



# NAMBIAR REALTY

508, Sagar Tech Plaza, 'B' Wing, Andheri Kurla Road, Sakinaka, Mumbai-400 072.  
Tel.: +91-22-2852 3333 / +91-22-2852 5000 | E-mail: info@magoxyinfra.com

September 18, 2024

The Secretary,  
Jai Chambers Co-operative  
Premises Society Limited,  
Dayaldas Road, Vile Parle East,  
Mumbai-400057

Dear Sir,

## Sub: Redevelopment of the Society building

We refer to the Tender application submitted by us and the discussions we had with the members of the society. Based on the discussions we had, we give below our revised final offer.

Plot Area	620.00 Sq mtrs	6,673.68 Sq ft
Existing built up area	706.00 Sq mtrs	7,559.38 Sq ft
Existing RERA Carpet area	635.40 Sq mtrs	6,893.45 Sq ft
Additional Area entitlement	247.10 Sq mtrs	2,659.78 Sq ft
Total Built up area permissible	2,092.50 Sq mtrs	22,523.67 Sq ft
Total RERA Carpet Area permissible	1883.25 Sq mtrs	20,271.30 Sq ft

Note:

- 1) Additional area to each member: 27% of the existing Carpet Area
- 2) In the event of the society getting approval for an additional area for construction, all members will get an additional area (eg. if the total BUA is increased from 22,523.67 Sq ft to 24,776.03 Sq ft which is 10%, then all the existing members will be entitled for an increase of 10% ie.  $27 + 10\% = 2.70\%$  which amounts to 29.70% of the total area.
- 3) Rent per month during the period of construction: Rs 80/- per sq ft
- 4) There will not be any hardship compensation
- 5) Relocation charges: Rs 20,000/-
- 6) Period of construction: 30 months (will try to complete in 24 months' time)
- 7) Bank Guarantee will not be available
- 8) GST will be borne by the Developer

Thanking you,

Yours faithfully,

For Nambiar Realty,

Proprietor