

| <u>Fact Sheet of ROOF TOP CHS LTD. for Appointment of PMC for Redevelopment</u> | |
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| Name of the Society | Roof Top Cooperative Housing Society Limited |
| Society Registration | Reg. No. BOM/HSG/4621 of 1975 |
| Address | Roof Top Cooperative Housing Society Limited Guru Govind Singh Marg, Off. Mahakali Caves Road, Behind Holy Spirit Hospital, Andheri East, MUMBAI 400 093 Maharashtra https://www.google.com/maps/place/19°07'48.0"N+72°51'59.9"E |
| CTS NO. & Village | CTS No. 6A of Village Mulgaon CTS 6A is larger plot Roof Top situated on Part of this whole plot |
| DP sheet No. | WS 24 |
| Net Plot Area + DP Road FSI consumed in existing Society todate | 4,086.00 Sqm (net plot area) + 1,180.00 sqm (Road FSI of DP Road) |
| Plot area to be taken as per concerened approval authority | PMC shall consider the plot area as permitted as per DCPR 2034 and various GR & circulars issued by Govt. Maha. And MCGM from time-to-time. |
| DP sheet No. | WS 24 CTS 6A is larger plot Roof Top situated on Part of this whole plot |
| PMC to Maximise Corpus for the society and the members | |
| PMC shall maximise the compensation area of the society and society members New flat areas. | |
| PMC shall submitt Various options like ; | |
| Option I - Joint Developer Redevelopment under Reg 30, 33 (7) (B) of MCGM DCPR 2034 for FSI _____ | |
| Option II - Joint Developer Redevelopment under Reg 30, 33 (11) of MCGM DCPR 2034 for FSI _____ | |
| Option III - Joint Developer Redevelopment under Reg 30, 33 (7) (B), 33 (20) (B) of MCGM DCPR 2034 for FSI _____ | |
| Option IV - Joint Developer Redevelopment as per Reservation of Affordable Housing clubbed with 30, and various other regulations as in 33 of MCGM DCPR 2034 for FSI _____ | |
| PMC shall carryout Sensitivity Analysis for All Options | |
| PMC shall limit Time for the Redevelopment to most efficient limits | |
| PMC shall submit their offers Stage wise in 3, max. 4 stages and also the fees stagewise and payment terms | |