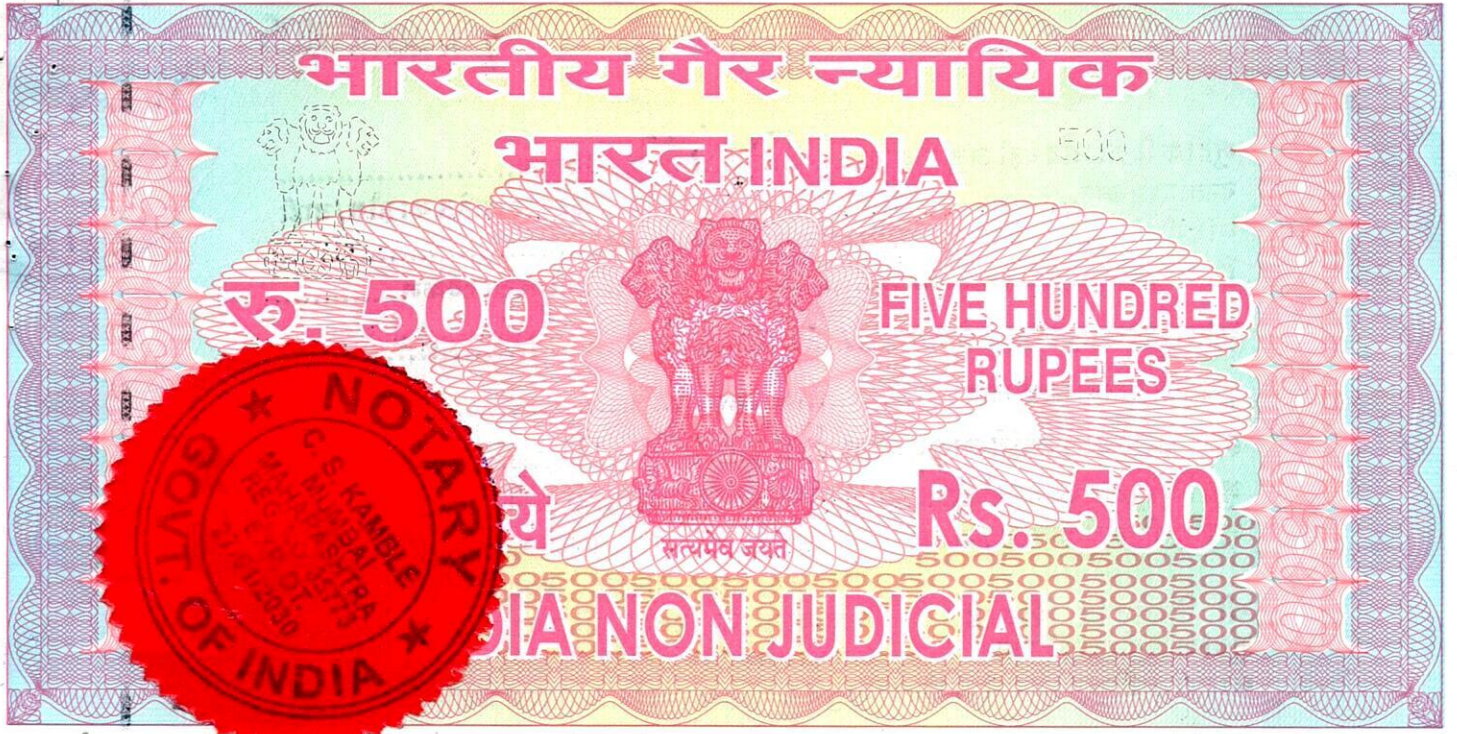


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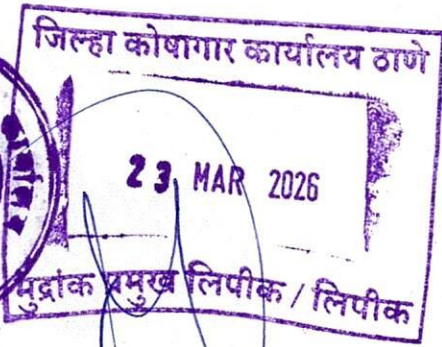


