

# **Simla House Co-operative Housing Society Ltd.**

Registered No: BOM/HSG/1688 of 1969

51/B, Laxmibai Jagmohandas Marg, Mumbai – 400 026.

Email: simlahousechs@gmail.com Tel: 49719548/8591894743

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Minutes of the Meeting with Keystone Realtors Ltd. which was held on Thursday 12<sup>th</sup> September 2024 at 10.30am at Rustomjee Crown, Prabhadevi to discuss the "Redevelopment of Simla House CHS Ltd".

Meeting was attended by:

## **Keystone Realtors Ltd.**

1. Mr. Percy Chowdhry – Director, Keystone Realtors Ltd.
2. Mr. Rohit Prasad -
3. Mr. Dhiraj Vatwani – Business Development

## **Managing Committee Members of Simla House CHS Ltd.**

1. Mr. Ashish Shah
2. Mr. Ketan Dalal
3. Mr. Jatin Shah
4. Mr. Saumil Shah
5. Mr. Bhavesh Domadia
6. Mrs Lata Bhatia
7. Mr. Umesh Shah

## **Society Members of Simla House CHS Ltd.**

1. Mr. Tushar Dharia
2. Mr. Tawheed Sofia
3. Mr. Vipul Shah

## **PMC – Supreme Engicons Pvt. Ltd.**

1. Mr. Suresh Sahu
2. Mr. Sufiyan Tanwar
3. Mr. Ganesh Joshi
4. Mr. Rajesh Latkar

This was the second round of meeting to discuss the queries and to analyze the commercial bid before they could re-submit the same to us.

Members & our PMC Mr. Sahu went ahead and read out the commercial offer and analysis / discussions was done with the Developers as follows.

### **Total Construction Area:**

Mr. Sahu: requested the developer to provide a bifurcation of the total assumed construction area by specifying FSI and non-FSI areas.

Developer Response: Due to non-availability of MCGM approved plans, we won't be able to calculate the construction area. However generally the last approved FST x 2.3% extra what we may get. But all is upon approved plan only.

As per the developer about Jal darshan - there is no height restriction, the developer has some documents also which they will share with the Society.

Mr. Ashish Shah & Mr. Tushar Dharia: enquired about the tentative proposed floor and

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presentation of the proposed Simla Towers is required before next SGM.

Developer Response: it will take 3-4 weeks to prepare said floor plans. However, they shall try to give it to the society before 25th Sept 2024.

## **Extra Area Provision:**

Mr. Sahu: asked whether the developer is providing 50% extra on MOFA Carpet or RERA Carpet.

Developer Response: For all flats Developer would be providing 50% Extra on MOFA Carpet area.

For Garages - If MHADA has approved garages developer will provide all the facility same as other members as offered but if their (garages) area not approved by MHADA clear answer shall be provided by the developer by 25th Sept 2024 by the developer along with their final offer.

## **Certification and Compensation:**

Mr. Ashish Shah: What happens if one or all garages' owners fail to submit/prove residential or commercial certification from MHADA?

Developer Response: Certification from MHADA is must to get the offered benefits.

## **Parking:**

Mr. Ashish Shah: discussed many points related to parking and "related to parking" and requested to provide more clarity on the total parking area.

Society's requirement is number of car parking minus 1 bedroom. Also, what is demand and what is supply of parking needs to be calculated by developer and revert in his revised proposal.

Developer Response: As of now we have considered and offered the parking allotment as per MCGM. They shall give the total number of parking supply in the proposed plan and revert with a final offer.

Further he requested for drivers' room on each floor with toilets and other amenities.

Further he requested to accommodate the formula of number of bedrooms less 1 for each flat. The Developer was to get back to us.

Visitor Parking provision was already considered as per law 20% of total parking's allotted.

Mr. Ashish Shah informed that car wash area, driver waiting room with amenities to be incorporated in the revised offer from the builder.

Mr. Ashish Shah informed to keep mobile boosters in drivers waiting area and parking area since it would be impossible to call them in case of low or no network.

Developer Response: Yes, we will incorporate it the Planning & design

## **Rental Terms:**

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For members rent would be as. 185 per sq ft.

Rentals would be one year in advance and PDC for the remaining 3 years.

Moving Charges would be 100 sq ft.

Brokerage would be 2 months' rent paid once on vacating and once more after 3 years

Deposit of 3 months would be refundable against last 3 months rent

## **Buy back of flats**

The Developer informed that they shall inform on this but further advised that the best is to sell when NOTICE TO VACATE is issued.

## **Corpus Fund:**

The corpus fund offered is too low.

