

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 Sunteck Realtors Pvt. Ltd. which was held on Wednesday 11th September 2024 at 5pm at Sunteck Signature building, BKC to discuss the “Redevelopment of Simla House CHS Ltd”.

Meeting was attended by:

Sunteck Realtors Pvt. Ltd.

1. Mr. Kamal Khetan – Chairman and MD of Sunteck Realtors Pvt. Ltd.
2. Mr. Avneet Goel- Business Development
3. Other persons from there team of Business Development

Managing Committee Members of Simla House CHS Ltd.

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

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

Extra Area Provision:

Mr. Sahu asked whether the developer is providing 55% extra on MOFA Carpet or RERA Carpet.

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Developer Response: For all flats the developer would be providing 55% extra on MOFA Carpet area.

For Garages - Assuming that if MHADA approves the garages, then the Developer will provide all the facilities same as that provided to members. But, in case the garage area is not approved by MHADA, then Sunteck will provide a clear answer by 25th Sep, in their revised offer.

Certification and Compensation:

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

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

Parking:

Mr. Ashish Shah: To provide more clarity on parking area. Society's requirement is number of bedrooms minus 1 bedroom. Also, what is demand and what is supply of parking needs to be calculated by the developer and revert back in his revised proposal.

He further stressed on all other requirements related to parking like EV car & bike parking's, guest parking, car wash, driver related amenities etc.

Developer Response: As of now we have considered and offered the parking allotment as per MCGM. they are two types of parking - small and big. Developer will try to get approval from MCGM for bigger parking and adjust with more parking space.

They will review and revert in the revised offer and visitor Parking provision was already considered.

They will incorporate car wash area, driver place and mobile booster in the Planning & design stage.

For Rent, Deposit, Shifting, Brokerage Terms:

PMC Inquiry:

Confirmation of rent details.

Rent for Residences.

Rent for Garages.

Payment Terms.

Deposit Amount.

Shifting / Transportation.

Brokerage.

Deposit.

Rent Increment.

Developer replied as follows:

For members rent would be as per prevalent market rates. For increment they would come back.

Rentals would be 1 year in advance and PDC for the remaining 3 years.

Relocation charges would be Rs100 per sq ft.

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Brokerage would be 1 month rent, paid once on vacating and once more after 3 years.
Deposit of 3 months would be adjusted against last 3 months rent.
Developer confirmed to submit all above in the revised offer.

Corpus Fund:

The corpus fund is Rs 4,000 per sq ft, with payment terms of 10% on DA, 15% on vacating, and 75% on home possession.

Mr. Tawheed Sofia suggested that the Developer consider increasing this corpus as new societies these days are charging Rs35 to 40 per sq ft maintenance and the interest of this corpus should go towards compensating at least Rs30 per sq ft for the members.

The developer suggested that irrespective of size as per model bye laws, Maintenance should be levied on per UNIT basis and not on sq ft basis.

The Developer also mentioned that the Sinking fund is nontransferable. The society should 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 an additional area they will be offered 5% less rate than the opening rate of the Developers sellable area, subject to a maximum cap of 10% saleable area. Stamp duty on the same would have to be paid by the members.

On enquiring whether additional area payment can be adjusted towards rent, they informed us that they will revert.

Buy Back:

Buy back will be @ market rate, limited to number of flats & amount.

Lien Area:

The developer confirmed a lien area of 20,000 sq ft.

Bank Guarantee:

The developer was asked to provide a bank guarantee as per the tender.

Developer Response: The developer agreed for this.

Timelines:

Repossession target: 36+6 months, but on paper they will commit 42+6 months.

LOI to DA: 2 to 3 months.

Initial approvals: 4 to 6 months.

Funnel: TBD.

IOD to Vacating: 2 months.

Vacating Requirement:

The Developer informed that ALL members must vacate their current places within the specified time. Rent starts once all members vacate.

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Non-Compliance: Members who do not cooperate may face legal action @ Developer's cost, lose corpus, rent and other benefits.
One month's intimation will be given.

Floor Height:

Mr. Tushar Dharia queried about the height of the flats, and it was confirmed by the developer that they would provide 12 feet slab to slab and 11.5 feet clear floor to ceiling height.

Miscellaneous:

Service Shafts will be provided.

Servants rooms will be provided for flat areas above 1300 sqft.

Building height approval is 312 mtrs less 35 mtrs current ground floor height above MSL.

Litigation Reports were discussed.

Act does not permit terraces to be sold.

Next Steps and Deadlines:

Final Offer Submission:

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.

Other points

Presentation would be ready in due course

Litigation report to be shared by Developer

Considering that the project is a super luxury, premium, high rise residential tower in south Mumbai, following design considerations were suggested by Mr. Rajesh Latkar, representative of the PMC as follows:

1. Arch Designs and Structural designs be made by top Architects and Engineers who have the experience of designing highrise 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.

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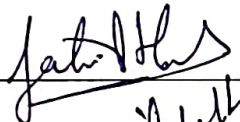

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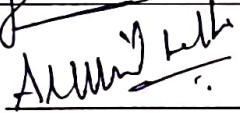

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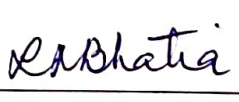
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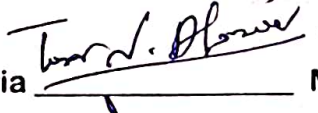

14. Motorized vertical sliding windows for those who request.
15. Italian marble for flooring. Special semi-precious stone/Statuario italian for flooring in the main lobby.
16. No vitrified tiles.
17. Use of Art Deco motifs and design elements on exterior and Interior considering the South Bombay's Architectural 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. Ketan Dalal 

Mr. Jatin Shah  Mr. Bhavesh Domadia 

Mr. Arvind Lodha  Mr. Umesh Shah 

Mr. Saumil Shah  Mrs. Lata Bhatia 

Mr. Tushar Dharia  Mr. Tawheed Sofia 

Mr. Vipul Shah 