

308

14/02



महाराष्ट्र MAHARASHTRA

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25 MAR 2026

EM 392785



**IRREVOCABLE CONSENT**

**FOR RE-DEVELOPMENT**

*[Handwritten signature]*





## **IRREVOCABLE CONSENT FOR RE-DEVELOPMENT**

I, **Mr. Jaywant Vasudeo Shelar** an adult Indian inhabitant, residing at **NL-6/14/02 Five Gardens Co-op Housing Society Ltd, Plot No.10, Sector-9, Nerul, Navi Mumbai-400706** do hereby declare that,

1. I am lawful owner in respect to **Flat No. 02** in Building No14. of **Five Gardens Co-operative Housing Society Ltd. Plot No.10, Sector-9, Nerul, Navi Mumbai-400706**. (Hereinafter for the sake of brevity referred to as "the said flat"). I further state that, I am also member of Five Gardens CHS Ltd which is registered under the Maharashtra Co-operative Society Act 1960 (Act No. XXIV of 1961) and bearing registration No. **N.D.O.M./CIDCO/APG/T.C.C./0787/2025-2026**.

2. I am in continuous possession/occupation of the said flat with uninterrupted access without any obstruction from/to anybody.

3. I am aware that, the buildings of the Five Gardens CHS Ltd are constructed in the year 1983 by CIDCO Ltd. The said buildings are more than 43 years old and are in dilapidated condition which are dangerous for use and occupation. I further

A handwritten signature in blue ink, appearing to read 'Jaywant Vasudeo Shelar', with a long horizontal stroke underneath.



state that, all the members of Five Gardens Society have unanimously taken decision in the Special General Meeting dated 02/11/2025 for Redevelopment of the Society through Developer.

4. I am also aware that, the society have also followed all due process of law for redevelopment of the buildings of the society. The society have informed all this redevelopment process to the all members of the society including me by conducting various meetings. Hence, I am satisfied about all the redevelopment process initiated by the society. Therefore, I have no grievance of whatsoever in nature against the society and all the members of the managing committee of the society.

5. I am aware that, in the Special General Body Meeting held on **02/11/2025**, the Members are of the opinion that it would be necessary to do the re-development of the buildings and such re-development be carried out by appointing a Developer. Accordingly, the members have already submitted their consent to the society.

6. I am aware that, pursuant to the SGM dated 04/01/2026 the feasibility report was prepared by Project Management Consultancy (PMC), **M/s. Triarch Design Studio**. Further, pursuant to the SGM dated **04/01/2026** the Tender was

prepared by our **PMC i.e. M/s. Triarch Design Studio**. The society also issued public notice in the daily newspaper in the **Times of India and Loksatta** regarding tender of redevelopment of society. Total five developers submitted their bids for showing their interest in redevelopment of the said land of the Society.

7. I am aware that, after following the process as set out in the Tender Document, at the SGM held on **08/03/2026** at Shree Gajanan Maharaj Mandir, Plot No.17 Sector-29, Nerul the General Body by majority passed the resolution for selecting **M/s. Akshar Prime Avenue LLP** as the developer to redevelop the said Property of the Society after conducting the process of voting on Ballot paper.

8. I say that, I am aware about the meeting held on **08/03/2026**. I am in agreement with decisions taken in the Special General Body Meeting held on **08/03/2026** wherein it was unanimously resolved to appoint the **M/s. Akshar Prime Avenue LLP, Office- Unit No.0048, Ground Floor, O Wing, Akshar Business Park, Plot No.03, Sector-25, Vashi, Navi Mumbai - 400703**, represented through its partner **Mr. Hari Bhachubhai Mujat** as **"The Developers"** for carrying on the Re-Development project of **Five Gardens Co-op Housing Society Ltd.**






9. I say that, on 29/03/2026, the Special General Meeting U/s. 79A of Maharashtra Co-operative Societies Act 1960, was held at hall in Bhanushali Wadi, Basweshwar Maharaj Marg, Sector 19A, Nerul, Navi Mumbai, 400706. In the said meeting the authorized officer from Office of the Deputy Registrar of Co-Operative Housing Society was present. In the said meeting again all the members unanimously selected and appointed M/s. Akshar Prime Avenue LLP as a developer for carrying out the Redevelopment project of our society.

10. I have confirmed and accepted the said resolution and hereby given irrevocable consent to the said proposed redevelopment as well as to appoint **M/s. Akshar Prime Avenue LLP, Office- Unit No.0048, Ground Floor, O Wing, Akshar Business Park, Plot No.03, Sector-25, Vashi, Navi Mumbai - 400703**, as Developer for carrying out the redevelopment work. I hereby promised that, I will not withdraw/revoke the consent given by me for appointment of Developer **M/s. Akshar Prime Avenue LLP** for the redevelopment work of the society in any circumstances whatsoever in nature.

