



# PRUTHVI ENCLAVE CO.OP. HOUSING SOCIETY LTD.

REGD. NO. BOM / (W-R) / HSG / TC / 10904 / 2000-2001

CTS No. 170, Survey No. 110(Part), Khatau Mill Compound, W.E. Highway,  
Borivali (E), Mumbai - 400066

Date: 8<sup>th</sup> November 2025

To,

**Sumit Woods Ltd.**

B- 1101, Express Zone,  
Diagonally Opp. Oberoi Mall,  
Western Express Highway,  
Malad (East), Mumbai- 400097

**Sub:** *Letter of Preferred Developer for Redevelopment of our Society viz. Pruthvi Enclave CHS Ltd., standing on C.T.S. No.170 & 171 of Village Magathane, Taluka Borivali, Mumbai Suburban District, lying, being and situate at Khatau Mill Compound, W.E. Highway, Borivali (East), Mumbai – 400066 under Regulation 33(9) of DCPR 2034.*

**Ref: Sumit Woods Ltd.'s revised offer dated 15<sup>th</sup> October, 2025, and various prior submissions by Sumit Woods Ltd.**

Sir,

A. We are pleased to inform you that after considering your Tender offer/application, and various offers and revised offer submitted by you thereafter and presentation made by you to the members of the Society on 22<sup>nd</sup> June 2025 & 27<sup>th</sup> July 2025, the members of the society during the Special General Body Meeting on 2<sup>nd</sup> November 2025, have unanimously selected **Sumit Woods Ltd. As the developer for the redevelopment of Pruthvi Enclave CHS Ltd**, inter alia on the following terms and conditions:





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1. You will be giving additional **38% (MOFA carpet area)** for residential flats for all the existing members along with 140 + 44 Surface carparking for existing members.
  - a. **1BHK = 453 + 38% = 625.14 Sq. Ft.**
  - b. **2BHK = 682 + 38% = 941.16 Sq. Ft.**
2. That you will pay hardship compensation (corpus) to each member at Rs. 1,300 per sq. ft. on existing carpet area as provided to you by the Society in its Tender Documents (Total Existing Carpet Area 79,450 Sft). This amount will be paid by you as per the following schedule:
  - **25% on Registration of Development Agreement,**
  - **25% on Vacating the premises,**
  - **50% on re-possession of premises along with Full OC.**
3. That you will pay rent on existing carpet area for residential member towards monthly rent towards temporary alternative accommodation as follows:  
in the  
First Year (commencing from the date of vacation by the existing members after IOD) **Rs. 80/- Per Sq Ft,**  
In the Second Year **Rs. 88/- Per Sq Ft,**  
In the Third Year **Rs. 97/- Per Sq Ft.,**

The advanced rent for 1st Year shall be given to members upfront on 100% members vacating their premises & handing over the same to developer after approval of IOD from competent authority, and 2<sup>nd</sup> Year Onward monthly / quarterly PDCs for remaining tenure. The monthly rent/compensation shall be paid to the existing members up to the receipt of Full OC with an 10% escalation from the last paid rent.





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4. You shall bear and pay the charges towards  
**1<sup>st</sup> brokerage equal to the amount of one month's rent upon vacant possession by the existing members for first term of 24 months.**  
**2<sup>nd</sup> Brokerage equal to the amount of one month's rent of second term after 24 Months.**
5. You shall bear and pay shifting charges at **Rs.25,000/-** for each Member while vacating Existing Premises, and **Rs.25,000/-** for each Member while offering repossession of their Premises along with Full OC.
6. You shall complete the Project along with full OC within **36 months with a grace period of 6 months** from the date of members vacating the premises.
7. You shall bear and pay Stamp Duty, GST, Registration fee, and all taxes/levies as applicable for Development Agreement and individual Permanent Alternate Accommodation Agreements for free of cost area offered as per the agreed terms will be borne by you.
8. You will bear professional fee of the Project Management Consultant and Advocates/Solicitors, Chartered accountant engaged by the Society at such times as may be directed by the Society in the stages agreed by such consultants with the Society.
9. That you will at your costs, charges and expense execute a Deed of Mortgage/Charge for the lien area of 15,000 Sq. ft carpet in favour of the Society prior to the vacation of the premises by the members. Release of charge/Lien will be upon completion of the following milestones with the PMC Certificate:
  - 30% On Completion of Plinth,
  - 30% On Completion of RCC work of existing member's component,
  - 30% Will be released on Completion of entire RCC work
  - 10% On OC of premises.





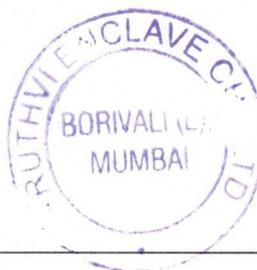
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10. That Developer and Society will mutually agree major milestones (revised plans, MCGM approvals, IOD, etc.) on a date / time plan till the project receives IOD/CC.
  11. That you as the Developer will prepare and submit the building and layout plans to competent Authority, MCGM, TPS, DPR, Fire, safety, other statutory / regulatory bodies including RERA and obtain all necessary approvals to execute the redevelopment work of our Society and paying premiums to competent authority. We shall extend all the necessary co-operation.
  12. The Developer to undertake the development on the Society's lands by demolishing the existing structures of the Society and building a new building.
  13. Entire cost of Development including levy/taxes will be borne by the Developer from the date of handing over physical possession of all the Premises occupied by the members of Society, till the time of handing over of the new accommodation.
  14. The LUC, property tax, water charges, electric bill, Mahanagar Gas, disconnection & reconnection charges etc., shall be borne by you from the date of demolition of the existing buildings till the date of obtaining full O.C and giving possession to the members.
  15. You shall offer a concessional rate to any existing member intending to purchase extra area at the rate of Rs. 26,600/- per sq. ft. for 300 sq. ft. carpet area.
- B. Save and accept as mentioned hereinabove, all the terms and conditions of the Tender Document shall prevail and shall be binding upon you. The terms and conditions of the Tender Documents read together with this Letter of Preferred Developer shall be binding upon you. This is merely a Letter of Intent. The relation between the parties hereto i.e. ourselves and yourselves shall be





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established only after the formal Development Agreement with the requisite stamp duty and registration charges is executed and registered under applicable laws.

C. This Letter of Preferred Developer shall be valid for 6 months only. Time is of the Essence of this Letter of Preferred Developer and the development of the said Property.

D. It is expressly agreed between all parties that the terms and conditions recorded in the Development Agreement shall be constituted as the final binding document.

All the above-mentioned conditions and offers shall remain unchanged in any circumstances in terms of any change in government policies or as detailed in the Development Agreement.

Kindly accept the Letter of Intent duly signed by us, as well the annexures with details of relevant submissions to date. You are requested to kindly sign the duplicate copy of this letter as an acceptance of the terms and return the same to us for our records.

Best Regards,



**For Pruthvi Enclave CHS Ltd**

Annexures:

1. Sumit Woods Ltd offer of 15<sup>th</sup> October 2025 on letterhead.