

OMKAR CO-OP. HOUSING SOCIETY LTD.

REG. NO. : N.B.O.M / CIDCO / HSG / (T.C) / 10200 / D.R / YEAR 2023-2024

ADD.: PLOT NO. 53, SECTOR-15, VASHI, NAVI MUMBAI - 400 703

जितीस गतीस / 2026-27 / 12 DT 06/01/2026

Date: 06/01/2026

To.
M/S. LAL GEBI INFRA PVT LTD. (Gami Group)
101. Real Tech Park, Plot No. 302,
Sector 30A, Vashi,
Navi Mumbai-400703

Sub: Appointment of LAL GEBI INFRA PVT. LTD. (Gami Group) as
Developer for Redevelopment of Omkar Chs. Plot No. 53, B-10 Type
Bldg No. 10 to 20, Sector-15, Vashi, Navi Mumbai 400703.

Reference : 1) Your Tender Application dated 25/09/2025
2) SGM dated 21/12/2025
3) Order under 79(A) for appointment of your Firm as
Developer 31/12/2025

Dear Sir

With respect to the Captioned subject, our Society is pleased to appoint your M/S. LAL GEBI INFRA PVT LTD. (Gami Group) as a developer to redevelop/reconstruct the building of our society. We intend to grant your Firm the redevelopment rights of the above captioned property subject to the terms and conditions as mentioned below :-

Terms & Condition

1. You shall follow all the terms and conditions as per the NOC U/s 79(A) dated 31/12/2025 received from the Joint Registrar of Co-op Societies' (CIDCO).
2. You shall execute the Development Agreement with the Society within 3 months from the date of this appointment letter
3. You shall also furnish a copy of the Development Agreement to the Society for legal vetting
4. Redevelopment rights given to the Developer are Non-Transferable.

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ADD.: PLOT NO. 3, SECTOR-15, VASHI, NAVI MUMBAI - 400 703

5. You shall provide flats to the existing members in the proposed New Building admeasuring 535 Sq ft (RERA Carpet) as per your offer.
6. You shall provide 1 podium car parking & two wheeler parking as per plan feasibility and approval by NMMC.
7. Existing members shall vacate their flats only after receiving commencement certificate and on execution of Permanent Alternative Accommodation Agreement (PAAA).
8. The Development Agreement with the Society and Permanent Alternative Accommodation Agreement (PAAA) with Individual members shall be registered under Registration Act 1908.
9. The Building Plans to be sanctioned by the Municipal Corporation must be placed before the General Body of the society for Information.
10. The Project must be registered in RERA
11. You shall complete the entire construction of the building within 36 months + 6 Months Grace period after handing over.
12. A detailed Development Agreement, with detailed Terms and Conditions which shall be arrived upon after mutual discussion and shall be executed between the parties hereto.
13. The revised Commercial Offer received from you on email dated 19/11/2025 and the terms and conditions in the tender will be binding on you.
14. You are requested to issue an acceptance letter, confirming your appointment as Developer of our Society.

Received
6/01/2025
S.K.



For OMKAR CO-OP. HSG. SOC. LTD.

Chairman

Secretary

Treasurer