11. I am aware in the proposed redevelopment scheme, I have agreed for the allotment of the new flat (permanent alternative accommodation) of the RERA carpet area of 1071 Sq.ft. Rera



carpet area at No Additional Cost, on Ownership basis with standard amenities which are to be recorded and incorporated in Development Agreement (which is to be executed between society and above referred developer) in the newly re-constructed building on the said property.

12. I say that, no litigations of whatsoever nature are pending in any Court of law against me in respect of the said flat. I further confirm that my title to the said flat is clear marketable and free from all encumbrances.

13. I have hereby given my irrevocable consent for demolishing the existing building/s which included my flat after receiving approval of the Plan/Commencement Certificate by Navi Mumbai Municipal Corporation (NMMC) for the construction of new building on the said property as per UDCPR dated 02<sup>nd</sup> December 2020.

14. I am aware that, during the course of Re-Development, the Managing Committee of the Society will have to take certain decisions, to make certain representations and execute Re-development Agreement, Power of Attorney. Such other writings, documents shall be approved by the Special General Body Meeting and thereafter the Managing Committee shall have right to execute and get registered such documents, for and on behalf





17. I further undertake to enter in an agreement of permanent alternate accommodation with the Society or Developer after the approved plans/commencement Certificate received from all concerned Authorities including NMMC.

18. I declare that I shall extend my full cooperation to the Managing Committee of the Society as well as to the Developer for the Development till its completion and further undertake to abide by the decisions of the Committee.

19. I undertake to hand over vacant possession of said existing flat to the society or developer immediately within such period as may be recorded in development agreement after receipt of Commencement Certificate from Navi Mumbai Municipal Corporation upon their fulfillment of conditions as more particularly recorded in the Development Agreement.

20. I also give my consent for shifting to temporary alternate accommodation as the member for myself and on behalf of all my family members and others occupying my existing premises (flat) shall be binding on my family members and occupants of my existing premises (flat).

21. This consent is given voluntarily out of my free will and without any force and shall be binding on me and also on my Successors, Assigns and my heirs.



29 MAR 2026



22. I hereby declare that this consent, shall not be considered as transferable in favour of any other Developer in whatever consequences and circumstances.

WHATSOEVER STATED HEREINABOVE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BEHALF

SIGNED AND DELIVERED BY

Within named Member

*[Handwritten signature]*



Aadhaar Card No. \_\_\_\_\_

**Witness**

- 1) *[Handwritten signature]* (Secretary)
- 2) *[Handwritten signature]* (Chairman)



Note: The Consent shall be notarized and shall be accompanied with a photo ID card with self-attested.

Reg. No. 1  
 Sr. No. 308  
 Date. 29 MAR 2026  
**OF NOTARY REGISTER**

**BEFORE ME**  
*[Handwritten signature]*  
 Adv. CHAITANYA S. KAMBLE  
 B.Com., LL.B.,  
 ADVOCATE HIGH COURT  
 NOTARY GOVT. OF INDIA  
 Reg. No. 35773


29 MAR 2026


आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

JAYWANT SHELAR  
 VASUDEO GANGARAM SHELAR  
 12/12/1963

Permanent Account Number  
**ASUPS4104K**

  
 Signature



INDIA

NOTARY  
 GOVT. OF INDIA  
 K. S. RAMBLE  
 27/11/2030

In case this card is lost / found, kindly inform / return to  
 Income Tax PAN Services Unit (ITSI)  
 Plot No. 3, Sector 11, CBD Belapur,  
 Navi Mumbai - 400 654.  
 इस कार्ड के खोने / पाए जाने की सूचना कृपया  
 आयकर PAN सेवा यूनिट (ITSI)  
 प्लॉट नं. 3, सेक्टर 11, सीडी बेलपुर,  
 नवी मुंबई - 400 654 को दें।

Shelar



भारत सरकार  
Government of India

जयवंत वासुदेव शेळार  
Jaywant Vasudeo Shelar  
जन्म तारीख / DOB : 12/12/1969  
पुरुष / Male

आधार हा ओळखीचा पुरावा आहे, नागरिकत्वाचा जबाबदारीचा नाही.  
हे फक्त पडताळणीसाठी वापरले जावे (ऑनलाईन प्रमाणीकरण किंवा QR कोडने स्कॅनिंग/ ऑफलाईन XML)  
Aadhaar is proof of identity, not of citizenship  
or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

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मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पत्ता: S/O वासुदेव शेळार, एनएल-6 / 14 / 1, शान्ती निकेतन  
अपार्टमेंट ओनर्स असोसिएशन, सेक्टर 9, उज्जला हॉटेल जवळ  
नेरुल, नवी मुंबई, ठाणे, महाराष्ट्र, 400706  
Address: S/O Vasudeo Shelar, NL-6 / 14 / 1, Shanti  
Niketan Apartment Owners Association, Sector 9, Near  
Ujjala Hotel, Nerul, Navi Mumbai, PO, Nerul Node - 3,  
DIST: Thane, Maharashtra, 400706

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