

# 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](mailto:simlahousechs@gmail.com) Tel: 49719548/8591894743

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**MINUTES OF THE SPECIAL GENERAL BODY MEETING OF SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD, HELD ON SUNDAY 29<sup>TH</sup> SEPTEMBER 2024, AT 7.00PM IN THE SOCIETY COMPOUND, OUTSIDE THE SOCIETY OFFICE.**

93 members were present as per the attendance sheets.

32 members were present on zoom.

Since sufficient quorum was there the meeting started on time.

Since the Hon. Secretary was un-well, the Chairman Mr. Ashish Shah took the chair and welcomed the members present & then conducted the proceedings of the meeting as per agenda:

**1. To read and confirm the Minutes of the previous “Redevelopment SGM” held on 2<sup>nd</sup> August 2024.**

The Chairman informed that the minutes of SGM held on 2<sup>nd</sup> August 2024 was already circulated in time to all the members. Upon this, one of the members Ms. Paghna Kikla informed that some of the points discussed in the previous meeting were not updated in the minutes. After a lengthy discussion Mr. Tushar Dharia explained that the magnitude of project is huge, and we have a very long way to go, and a lot of obstacles had to be overcome and it is in the benefit of our own selves, and we should not get excited. Hence it was decided that Ms. Paghna Kikla shall be sending the points, and the managing committee shall be looking into the same to incorporate necessary corrections in the minutes of the meeting held on 2<sup>nd</sup> August 2024. The revised version of the minutes of 2<sup>nd</sup> August 2024 shall be read and confirmed in the next SGM.

**“Resolved that, Ms. Paghna Kikla shall be sending the points, and the managing committee shall be looking into the same to incorporate necessary corrections in the minutes of the meeting held on 2<sup>nd</sup> August 2024. The revised version of the minutes of 2<sup>nd</sup> August 2024 shall be read and confirmed in the next SGM.”**

Proposed by: Mr. Tushar Dharia (Flat no. E404)

Seconded by: Mr. Tawheed Sofia (Flat no. D404)

Carried unanimously.

The Chairman then requested the house to take Agenda 3 & 4 first, considering that the special invitees have already arrived. The members present agreed; hence Agenda 3 were discussed as follows:

**2. As per agenda no 3: To discuss, decide and finalize the tax consultants.**

The Chairman informed the house that the managing committee had already circulated in advance the profiles of the following tax consultant's M/s Vimal

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Punamiya, Kesaba Padhy and Co. & Timish V Salot & Associates from which Mr. Vimal Punamiya had already given his presentation.

The Chairman informed that based on one of the members suggestions and reference, the managing committee has today invited one more Tax Consultant Mr. Pankaj Ghadiali and his son Mr. Sachin Ghadiali for presentation. Accordingly, Mr. Pankaj Ghadiali gave a presentation on a projector screen about how society and members can do the tax planning when it goes under redevelopment.

After the completion of this presentation the Chairman informed the members that one or more presentations from other tax consultants can also be arranged in next SGM. However, the members appreciated and informed that more presentations are not required, however take one more quotation (so total three quotations) along with their scope of work. Pursuant to that the managing committee is empowered to appoint of any one tax consultant and finalize the remuneration. Also, the managing committee will try for service to be provided to all members at an additional charge. Otherwise, the members should take consultation with their own consultants independently”.

**“Resolved that, the managing committee is empowered to appoint of any one tax consultant and finalize the remuneration. Also, the managing committee will try for service to be provided to all members at an additional charge. Otherwise, the members should take consultation with their own consultants independently”.**

Proposed by: Mr. B R Chhabria (Flat no B205)  
Seconded by: Mr. Rashida Qadir (Flat no B302)  
Carried unanimously.

### **3. To update about the CS NO 443.**

The Chairman welcomed advocate Ms. Falguni Thakkar from DSK Legal, who represented our case at the Collector's office (along with other advocates from team DSK). She explained in detail how the encroachment was done by the slums on our land bearing CS No. 444 and CS No. 443 and that the Collectors office was about to pass an order without even granting us a hearing despite attending hearings before him. However, due to the efforts of our Chairman Mr. Ashish Shah, it was possible to meet the Collector and pursuant to which a hearing was granted with the officer in charge, wherein we were able to register our objections for acquisition of CS No. 444 and CS No. 443 for implementation of slum rehabilitation.

PMC Mr. Suresh Sahu prepared a drawing for our encroached area which showed the:

- Details of the encroachment on land bearing CS No. 444.

