

Rs. 100/- STAMP PAPER

IRREVOCABLE CONSENT FOR RE-DEVELOPMENT

I, Shri -----, Indian inhabitant, residing at Flat No.-----
----- do hereby declare that,

1. I am a member of ----- CO Op Housing Society Ltd. / Apartment Owners Association a Co-operative Society / Apartment Owners Association registered under the Maharashtra Co-operative Society Act 1960 (Act No. XXIV of 1961) / Maharashtra Apartment Ownership Act 1970 and bearing registration No. Rgd----- and having address at ----- . I am the sole holder of Share Certificate No ----- of the said society / Apartment Owners Association. I am Holding Flat No. ----- admeasuring ----- -- sq. Ft. Carpet area, on ----- floor of Building (Hereinafter for the sake of brevity referred to as "the said flat")
2. I am in continuous possession / occupation of the said flat since ----- with unhindered access without any obstruction from / to anybody.
3. That the Structural Audit of the building has been done and the building is found unsafe for habitation further Navi Mumbai Municipal Corporation, the competent authority declares the building as Dilapidated.

4. That, In the special General Body Meeting held on ----- as recorded in the minutes, “members were of the opinion that it would be necessary to do the re-development of the building. The society having no funds for the re-development of the building on its own, so re-development by appointing a Developer was the only option
5. I say that I was present in the Special General Body meeting held on ----- wherein it was unanimously resolved to appoint the firm M/s. -----
-----represented through its proprietor -----
- having their registered office at ----- as “The Developers” subject to compliance of terms and conditions contained in offer letter dated ----- issued by the Developers for carrying on the Re-Development project of -----.

As my flat is in a dilapidated condition beyond any ordinary repair or maintenance; I 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. - ----- as Developer for carry the redevelopment work.

6. In the proposed redevelopment scheme, I have agree for the allotment of the carpet area of ----- at No Additional Cost, on ownership basis with standard amenities, in the newly re-constructed building on the said property. I further agree to the said entitlements specifically mentioned in the said offer letter dated ----- given by the said Developer.
7. 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 of all encumbrances.
8. I hereby given my irrevocable consent for demolishing the existing building/s which included my flat on the approval of the Plan by Navi Mumbai Municipal Corporation (NMMC) for the construction of new building on the said property as per the Gov. Notification dated 04 February 2015 and as per prevailing DCR of NMMC.
9. 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 behalf the Society.

10. I undertake not to obstruct the development work or to do any act or omit to do any act which will adversely affect the same.
11. I declare that in case, I shall decide to sell or transfer my shares of the Society and / or my rights in my flat, and /or my right to obtain alternate accommodation / flat in newly developed buildings as aforesaid, then in such an event, i shall obtain prior written permission / approval from the Society after following requisite procedure for transfer under the Maharashtra Co Op. Housing Act / Maharashtra Apartment Ownership Act 1970 and rules thereunder. Further in such an event i shall inform the purchaser/s thereof about affidavit / Declaration executed by me and shall obtain and furnish to the Society and Affidavit / Declaration from such purchaser incorporating his consent to the said redevelopment on the basis of similar terms and conditions and further facts as per the progress of redevelopment up to the date of such sale or transfer and also furnish such documents of transfer as maybe executed between me by such Purchaser/s.
12. I further undertake to enter in an agreement with the Society and /or Developer after the approved plans from all concerned Authorities including NMMC.
13. 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.
14. I undertake to hand over vacant possession of said existing flat to the developer when called for under the Development Agreement upon their fulfilment of conditions such as under.
 - a) Payment of brokerage, rent for alternate accommodation, to and from shifting of furniture, hardship / dislocation cost.
 - b) Getting Building Permission in the Society's name from Authorities,

c) Other conditions if any as per the said Development Agreement.

15. This consent for shifting to temporary alternate accommodation is given by me as the member for myself and on behalf of all my / our family members and other occupying my / our existing premise (flat) shall be binding on me / us and my / our family member and occupants of my / our existing premises (flat)

16. 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.

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

SIGNED AND DELIVERED BY

Within named Member

(Name of Member)

Aadhaar Card NO.

Flat No.

Navi Mumbai -----

Witness

1) -----, Secretary.

2) -----, Chairman



Note : The Consent shall be notarised and shall be accompanied with a photo ID card with signature.