महाराष्ट्र MAHARASHTRA

2025

25 MAR 2026

EM 392823



IRREVOCABLE CONSENT

FOR RE-DEVELOPMENT

Handwritten signature

25 MAR 2026



मुद्रांक दिवशी नोंद वही अनु क्रमांक 104693 दिनांक
दस्तावा प्रकार रक्षक नोंदणी करणार आहेत का होय/नाही
नोंदणी होणार असल्यास मुद्रांक विभाग कार्यालयाचे नाव
मिळकतीचे वर्णन नोंददला रक्कम

मुद्रांक विकत घेणाऱ्याचे नाव Azad B. Shikalgar

दुस-या पक्षकाराचे नाव

हस्त असल्यास त्यांचे नाव व पत्ता Raju P., NI-6/20/9, Sec-9, New

मुद्रांक शुल्क रक्कम 500/- मुद्रांक विकत घेणाऱ्याची सही

मुद्रांक विक्रीचे ठिकाण /पत्ता:- , हातान नं. 92, जयता मार्केट-9,

सेक्टर-3, मेरुळ, नवी मुंबई-400606

परवाना क्रं. 22/2003 नविन परवाना क्रं. 9209084

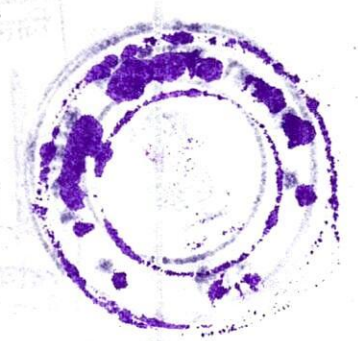
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच
कारणासाठी मुद्रांक खरेदी केल्यापासून 6 महिन्यांचा आत वापरणे बंधनकारक आहे

श्री. विनोद वि. शिंगाडे

मुद्रांक विक्रेत्याची सही

कारणासाठी मुद्रांक खरेदी केल्यापासून 6 महिन्यांचा आत वापरणे बंधनकारक आहे

मुद्रांक विभाग, महाराष्ट्र शासन
25 MAR 2026
मुद्रांक विक्रीचे ठिकाण





IRREVOCABLE CONSENT FOR RE-DEVELOPMENT

We **Mr. Azad Babamiyan Shikalgar & Mrs. Habiba Azad Syed Shikalgar both** adult Indian inhabitants, residing at **NL-6/20/09 Five Gardens Co-op Housing Society Ltd, Plot No.10, Sector-9, Nerul, Navi Mumbai-400706** do hereby declare that,

1. We are lawful owners in respect to **Flat No.09** 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"). We further state that, we are also members 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. We are in continuous possession/occupation of the said flat with uninterrupted access without any obstruction from/to anybody.

3. We are 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. We further 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. We are 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 all the members of the society including us by conducting various meetings. Hence, we are satisfied about all the redevelopment process initiated by the society. Therefore, we have no grievance of whatsoever in nature against the society and all the members of the managing committee of the society.

5. We are 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. We are 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. We are 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. We say that, we are aware about the meeting held on **08/03/2026**. We are 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. We say that, on 29/03/2026 the Special General Meeting U/s. 79A of Maharashtra Co-operative Societies Act 1960, is 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. We have confirmed and accepted the said resolution and hereby given irrevocable consent to the said proposed re-development 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. We hereby promised that, we will not withdraw/revoke the consent given by us for appointment of Developer **M/s. Akshar Prime Avenue LLP** for the redevelopment work of the society in any circumstances whatsoever in nature.

11. We are aware in the proposed redevelopment scheme, we 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. We say that, no litigations of whatsoever nature are pending in any Court of law against us in respect of the said flat. We further confirm that our title to the said flat is clear marketable and free of all encumbrances.