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- Details of the encroachment on land bearing CS No. 443.
- Combined "Super imposed" layout plan of the entire encroached area.

The members gave a round of applause for PMC.

The Chairman explained step by step the details in the drawings which was being shown on a projector screen to the members as follows:

- That the encroached area touching the wall of Simla house is forming part of land bearing CS No. 444 and it belongs society.
- That the encroachment on land bearing CS No. 443 being narrow passage is shown as PRIVATE PASSAGE on the property register card of CS No. 443.
- How our plot total area size was 9908 sq mtr.
- The Chairman then informed the members that the slum dwellers have approached us and are ready to cooperate in resolving the issue of the encroached area.
- The managing committee will call for slum owners / dwellers' proposal in writing and show it to our DSK Legal team and if successful then this could result in our dreams come true for the removal of the entire encroached area, the way it was before sixty years.

**The members were extremely glad on hearing this and again gave a big round of applause since such efforts were not taken by anyone in past sixty years.**

The Chairman announced that we should consider giving a good name based on Vastu and Numerology for our SIMLA TOWERS. He further announced to honor the member with Rs 11,000 by him to whoever suggests the best name.

**"Resolved that the managing committee is authorized to meet the slum owners / representatives and do the needful to clear the encroachment on CS NO 443 and CS NO 444 as per opinion of DSK legal".**

Proposed by: Mr. Hemant Chhabria (Flat no E203)

Seconded by: Mrs. Rahil Shah (Flat no D501)

Carried unanimously.

**4. To update about the Redevelopment meetings held with all three developers namely (Minutes of meeting enclosed):**

- Sunteck Realtors Pvt. Ltd.
- Keystone Realtors Ltd.
- Romell Real Estate Pvt. Ltd.

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The Chairman informed that they have already circulated the minutes of the two meetings held with the three developers.

PMC Mr. Sahu had prepared a comparative chart which was shown & explained to the members on the projector screen, Exhibit 1 is attached as a part of this minutes. Members queries were answered by the PMC. He further informed that the members would have much more clarity when they see the final presentation on the screen by the developers.

The PMC then introduced from there team architect Mr. Rajesh Latkar who explained the general body that besides the points mentioned in the tender by them, the PMC has made several suggestions cum demands to the developers as per attached list as per Exhibit 2.

Further, the PMC Mr. Sahu announced that based on this meeting he will be freezing dates in October 2024 for the Developers PRESENTATIONS to showcase their vision of SIMLA TOWERS on screen to the members of society.

The Chairman shared with the members that there is a possibility that considering the magnitude of our project our future meetings can go for a long time, hence requested the members to take out time and attend the meetings so more and more the details can be shared with the members by MC and the invitees.

**“Further resolved that there shall be three presentations from three developers in Oct 2024 for all members at the date / time / venue decided and hosted by the developers. Members may keep their wish list in mind and inform / discuss the same with the developers during the three presentation(s).”**

Proposed by: Mr. Hemant B. Chhabria (Flat no B206)

Seconded by: Mr. Paresh Panchmatia (Flat no E406)

Carried unanimously.

There being no other matter, the meeting concluded with a vote of thanks to the Chair.

For Simla House Co-operative Housing Society Ltd.



Hon. Secretary

## Exhibit 1

**Proposed Redevelopment project known as Simla House CHS, 51/B, NEPEAN SEA ROAD, MALABAR HILL. MUMBAI-400026**

**Comparative statement on revised offer submitted by all three developers discussed on SGM dated 29/09/2024**

SR. NO.	ITEMS	KEYSTONE REALTORS LTD.	SUNTECK REALTORS PVT. LTD.	ROMELL REAL ESTATE PVT. LTD.
1	The total constructed area assumed by the Developer	13,40,000 SQ.FT.	Total Construction Area- Approx. 14,00,000 Sq.ft.	Not Given
1b	FSI Area	Design fitment is under process and the same can be ascertained after that	Approx. 7,07,000 sq.ft.	We have considered maximum permissible FSI as per Reg. 33(9) Of DCPR 2034 along with applicable maximum FCA under reg.31(3) of DCPR -2034, in line with the terms of tender published by society
1C	Non FSI Area	Design fitment is under process and the same can be ascertained after that	Approx. 6,93,000 sq.ft.	Keeping in mind the requirements of existing members and new occupants of the project and the planning thereof, we have assumed 125% of the FSI BUA as Non FSI BUA
2	<b>Additional Carpet Area to provide to the Members</b>			
a	Existing Members as per Sr. No. 1 to 246 of the Tender Document.	60% Additional MOFA Carpet Area over and above the existing carpet areas of flats as certified by the competent authority	56% MOFA Carpet Area, Equivalent to 60% Rera Carpet Area	the same are as per the terms of financial Bid dated 22.06.2024. Kindly preuse the Senario-3 in the said financial Bid (Copy Attached). The chosen scenario by the members shall be binding us.  Note: As desired by the members of the society during the course of discussion with the members of the society and the PMC, we have considered maximum relaxations/incentive as applicable in order to achieve maximum potential benefit arising from the project. Please refer Scenario-3 in financial Bid ated 22.06.2024 ( copy Attached)
			For Society Members Owning	