Mr. Tawheed Sofia suggested that the Developer consider increasing this corpus as now societies these days are charging Rs 35-40 per sq ft maintenance

## **Purchase of additional area by the existing members:**

Should the members want to purchase additional area they will be offered 5% less rate than the opening rate of the Developers sellable area. Stamp duty on the same would have to be paid.

## **HEIGHT**

Mr. Tushar Dharia queried about the height of the flats, and it was confirmed by the developer that they normally provide 11.8 feet

## **Vacating procedures:**

Developer Note: All members must vacate their current places within the specified time.

Non-Compliance: Members who do not co-operate may face legal action, lose corpus, rent, and other benefits.

Overseas Members: can provide a power of attorney for DA and signing of other documents.

Developer to provide a draft of this POA.

## **For Relocation of flats:**

The Developer agreed to pay one month's rent to and fro.

## **For Buy back of flats**

The Developer informed us that they shall revert back on this.

## **LIEN Area Confirmation:**

Mr. Sahu asked that the developer has confirmed a lien area of 20,000 sq ft.

Developer Response: The developer will follow up on this and get back to us.

**Building Height:** The architect of developer mentioned the building height will reach up to 120 meters.

## **Final Offer Submission:**

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Mr. Sahu requested the developer is requested to revise the offer in terms of additional area, rent, corpus, and other terms and submit a sealed envelope with the revised offer to the society office by 25th September 2024.

## **Litigation matters of Keystone Realtors Ltd.**

Mr. Ashish Shah that the society needs to understand about the existing litigation and disposed off cases and have clarification(s) thereof.

Developer response: We will submit our clarification

Further Mr Ashish Shah inquired that the legal team of Keystone is WADIA GANDY which is same for the slums. Hence would there be any conflict of interest ?

There was a short discussion, but could not arrive at a definite conclusion on the subject,

Developer informed that the Presentation would be ready in 2 -3 weeks.

## **Bank Guarantee**

Mr. Ashish Shah re-confirmed that Keystone has agreed to pay a bank guarantee as per the tender.

However, the developer said that even though we have agreed to pay full BG in their financial bid, they would yet get back to us.

## **Mr. Rajesh Latkar (PMC Architect) has shared the design inputs as follows:**

Considering that the project is a luxury, premier, high rise residential tower in south Mumbai, following design considerations are suggested:

### **Design & Architect (PMC) Inputs by: Mr. Rajesh Latkar has discussed as follows:**

1. Arch Designs and Structural designs be made by top Architects and Engineers who have the experience of designing high rise luxury apartments.
2. Surface parking only
3. Sky Decks with invisible grill for safety.
4. High Speed Lifts of min 6'x6' and height 9' inside.
5. Exceptionally elegant and high-class AC Entrance Lobby of minimum 20' height. Imported crystal chandelier in the centre.
6. Automatic glass sliding door to lobby.
7. Dry area for all flats which is invisible from outside.
8. Arrangements for AC external units inside ducts not on buildings external wall.
9. Drivers station on all podiums [AC, TV and toilet]
- 10.No activity except Solar panels on highest terrace of the building. All activities on Entertainment Podium.
- 11.Swimming pool with highest waterproofing standards on Entertainment podium.
- 12.Vastu compliance as per Panchatatva.
- 13.Sound proof windows with double glass in UPVC or similar high quality.
- 14.Motorized vertical sliding windows for those who request.
- 15.Italian marble for flooring. Special semi-precious stone/Statuario italian for flooring in the main lobby.
- 16.No vitrified tiles.

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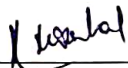
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17. Use of Art Deco motifs and design elements on exterior and Interior considering the South Bombay's Architectural Heritage.
18. Maximum use of greenery on the vertical surfaces and in elevation at decks, flower beds at podium, greenery at Entertainment Podium to integrate nature with the built environment.
19. Top class fully furnished Banquet Hall at entertainment Podium.
20. Top notch latest amenities at the entertainment podiums.
21. Special lighting system for lobby and building exterior during night with the help of a lighting consultant.
22. All services be approved by an MEP consultant.
23. Separate washing bays for cars on each podium.
24. Holistic security system with card detection with a security room with CCTV monitors.
25. Security guard with a dog on round the clock duty in shift.
26. Efficient water recycling system.
27. Landscaping designed by a Landscape Architect.

The meeting ended with a vote of thanks to everyone present.

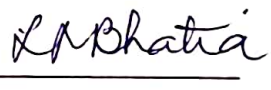
Mr. Ashish Shah 


Mr. Ketan Dalal 

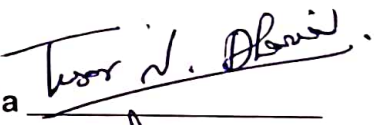
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