

DATE: 16th Nov 2025

To,
Hon. Chairman/Secretary,
Tribhuvan Coop Housing Society Ltd,
Bldg No. 128, 129, 130, New Tilak Nagar,
Chembur (East), Mumbai-400089.

Ref: Redevelopment of Tribhuvan Co-Op Housing Society Limited

Ref: Our Offer Letter dated 8th August 2025

Ref: Our Presentation to the members at Society Premises on 12th October 2025

Ref: Our Presentation & Meeting with members at Society Premises on 16th Nov 2025

Subject: Revised & Final Offer Letter as per MHADA policy for Redevelopment of Tribhuvan Cooperative Housing Society Limited

Sir/Madam,

Thank you for inviting us for a detailed presentation and negotiations with your members at the Society premises on Sunday, 16th November 2025. After presentations of plans and discussions with all members and due considerations, we are pleased to share this revised offer letter with you:

- a) **AREA:** We are hereby offering to each member, RERA Carpet Area 795 Sq.Ft., plus an additional Service area of 44 Sq.Ft., thus taking the total carpet area offered to 839 Sq.Ft.

This Service area shall be properly marked in the CC & IOD approval plans and blue print drawings & be officially part of DA agreement & PAAA agreements of each individual member, thus taking the total usable carpet area to 839 Sq.Ft.

- b) **RENT:** We are offering a revised monthly rent for each member as follows:

- 1st Year:** Rs.45,000 per month for each member
- 2nd Year:** Rs.45,000 per month for each member
- 3rd Year:** Rs.50,000 per month for each member
- After 36 months, the rent shall escalate at 10% per annum

- c) **CORPUS:** Rs.1,11,000/- to be paid as Corpus to each member One Time at the time of vacating the Building

- d) **SHIFTING & RE-SHIFTING:** Shifting Charges of Rs.20,000 to be paid to each member during vacating the building & Re-Shifting Charges of Rs.20,000 to be paid to each member during Possession

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- e) **VALIDITY:** This Offer is valid if the Society gives us a Letter of Appointment on or before 30th November 2025
- f) **DURATION:** We shall complete the project in 36 months time period plus six months grace period.
- g) **EXTRA AREA:** If any member wants to purchase a bigger flat with extra area, the additional area shall be SOLD by Developer to respective member on commercial basis with a 10% discount from the on-going market rate. The stamp duty, GST & taxes on this extra area shall be paid by member. Any member who wishes to purchase additional area should make an application for the same to the Hon. Secretary of the Society.
- h) **EXTRA PARKING:** If any member wants to purchase extra parking, the additional Parking shall be SOLD by Developer to respective member on commercial basis with a 10% discount from the on-going market rate.
- i) **COMMERCIAL SHOP:** If any member requests to purchase commercial shop in the project, the same shall be SOLD by Developer to respective member on commercial basis with a 10% discount from the on-going market rate.
- j) **HIGHER FLOOR:** If any member wants to go to higher floor, then same shall be mutually finalized between Developer and respective member on commercial basis with floor rise charges.

All the rest of the terms shall remain same as per the earlier offer letter.

In anticipation of a positive reply and Appointment Letter for Redevelopment work of your esteemed society.

Thanks & Regards



Amit Haware
CEO & Managing Director
Haware Housing