<p>b</p> <p>Occupants listed at Serial Nos. 247 to 311 of Annexure "2" of the Tender Document. (Garages)</p>	<p>50% of the existing carpet areas of the garages as mentioned in the Tender document shall be offered to the respective members in their new redeveloped flats in addition to the additional carpet area offered hereinabove, subject to joint survey</p>	<p>Garages: 1. In case we receive sanction of areas held by the Garage owner from MCGM. We will provide the full area- Eligible area under the scheme of 33 (9) for commercial users. 2. In case we do not receive sanction of areas held by the Garage owner, we will provide 50% of the Existing Garage Carpet area as an additional area to be added to the apartment Carpet area of the member.</p>	<p>The same are as per the terms of financial Bid dated 22.06.2024. Kindly pursue the Scenario 3 in the said financial Bid ( Copy attached). Please also refer note in 2a. Above</p>
<p><b>CAR PARKING</b></p>			
<p>3</p> <p><u>* The Members and the Society expect surface-covered car parking spaces.</u></p>	<p>Yes-for existing members</p>	<p>As per MCGM norms, we will however endeavor to obtain more number of larger car park from th MCGM and also endeavor to generate more</p>	<p>We have considered CarParking requirements in line with Reg. 44 of DCPR 2034. In addition to the above our offer also consists of minimum 1 car park per tenement, irrespective of the size the members desirous for additional car parks shall be offered the same at a reasonably discounted price and such requirement shall be taken into consideration during detailed planning stage to the satisfaction of such opting member</p>
<p><u>** The Members and Society expect at least one covered car parking space per bedroom of the New Premises.</u></p>	<p>Car parks shall be offered as per prevalent regulatory norms, subject to minimum 1(one) car park for each certified residential unit being redeveloped</p>	<p>Parking in the planning of the parking podium floors for the benefit of the members.</p>	
<p>A</p> <p><u>Car Washing Provision</u></p>	<p>Yes, One tap at each podium level</p>	<p>Yes</p>	<p>Yes, the project will have adequate provision for car washing purposes as requested.</p>
<p>B</p> <p><u>Driver Room with washroom</u></p>	<p>To be provide suitably in the proposed layout</p>	<p>Yes</p>	<p>Yes, shall be provided as per Reg. no32(1) (xxvi) of DCPR 2034. We will try to accommodate maximum area for the use of driver/staff, etc. which shall be free of FSI.</p>

4	Settlement/buy back offers to the Occupants listed at Serial Nos. 312 to 327 of Annexure "2" of the Tender Document.	Rs 50,0000 PSF on carpet areas of units as mentioned in the Annexure "2" of the Tender, subject to the competent authority certifying the same basis the past approved plans.	For Non - Members owning Garages, we will deal with each such respective members individually and arrive at a mutually acceptable solution.	Your kind attention may be drawn on point no.4 of the financial Bid dated 22.06.2024(Copy enclosed) the same holds good as on date.
<b>TEMPORARY ACCOMMODATION</b>				
5	a. Rent/ displacement compensation for displacement of the Members	Rs 225 per sq. ft. on existing carpet area of flats as certified by the competent authority shall be paid as follows: -First 12 months rent shall be paid via single cheque at the time of site vacation -Monthly post-dated cheques (PDCs) shall be given annually in advance, during the course of the development	Residential Flat: Rs: 250 per Sq ft. carpet area of the existing flats	The rent as offered in Sr.No.5a. Of the financial Bid dated 22.06.2024 ( copy enclosed) the same holds good as on date, i.e Rs 275/- per sft on existing carpet area as certified by MBRRB for sr.no1 to 246.
B	Occupants listed at Serial Nos. 247 to 311 of Annexure "2" of the Tender Document during the course of redevelopment till receipt of possession of newly constructed area after obtaining occupation certificate:	NIL	NA	The rent as offered in Sr.No.5a. Of the financial Bid dated 22.06.2024 ( copy enclosed) the same holds good as on date, i.e Rs 137.5/- per sft on existing carpet area as certified by sr.no. 247 to 311.
c.	Increase in Rent after initial 12 months period & thereon	5% Increment after every 12 months	5% At the end of every 12 months	As per Sr. no.5b. Of the financial Bid dated 22.06.2024 (copy enclosed) i. e. 5% at the end of every 12 months

