

Simla House Co-operative Housing Society Ltd.

Registered No: BOM/HSG/1088 of 1989

51/B, Laxmibal Jagmohandas Marg, Mumbai - 400 020.

Email: simlahousechs@gmail.com Tel: 49719548/8691894743

Minutes of the Meeting with Sunteck Realtors Pvt. Ltd. which was held on Thursday 26th August 2024 at 5pm at Sunteck Signatura building, BKC to discuss the "Redevelopment of Simla House CHS Ltd".

Meeting was attended by:

Sunteck Realtors Pvt. Ltd.

1. Avneet Goel- Business Development
2. Himanshu Joshi - Business Development
3. Uma Mayekar - - Design & Architecture
4. Dharmesh Chevli- Design & Architecture

Managing Committee Members of Simla House CHS Ltd.

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

Society Members of Simla House CHS Ltd.

1. Mr. Tushar Dharia
2. Mr. Sandeep Muzumdar
3. Mr. Mohammed Nasir
4. Mr. Sabir Masani
5. Mr. Tawheed Sofia

PMC – Supreme Engicons Pvt. Ltd.

1. Mr. Suresh Sahu
2. Mr. Sufiyan Tanwar
3. Mr. Ganesh Joshi

Further to receipt of the Financial Bid from Sunteck Realtors Pvt. Ltd., a meeting was arranged to further discuss the way forward wherein the following agenda transpired:

Mr. Avneet Goel welcomed all the members and mentioned that their MD, Mr. Kamal Khetan was scheduled to be present for the meeting, but, unfortunately due to some urgent work, he had to travel abroad.

Mr. Avneet Goel – gave a corporate presentation on Sunteck Realtors Pvt. Ltd. and their journey over the years on projector

Among the salient features of the presentation were

1. They are a public listed company.
2. They are a ZERO Debt company.
3. The meeting venue, Sunteck Signia Pearls, Sunteck Signatura Island and Sunteck Signia Isles were prestigious and one of a kind project in BKC, Mumbai and

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demands a commanding price over and above the regular market price of other top builders in the locality.

4. They do both commercial and residential projects.
5. A strong team of hundreds of individuals are working @ Sunteck Realtors Pvt. Ltd.

He then introduced Mrs. Uma Mayekar who is their Senior Designer & Architecture and had made a impressive video presentation on their vision of Simla Towers

Mrs. Uma Mayekar before starting her presentation pointed out that she has seen the society in person and this presentation was prepared by herself and her team in just a week and was first draft of the presentation and more updated presentation would be presented once she has more inputs from the society before it is shown to a much larger audience, i.e. the entire Simla House Society!

Mrs. Uma Mayekar presented a computer rendered image of how they envisaged the future Simla Towers would look like. She also mentioned that when they do presentation, they have a mix of international designers and local designers that sit alongside on each and every project.

Mrs. Uma Mayekar mentioned they have considered a floor-to- ceiling height of 12 feet, amounting to 11.5 feet clear height between floor to ceiling.

As per MHADA law a land of 5% (for land admeasuring between 4,000 sq mtr & up to 10,000 sq mtr.), admeasuring approx. 469 sq mtr of land will have to be given to MHADA (to be used for social amenities, viz. post office, dispensary, etc.). In her presentation, she had accounted this space which would not hamper the flow / layout of the new Towers.

The Sunteck team had envisaged Simla Towers of around 50 floors high, in three towers strategically placed in one to offer sea views to many members. Among various amenities at podium level, they were also proposing amenities at rooftop level.

Since Simla House was a prestigious project, they would ensure only the best!

The Floor was then opened for questions and answers.

Mr. Ashish asked about parking-

They replied that as per BMC law, one parking is to be provided up to 90 sq mtr flat area and 2 parking spaces above 90 sq mtr of flat area.

Mr. Tawheed asked if there was any other slab for parking, to which they replied that unfortunately, there were no other slabs.

Mr. Sandeep mentioned that generally there is a norm of parking wherein the number of parking's are one minus number of bedroom, example a 4-bedroom flat would have 3 parkings. But they replied that there were no such rules. However, they would check the feasibility & revert during the commercial discussions.

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Mr. Ashish also emphasized that Sunteck team should have a look into this, as, for larger flats more parkings would be a must!

Mr. Sabir mentioned that we have various configuration of flats in our society from 85 sq ft. to 2000 sq ft. so all the factors should be considered.

Sunteck team replied that, yes designing would be a challenge but using their expertise they would overcome this issue and design accordingly. Further to the discussion regarding the smaller area from 85 sq ft to 365 sq ft configurations, Mrs Uma of Suntek really said that they are eligible for an area of 560 to 580 sq ft as per DCPR 2034.

Mr. Tushar Dharia asked about the funnel issue.

Sunteck team showed positivity that they should be able to overcome this challenge.

Mr. Ashish mentioned the dispute on our land CS number 443 since it was encroached. Sunteck team replied that they would like to see more documents and then comment more on this.

Mr. Sandeep asked about timelines, to which they mentioned that after signing a LOI or agreement, they would go ahead and get / apply for all permissions, which would take around 12 months.

Mr. Nasir asked about the project completion timeline, to which they replied that after vacating, it would be around 4 years to complete the construction & handover.

Mr. Tawheed pointed out that their Project in Naigaon which had various bad reviews and even on our Simla house group members had share such posts.

Sunteck team replied that 90% of the project was completed and yes, there was water leakage issues in some flats which has already been resolved.

Mr. Tawheed asked how many redevelopment projects they have carried out to which they reverted that none and two are under process of construction. Moreover, they specified that they have already purchased entire Baag-e-Sara building located at Nepean sea Road and now they are in the process of amalgamation of several adjoining buildings, totaling of approx. 3 acres of land for the purpose of Redevelopment.

Sunteck team also reverted that after the initial sign off with members every project is a new construction project, which is their experience in plenty of projects, so they are extremely confident.

Sunteck team also updated the members that they would have an eco-friendly building set up with all necessary features such as solar panels, water harvesting and plenty of greenery all around.

Mr. Ashish asked about commercials discussions

Sunteck team replied that would be done at a subsequent meeting.

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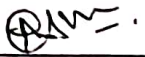
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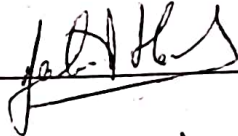
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It was decided to tentatively meet again on 9th or 10th September 2024 to discuss other points and the commercials; date, time & venue to be reconfirmed soon.

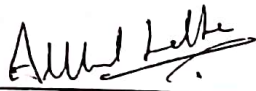
The meeting ended with a vote of thanks to all members present.

Mr. Ashish Shah 

Mr. Jatin Shah 


Mr. Bhavesh Domadia 

Mrs Lata Bhatia 

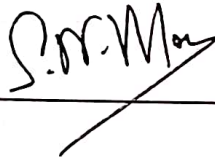
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