



# PRAGATI CO-OPERATIVE HOUSING SOCIETY LIMITED

(BUILDING NO E-5 TO E-8)

REGD NO: N.B.O.M/CIDCO/H.S.G./(TC)/10563/D.R/2024-25.  
PLOT NO.5, SECTOR-1, VASHI, NAVI MUMBAI-400703

Pragati Ref. No: 003 /2026

Dated : 21.01.2026

To,

**M/s GURUWAKYA REALTY LLP,**

413, Satra Plaza, Plot No.20, Sector-19D,

Vashi, Navi Mumbai -400705

Dear Sir,

**Kind Attention : Mr. Swapnil**

**SUB: LETTER OF APPOINTMENT AS DEVELOPER OF PRAGATI CHS LTD,  
PLOT NO 05, SECTOR-01,VASHI NAVI MUMBAI.**

Pursuant to the Special General Body meeting held on 18<sup>th</sup> January 2026 which was held in presence of officer Mr. Sharad Waghmare (observer from the office of Deputy Registrar of Co-op Society (CIDCO)), and letter received from the Deputy Registrar of Co-op Society (CIDCO) on 20<sup>th</sup> January, 2026 bearing no : JA.KR. UP.NI/Society Building / Redevelopment /246 / 2026, We have great pleasure in appointing your firm M/s Guruwakya Realty LLP as Developer for redevelopment of PRAGATI CHS LTD, PLOT NO 05, SECTOR-01,VASHI NAVI MUMBAI.

Please note that this appointment letter is being issued to you only as Developer to redevelop the buildings of the society as per your Tender Submitted to the society on **28.12.2025** and also as per your final offer letter dated **06.01.2026**.

Also note that the Final mutually agreed terms and conditions will be incorporated in the Development Agreement, subject to the approval of the General Body of the Society



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This letter is being sent in duplicate. One copy may please be signed in token of your acceptance and returned to us along with your letter of acceptance of the project.

Thanking You,

Yours faithfully,

Chairman

Secretary

Treasurer

**PRAGATI CO- OPERATIVE HOUSING SOCIETY LTD**

**ACCEPTED**

Signature of the Authorised Partner : SWAPNIL

Date: 22/01, 2026

Place: Vashi, Navi Mumbai.

Seal of the Firm:



CC to : PMC – Diemensions Architects Vashi, Navi Mumbai



## Revised Offer – Enhancement in Area Entitlement and Increase in Corpus Amount.

1 message

Redevelopment . <redevelopment@paradisegroup.co.in>  
To: pmc@dimensionsarchitect.in  
Cc: etypeapartment@gmail.com

Tue, Jan 6, 2026 at 11:50 AM

To  
**The Chairman & Members of the Managing Committee.**  
Pragati Co-operative Housing Society Ltd.  
Plot No. 05, sec. 01, Vashi, Navi Mumbai.

Dear Sir/Madam,

### Greetings from Guruwakya Realty LLP.

With reference to our earlier redevelopment proposal submitted to Pragati Co-operative Housing Society Ltd., and further discussions held with the Society and its appointed consultants, we are pleased to submit our revised and improved offer for your kind consideration.

In our continued commitment to deliver maximum value, transparency, and long-term benefits to all members of the Society, we hereby place on record the following enhancements over our earlier proposal:

#### 1. Increase in Area Entitlement.

The rehabilitation area offered to eligible members has been enhanced **from 85% to 90%**, thereby providing additional benefit and improved living standards to all members.

#### 2. Increase in Corpus Amount.

The corpus contribution has been increased **from ₹1,50,000/- to ₹200,000/- per eligible member**, reflecting our sincere intent to further strengthen the Society's financial position.

All other terms and conditions of our earlier proposal, including timelines, specifications, quality standards, statutory compliances, and commitments, shall remain unchanged, unless otherwise mutually agreed in writing.

We trust that the above enhancements demonstrate our earnest interest and seriousness towards undertaking the redevelopment of your Society in a professional, timely, and transparent manner. We respectfully request the Managing Committee and members to consider this revised offer favorably and place the same before the General Body for deliberation and approval as deemed appropriate.

We remain available for any clarification, presentation, or discussion required by the Society.

Thanking you and assuring you of our best services at all times.

Yours faithfully,

**For Guruwakya Realty LLP**

Authorized Signatory

**Name: AMIT BATHIJA**

**Designation: DIRECTOR (PARADISE GROUP)**