d.	Relocation cost/shifting charges to be compensated (Both Ways)	Amount equivalent to 1 months rent shall be paid for each residential unit as one-time for relocation cost/shifting charges to be compensated (including both ways)	Rs: 100/Sq.ft. of the existing authorized carpet area	As per Sr. no.5b. Of the financial Bid dated 22.06.2024 (copy enclosed) i. e. Rs. 50,000/- +Rs. 50,000/- Total Rs. 1,00,000/-
e.	Brokerage	Amount equivalent to 2 months rent shall be paid for each residential unit as one-time brokerage	01 Month Rent payable for every 03 years	As per Sr. no.5d. Of the financial Bid dated 22.06.2024 (copy enclosed) i. e. Equivalent to 1 month Rent
f.	Deposit for temporary alternate accommodation		An Amount equivalent to 03 months Rent to be paid to the members as a Deposit	As per Sr. no.5e. Of the financial Bid dated 22.06.2024 (copy enclosed) i. e. Equivalent to 3 months Rent to the adjusted against Rent of last 3 months of the project tenure.
7	<u>HARDSHIP COMPENSATION TO THE MEMBERS/OCCUPANTS</u>	Rs 3000 per sq ft on Existing Carpet area subject to the competent authority certifying the same basis the past approved plans	Rs. 4000/- per Sq.ft Carpet area of the existing flats/units	As per Sr. no.7. Of the financial Bid dated 22.06.2024 (copy enclosed) i. e. Rs.3000/- per Sqft. Of the existing area as certified by MBRRB in respect of registered members enlisted in sr.no.1 to 246 and /Sr.247 to 311 if they certified by a MBRRB for incentive scheme u/r 33(9) of DCPR 2034.
	<u>MODE OF PAYMENT - Disbursement of Hardship Compensation</u>			As per Sr. no.7a&b. Of the financial Bid dated 22.06.2024 (copy enclosed) i.e as follows
	DA	0%	10%	10%
	Vacating	50%	15%	10%
	Possession	50%	75%	80% on Repossession
8	<u>DISCOUNTED RATE ON ADDITIONAL AREA PURCHASED BY EXISTING MEMBERS</u>			As per Sr. no.8a & b. Of the financial Bid dated 22.06.2024 (copy enclosed) i.e as follows
a.	Discounted Rate Per Sq. ft. of the Carpet Area	To be discussed at the appropriate stage post design finalization mutually.	Residential flat: 5% on the launch	5% discount will be offered to the existing members for additional area (subject to planning & approvals) All stamp duty, taxes, GST, etc. will be borne by the member in respect of additional areas. For New units acquired by the existing

b.	Maximum Carpet area on which discount will be allowed per member	To be discussed at the appropriate stage post design finalization mutually.	Rs: 10,000 Sq.ft. carpet area can be sold at a discount to the members of the society.	members minimum 3% maximum 5% shall be offered to the members on the applicable prevailing rate offered by the developer in the market. All stamp duty, taxes, GST, etc. will be borne by the member in respect of the new units.
9	<u>COMPENSATION TO THE MEMBERS DESIRING TO SELL THE</u> In case of any member desiring to sell the premises prior to demolition of the building the rights of the additional free area other benefits will be to the developer		NA	At market rate determined by average of last three sales in the building as per the existing carpet area.
10	<u>COMPENSATION TO THE EXISTING MEMBERS FOR DECREASE IN AREA DUE TO PLANNING CONSTRAINT</u> Rate per Sq.Ft. of Carpet area at which the developer will purchase the flat on outright basis prior to demolition	To be discussed at the appropriate stage prior to execution of development agreement with the society	.....PERE Sq.ft.	
	In case if the proposed area in the new building is slightly less than the actual area to be allotted to the members due to planning constraint than the developers has to compensate to the members for the lesser area.		To be discussed at the time of executing of the Definitive Documents	

