area at his own costs, charges, and expenses and efforts.

V. Car Parkings:

1. Covered surface car parking as per BMC norms to existing member as follows:
 - a. 1 car parking space for new residential premises having new RERA carpet area less than 968 SFT
 - b. 2 car parking space for new residential premises having new RERA carpet area more than 968 SFT
 - c. As per BMC norms for new commercial premises subject minimum 1 Nos car parking space per existing commercial premises
2. The Developer shall provide only big (2.50 M x 6.00 M) car parking spaces to the existing members.
3. The Developer shall provide only covered conventional surface (non mechanical) car parking spaces to all existing Society members
4. The Developer shall not provide any tandem car parking spaces to the existing Society members
5. The Developer shall provide car parking spaces to the existing Society members proportionately (Existing Members Car Park and Saleable Car Park) on stilt , and all podium floors.
6. The Developer shall be permitted to allot car parkings to his new incoming members of residential premises as per BMC norms.
7. Visitors car parkings shall be reserved as per BMC norms
8. The Developer shall provide only surface car parking spaces for existing members (i.e existing society members as well as saleable purchasers)
9. The Developer shall plan podiums / basements with 6 M wide 2-way Ramp, and additional 2 Nos Car lifts in the whole project
10. The Developer shall provide independent area to be demarcated for 100 nos of BMC approved 2-Wheelers parking for the whole project.

W. The Formal Proposal shall be invited on various parameters including the following

1. Additional Carpet Area
2. Hardship Compensation
3. Monthly Displacement Compensation
4. Car Parking
5. Various securities (Full FSI IOD, BG, Lien area, Mortgage flats, LD, BG for DLP etc)

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6. Construction specifications, and amenities
7. Reimbursement of Other Expenses (PMC / Legal Consultant / CA Fees)

Offer under clauses shall be invited from various bidders.

Thanking You,

Yours Sincerely,
For Dilip Sanghvi Consultants,
Sagar Dilip Sanghvi,
Principal Architect,
COA No. COA/2008/42920

CONSENT LETTER FROM MEMBER

Date: / /2026

To, **Secretary/Chairman,** _____ **CHSL.**

I/we, Mr. _____, and Mrs. _____ an / both adult Indian Inhabitant, residing at Unit No. _____, Wing _____, _____ CHSL located at _____, do hereby jointly and severally state and declare on solemn affirmation as under: -.

1. I/we, am/are Bonafide members of **the** _____ **CHSL**, a Society registered under the provisions of the MCS Act, 1960 under Registration No. _____ of 1967 bearing CTS No. _____ of village _____, Taluka _____, MSD bearing Plot No. _____ of TPS _____, _____ located at _____ Mumbai _____ (hereinafter referred to as "the said property").
2. I/we are holding shares the Society and entered in share certificate standing in my/our names in the records of the Society, and I/we occupy Unit No. _____ on _____ floor on ownership basis in the said Society as the absolute owner/s thereof.
3. I/we am/are aware that a SGBM of the Society was called on _____ to approve the primary resolution of redevelopment, and of redevelopment with neighbouring Societies. I/we am/are aware that appropriate resolution was passed, and the process of redevelopment of our Society is in progress.
4. I/we am/are aware that M/S Dilip Sanghvi Consultants are appointed as PMC as per resolution approved in SGBM dated _____, and M/S _____ are appointed as legal consultants as per resolution approved in SGBM dated _____.
5. I/we agree that my/our unit admeasures _____ SFT of standardized RERA carpet area for purposes of redevelopment as per resolution passed in SGBM dated _____
6. I/we am/are aware that draft PFR has been approved in SGBM dated _____
7. I/we am/are aware that draft RFP has been approved in SGBM dated _____, and the Managing Committee and PMC are authorised to invite offers through private bidding process.
8. I/we hereby give my consent to the Society for carrying out the further redevelopment process with neighbouring Societies, and I/we shall co-operate with the Society for entire joint redevelopment process.
9. I/we am/are further declare that this consent and/or No objection shall be binding on me/us as well as my/our heirs, executors, administrators and assigns and all persons claiming by/under/through me/us or on my/our behalf.
10. What is stated above is true and correct to the best of my/own knowledge and belief and that full effect should be given to the statements made by me/us hereinabove.

Yours faithfully

Members Name & Sign

Members Name & Sign

Members Name & Sign

Dated this _____ day of _____ 2026

In the presence of

Chairperson (_____)

Secretary (_____)

(Seal of the Society)

List of Developers

Developer	Rating by RDC	Ratings from AI
AadityaRaj	7	NA
Ambit	7	NA
Arkade Developers	8	7.3
Birla Estates Private Limited	7	8.6
DTF Developers (DLF Trident)	8	5.8
Dosti Limited	8	7.1
Embassy Developments Limited	7	8.7
Godrej Properties Limited	8	9
Rishabhraj Developers	8	6.1
Hiranandani Construction Private Limited	9	8.9
House of Hiranandani (Shoden Developers Limited)	8	7.7
Inspira Realty	7	6
JSW Realty	8	7
K Raheja Corp	9	9
Kalpataru Limited	9	8.8
Kanakia Developers	8	7.2
Keystone Realtors Limited (Rustomjee)	8	8.7
Kolte Patil Developers Limited	8	7.8
Lotus Developers	8	NA
L & T Realty	8	9.2
Llyods Realty	8	5.9
Mahindra Lifespaces Developers Limited	9	8.7
Man Infra Construction Limited (MICL)	8	8
Mayfair Housing	7	7.2
Manyata Developers	8	7
Narang Realty	7	6.9
NCC Urban	8	7.1
Prestige Estates Projects Ltd.	8	9.1
Puravankara Limited	8	8.2
Raymond Developers	8	7.9
RMZ Corp	8	8.8
Shobha	8	NA
Sugee Developers	7	7.5
Sunteck Realty	8	8.4
Wadhwa Developers	8	8.3

RDC (Redevelopment Committee)

AI (Artificial Intelligence)