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20/08



महाराष्ट्र MAHARASHTRA

2025

25 MAR 2026

EM 392824



IRREVOCABLE CONSENT

FOR RE-DEVELOPMENT

Sakshmidevi



25 MAR 2026



मुद्रांक विहीन वही अनु. क्रमांक 104892 दिनांक.....
दस्तावा प्रकार..... वस्तु नीवणी करणार आहेत का होय/नाही
नीवणी होणार असल्यास मुद्रांक निबंधक कार्यालयाचे नाव.....
मिळकतीचे वर्णन..... मोबदला रक्कम.....

मुद्रांक विकत घेणाऱ्याचे नाव J. Lakshmidevi

दुस-या पदाकाराचे नाव.....

हस्त असल्यास त्याचे नाव व पत्ता Raju.p., NL-6/20/8, Sec-9, Army

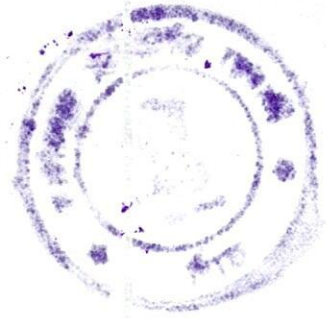
मुद्रांक शुल्क रक्कम 500/- मुद्रांक विकत घेणाऱ्याची सही.....

मुद्रांक विक्रीचे ठिकाण/पत्ता:- , राजमं. 92, जनता मार्केट-9,

श्री. विजोद वि. शिंगाडे सेक्टर-3, मेरुल, बदा जुबई-400006

मुद्रांक विक्रीच्याची सही परवाना क्र. 22/2003 नदिन परवाना क्र. 9209089

कारणासाठी मुद्रांक खरेदी केल्यापासून 6 महिन्यांचा आत वापरणे बंधनकारक आहे ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच



ESASPE 101/2



IRREVOCABLE CONSENT FOR RE-DEVELOPMENT

I, **Mrs. J. Lakshmidevi** an adult Indian inhabitant, residing at **NL-6/20/08 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. 08** in Building No.20 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

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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

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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.**

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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

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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 02nd 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

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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.

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29 MAR 2025

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

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Aadhaar Card No. _____



Witness

1) [Signature] (Secretary)

2) [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. 319
Date 29 MAR 2025
OF NOTARY REGISTER

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

29 MAR 2025



 भारत सरकार
GOVERNMENT OF INDIA



लक्ष्मीदेवी मुब्बराजू जंपाना
Lakshmidevi Subbaraju Jampana


जन्म वर्ष / Year of Birth : 1960
स्त्री / Female



2595 2262 4132

आधार — सामान्य माणसाचा अधिकार



 भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता W/O मुब्बराजू जंपाना, एन.एल - 6/20/8,, NEAR ST. AUGUSTINE SCHOOL, SECTOR - 9, NERUL, PIN CODE - 400706, नवी मुंबई, ठाणे, महाराष्ट्र, 400615

Address: W/O Subbaraju Jampana, NL - 6/20/8,, NEAR ST. AUGUSTINE SCHOOL, SECTOR - 9, NERUL, PIN CODE - 400706, Navi Mumbai, Thane, Maharashtra, 400615

1947
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आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

JAMPANA LAKSHMIDEVI SUBBARAJU

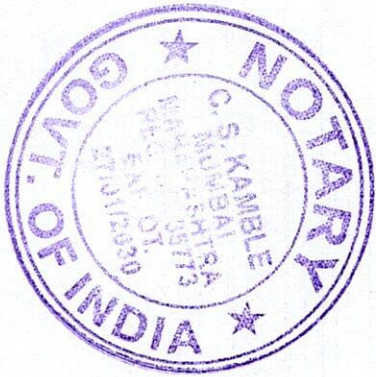
KRISHNAN RAJU DATLA

01/01/1960
Permanent Account Number
AHYPJ6997N

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Signature



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