a.	Compensation (rate) per Sq. Ft. of the lesser carpet area provided to the member.	To be discussed at the appropriate stage prior to execution of development agreement with the society	.....per Sq.ft	While we will endeavour to achieve the agreed area, in case there is any loss in carpet area during construction, the same shall be governed by the norms of RERA Model Agreement and will be compensated @ 10% premium at the then applicable market rate. Notwithstanding the same, plans of units will be shared with such members and area calculations will be reflected on the sanctioned plans.
11	<u>COMPENSATION TO THE EXISTING MEMBERS NOT DESIRING FOR EXCESS FREE AREA OFFERED BY THE DEVELOPERS</u>  In case if few members do not desire for the additional free carpet area offered by the developer. The entire rights of the area thereafter will be of developer.		NA. The additional area is not transferrable, and cannot be surrendered by the Member to the Developer.	
a.	Compensation (rate) per Sq.Ft. Of the Carpet area surrendered by the member.	To be discussed at the appropriate stage prior to execution of development agreement with the society	.....per Sq. ft	As agreed in point no.9, we will buy entire flat of such member as rights of partial area cannot be shared with the developer in case ref.33(9) of DCPR 2034
12	<u>AMOUNT PAYABLE TO THE DEVELOPER IF THE AREA PROPOSED IS MORE THAN THE ALLOTTED AREA DUE TO PLANNING CONSTRAINT</u>		To be discussed at the time of execution of the Definitive Documents	
	If due to the planning constraint, the area proposed is more than actual required or desired area		To be discussed at the time of execution of the Definitive Documents	

a.	Amount payable by the member (rate) per Sq.Ft. of the excess Carpet area provided to the member.	To be discussed at the appropriate stage prior to execution of development agreement with the society	.....per Sq.ft	If at all due to planning constrains the members will be compensated @, then the applicable market rate. Market rate determination to be done by an average of 3 IPC's of repute
13	Bank Guarantee Amount in Crores	75 Crores	Rs: 250 Crores	We offer a BG amounting Rs. 175 Cr.
13a	Lien Area	-	20,000 Sq.ft	We offer lien on an area of 10,000 Sqft, in addition to the Bank Guarantee of Rs 175 Cr which aggregate to more than Rs. 250 Cr. Which cover your requirement of B.G. of Rs. 250 Cr
14	Timeline of Entire Projects	Total duration for 20 months for the approvals mentioned here.	48 months+ 06 months Grace from the date of Vacation of premises by all members	
A	LOI to DA	Approx 6 months subject to mutual discussions	03 months	Based on our experience we have assumed a period not more than 3 to 4 months from the date of issuance of LOI
B	DA to IOD		Subject to Approval for the height 4.5 months	9 months
C	IOD to CC		03 months,subject to all members vacating their premises as per agreed schedule.	3 months
D	CC to OC	42 months + 6 months grace period excluding force majeure period	48 months+ 06 months Grace period.	48 months
15	All terms and conditions agreed as per the tender		Yes	yes
A	Deviation if any	As mentioned in the: - Offer Letter dated 21st June 2024 - Developers Declaration Letter Dated 21st June 2024 - Revised Offer Letter dated 24th September 2024	1,2,3	Please refer financial bid dated 22.06.2024 Annexure -A (Copy enclosed)



	Drivers station on all podiums (AC, TV and toilet)	YES	Yes, to be discussed and detailed in the DA	Yes, the same will be incorporated with a TV, indoor sports and sanitation facilities the same will be formalised during project planning. In addition, space planning will also consider time keeping, office, security cameras and building management system, changing areas for facility management and other staff.
	No activity except Solar panels on highest terrace of the building. All activities on Entertainment Podium.	NO	Yes, to be discussed and detailed in the DA	Yes, the same will be incorporated and formalised during project planning. In addition to solar panels, as a part of commitments to safety of residents, we will provide lightning arrestor and aviation light on terrace.
	Swimming pool with highest waterproofing standards on Entertainment podium.	YES	YES	Yes, the same will be incorporated and aiment formalized during project planning. Atleast two pools will be planned, one for adults and one for kids.
	Vastu compliance as per Panchatatva	Critical vastu guidelines will be followed as per Vastu Consultants recommendations	YES	Yes. In this respect, we proposed to engage a Vastu consultant
	Sound proof windows with double glass in UPVC or similar high quality.	NO For highrise buildings, system aluminium windows are recommended	YES	Yes, the same will be incorporated and formalised during project planning.
	Motorized vertical sliding windows for those who request.	NO	to be discussed and detailed in the DA	Yes, the same will be incorporated and formalised during project planning.
	Height 11' 6" inside the flat.	Shall be finalized as per design firmment and FSI consumption	Yes, subject to height clearance from the appropriate authorities	Yes, the same will be incorporated and formalised during project planning.
	Italian marble for flooring. Special semi precious stone/Statuario Italian for flooring in the main lobby.	YES for Italian marble flooring only. Design as per Interior Designer consultant	Yes, to be discussed and detailed in the DA	Yes, the same will be incorporated and formalised during project planning. The lobby design will be bespoke and befitting the nature of the project and its members.

