

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

Minutes of the Meeting with **Romell Real Estate Pvt. Ltd.** which was held on Tuesday 10th September 2024 at 1.45pm at their office located at Vile Parle East, to discuss about the "Redevelopment of Simla House CHS Ltd".

Meeting was attended by:

Romell Real Estate Pvt. Ltd.

1. Mr. Dominic Romell - Director, Romell Real Estate Pvt Ltd.
2. Mr. Ricardo Romell – son of another Director Mr. Jude Romell
3. Ms. Maydinee Date – Architect

Simla House CHS Ltd. Managing Committee Members

1. Mr. Ashish Shah
2. Mr. Jatin Shah
3. Mr. Saumil Shah
4. Mr. Bhavesh Domadia
5. Mr. Arvind Lodha
6. Mr. Umesh Shah

Simla House CHS Ltd. Society Members

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

PMC – Supreme Engicons Pvt Ltd Representatives

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.

Mr. Sahu went ahead and read out the Commercial Offer and to each point analysis was done with the Developers

Total Construction Area:

Mr. Sahu requested the developer to provide a bifurcation of the total assumed construction area of 135,000 sqm and specifying FSI and non-FSI areas.

Developer Response: The developer will work on the details and provide the bifurcation later.

Additional Carpet Area:

The difference between MOFA Carpet and RERA Carpet was discussed and understood. MOFA do not include walls, whereas RERA include walls. PMC clarified that MOFA Carpet area is approximately 4 to 5% more than RERA Carpet area.

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Mr. Domnio confirmed that the additional area provided to society members is based on MOFA Carpet, with a 60% increase over the existing carpet area for residences and garages.

For Garages they had to confirm if the garages were in the approved MAHADA plan and only then can they comment on the same.

They were requested to do their due diligence and confirm the same by 25th of September as we had to place the final offers to the General Body on 29th September.

Certification and Compensation:

Mr. Ashish Shah, What happens if the garages owners fail to submit/prove ownership or certification from MHADA?

Developer Response: Certification from MHADA is required to receive the offered benefits. Alternatively, the developer will provide a list of documents required for garage owners. The developer further confirmed that they will provide compensation for the 16 occupants (who are not members).

Parking:

Mr. Ashish Shah: To provide more clarity on parking area. Society's requirement is number of car parking minus 1 bedroom.

Developer Response: As of now we have considered and offered the parking allotment as per MCGM. However, we will review and revert with a final offer. Also, extra parking will be allotted @ cost.

Bike zone will be provided.

Individual members meters will be wired for EV parking up to the parking slot.

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

We requested mobile boosters.

Mr. Domnic stated the following:

The ground floor will be kept vacant for societies use (Parking will not be provided at this level).

Rental Terms:

PMC Inquiry: Confirmation of rent details.

Developer Confirmation:

- Rent for Residences: Rs 275 per sq. ft.
- Rent for Garages: Rs 137.5 per sq. ft.
- Members requested that this Rs 275 per sqft should have a 10% increase clause added to add as members would start vacating only post a year from now.
- Rent Increment: 10% per annum (They have offered to increase from their earlier offer of 5%).
- Rent will change as per milestones.
- Payment Terms: 48 months of monthly PDCs to be provided by the developer before vacating of premises.

Deposit Amount:

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Three months advance rent to be paid which is to be adjusted towards the end of the rental period.

Brokerage:

- As specified in the tender offer.
- Actual Brokerage: Provided as needed during the 3–4-year construction period (They have offered to increase, in case the member has to move again, then the brokerage will be paid again).

Relocation Cost

Developer: replied as follow

Relocation: The developer will provide Rs 1 lakh for transportation, with Rs 50,000 allocated for each move (from and back to the society).

Corpus Fund:

The corpus fund is Rs 3,000 per sq. ft., with payment terms of 10% on DA, 10% on vacating, and 80% on home possession.

Mr. Tawheed Sofia suggested that the Developer consider increasing this corpus as new societies these days are charging Rs 35 to 40 per sqft maintenance and the interest for this corpus should go towards compensating at least Rs 30 to 40 per sq ft for the members.

The Developer also mentioned that the Sinking fund is nontransferable so the society can check the laws on the same. The developer would also provide ideas on how to adjust the same.

ADDITIONAL AREA

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 it would be 12 feet from slab to slab and 11.5 feet clear height.

Vacating Requirement:

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

Non-Compliance: Members who do not cooperate may face legal action, lose corpus, rent other benefits & they have to pay their own stamp duty. (However, the legality of this action needs to be verified). Additionally, the high court imposes a penalty also.

Documentation:

Society has to issue LOI as per 79 A.

Development Agreement to be signed by both Society & all members.

PAAA (Permanent Alternate Arrangement Agreement).

Overseas Members:

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Overseas members can provide a power of attorney for signing DA and other documents.
Developer to provide a draft of this POA.

Lien Area:

Mr. Sahu asked about lien to which the developer confirmed a lien area of 20,000 sq. ft.
Mr. Ashish Shah enquired whether they could give additional BG in lieu of Lien, to which the Developer refused.

Bank Guarantee:

Mr. Sahu asked: The developer was asked to provide a bank guarantee as per the tender.
Developer Response: The developer will follow up on this and get back to us.

Zoom Meeting:

In case a Zoom meeting is to be conducted. The same should be approved by a SGM.

Loan by Members:

In case members have taken a loan, the lending bank's NOC will be required.
PAAA will have to be given to the bank.

Mr. Domnic suggested Mr. Arvind Sathe as CA for the society. He will share contact details.

Sales Area to Members:

Members desirous of buying additional area from the Developer can buy @ 5% discount over the market rate declared by the Developer. Maximum Area offered is no subject to any upper limit.

Final Offer Submission:

Mr. Sahu PMC Request: 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.

Miscellaneous:

- Lift speed will be 4.0 m/s.
- Construction will be My One Construction.
- 5% Amenities Area cannot be shifted. It has to be marked out in the plot.
- Public Parking Option is still on, but other schemes are more suitable.
- PR Card for plot 443 should be applied for, where team Romell shall assist the society.

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

Design & Architect:

(PMC) Inputs by Mr. Rajesh Latkar discussed as under:

1. Arch Designs and Structural designs be made by top Architects and Engineers who have the experience of designing high rise luxury apartments.

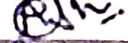
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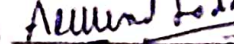
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2. Surface parking only.
3. Sky Decks with invisible grill for safety.
4. High Speed Lifts of min 6'x6' and height 9' inside.
5. Exceptionally elegant and high-class AC Entrance Lobby of minimum 20' height. Imported crystal chandelier in the centre.
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.
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.

Mr. Ashish Shah 

Mr. Saumil Shah 

Mr. Arvind Lodha 

Mr. Tushar Dharia 

Mr. Tawheed Sofia 

Mr. Jatin Shah 

Mr. Bhavesh Domadia 

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