13. We have hereby given our irrevocable consent for demolishing the existing building/s which included our 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. We are 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 of the Society. We hereby also given consent for execution of such redevelopment agreement, Power of Attorney and any other documents by the managing committee of the society in favour of the said developer **M/s. Akshar Prime Avenue LLP.**





18. We declare that we 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. We 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. We also give our consent for shifting to temporary alternate accommodation as the member for ourselves and on behalf of all our family members and others occupying our existing premises (flat) Shall be binding on us family members and occupants of our existing premises (flat).

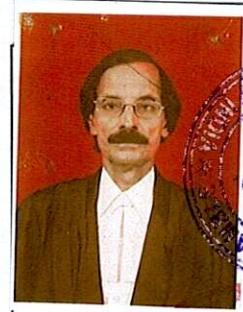
21. This consent is given voluntarily out of our free will and without any force and shall be binding on our and also on our Successors, Assigns and our heirs.

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

29 MAR 2026

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

SIGNED AND DELIVERED BY
Within named Members



[Handwritten signature]

Aadhaar Card No. _____



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. 336
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



भारत सरकार
Government of India

हबीबा आजाद सय्यद
Habiba Azad Syed
जन्म तिथि/ DOB: 14/01/1954
महिला/ FEMALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग साक्षात्कार (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/
ऑफलाइन एकरफ़र्मल की स्कैनिंग) के साथ किया जाना चाहिए।
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)

9831 1153 5825

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
प्लॉट 6/20/2/9, .. सेक्टर नं 9 नेरुल ईस्ट, नवी मुंबई,
Nerul Node - 3, ठाणे,
महाराष्ट्र - 400706

Address:
NL 6/20/2/9, .. Sector No 9 Nerul East, Navi
Mumbai, PO: Nerul Node - 3, DIST: Thane,
Maharashtra - 400706

9831 1153 5825

1947 | help@uidai.gov.in | www.uidai.gov.in

Habiba Azad Syed

आयकर विभाग
INCOME TAX DEPARTMENT

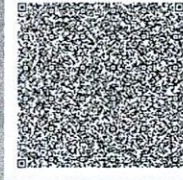


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

JNYPS0458E

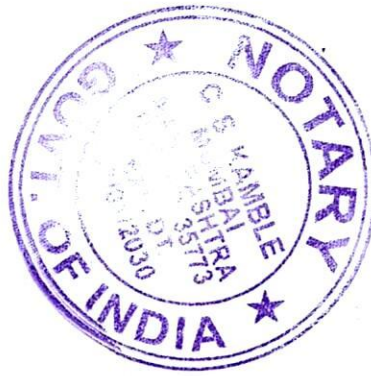


नाम / Name
HABIBA AZAD SYED

पिता का नाम / Father's Name
ISMAIL KASAM SHAIKH

जन्म की तारीख /
Date of Birth
14/01/1954

हस्ताक्षर / Signature



Habiba



भारत सरकार
Government of India

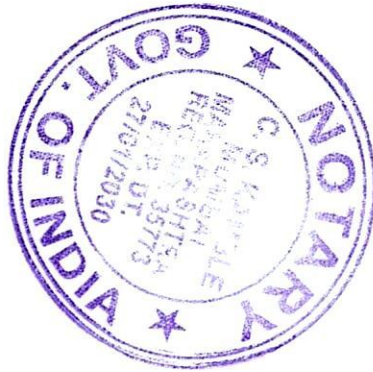
आज़ाद बबामियाँ सैयद
Azad Babamiyan Syed
जन्म तिथि/ DOB: 15/07/1939
पुरुष/ MALE

Aadhaar no. issued: 07/10/2023

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/
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7812 9884 4135

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
एनरुल 6/20/9, सेक्टर 9 नेरुल ईस्ट, नवी मुंबई,
Nerul Node - 3, ठाणे,
महाराष्ट्र - 400706

Address:
NL 6/20/9, Sector 9 Nerul East, Navi
Mumbai, PO: Nerul Node - 3, DIST: Thane,
Maharashtra - 400706

Details

7812 9884 4135



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DMZPS4031M



नाम / Name
AZAD BABAMIYAN SYED

पिता का नाम / Father's Name
BABAMIYAN SHIKALGAR

जन्म की तारीख /
Date of Birth
15/07/1939

हस्ताक्षर / Signature