	No vetrified tiles.	YES, Shall be used in areas as required by design fitment	Yes, to be discussed and detailed in the DA	Yes, the same will be incorporated and formalised during project planning.
	Use of Art Deco motifs and design elements on exterior and interior considering the South Bombay's Architectural Heritage.	Will confirm once design fitment is finalized	Designed to be as per international design standards, to be finalized prior to the signing of the DA	Yes, the same will be incorporated in the brief to the designing architect while considering project planning.
	Maximum use of greenery on the vertical surfaces and in e	YES	YES	Bio-phillic design will be an integral part of the project keeping in mind greenery and nature at the forefront for podium areas
	levation at decks, flower beds at podium, greenery at Entertainment Podium to integrate nature with the built environment.			
	Top class fully furnished Banquet Hall at entertainment Podium.	YES	YES	Yes, the same will be incorporated as a part of Free of FSI area and formalised during project planning.
	Top notch latest amenities at the entertainment podiums.	YES	YES	Yes, the same will be incorporated and formalised during project planning.
	Special lighting system for lobby and building exterior during night with the help of a lighting consultant.	YES	YES	Yes, the same will be incorporated and formalised during project planning. Further motion sensors and energy efficient fixtures will be installed in the areas for long term benefit and economic maintenance in addition to aesthetic appeal.
	All services be approved by an MEP consultant.	YES	YES	Yes. Considering the high-rise building development, reputed MEP consultant with relevant expertise will be engaged to mitigate water pressure issues. Panic button will be provided in each flat for safety of residents.
	Separate washing bays for cars on each podium.	YES	YES	Yes, the same will be incorporated and formalised during project planning.

	Holistic security system with card detection with a security room with CCTV monitors.	YES	YES	Yes the same will be incorporated and formalised during project planning. An app for mobile can be provided for the residents for added control.
	Security guard with a dog on round the dock duty in shift.	YES (necessary provisions will be designed)	YES	Yes, Subject to majority of consent of society members. In additional members and their cars will have access control while other visitors will be allowed aonly through security checks. Entry on any floor will be acknowledged by the resident at his risk and responsibility Even elevators will be access only through the access control to the respective floors.
	Efficient water recycling system.	YES	YES	Yes the same will be incorporated and formalised during project planning. Additionally, areas will be provided for the garbage segregation and organic composting as we are anticipating and IGBC Platinum rating for the project. Rain water harvesting will also have incorporated while planning.
	Landscaping designed by a Landscape Architect.	YES	YES	Yes. Considering the nature of the project and a substantial landscaped area, we will be engaging services of a reputed landscape Architectural firm like Site Concepts or Burega Furnell.

## Exhibit 2

### **PMC brief for the developer for Arch Design**

#### **By Supreme Engicons**

#### **Simla House**

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

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.
14. Motorized vertical sliding windows for those who request.
15. Height 11' 6" inside the flat.
16. Italian marble for flooring. Special semi precious stone/Statuario italian for flooring in the main lobby.
17. No vetrified tiles.
18. Use of Art Deco motifs and design elements on exterior and Interior considering the South Bombay's Architectural Heritage.

19. 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.
20. Top class fully furnished Banquet Hall at entertainment Podium.
21. Top notch latest amenities at the entertainment podiums.
22. Special lighting system for lobby and building exterior during night with the help of a lighting consultant.
23. All services be approved by an MEP consultant.
24. Separate washing bays for cars on each podium.
25. Holistic security system with card detection with a security room with CCTV monitors.
26. Security guard with a dog on round the clock duty in shift.
27. Efficient water recycling system.
28. Landscaping designed by a Landscape Architect.
- 29.