

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

Date: 28th Dec 2024

To,
All Members
Simla House CHS Ltd.,
51/B Laxmibai Jagmohandas Marg,
Mumbai 400026.

NOTICE

SPECIAL GENERAL BODY MEETING

Notice is hereby given to all the members of the Special General Body Meeting of the Simla House CHS Ltd., 51/B Laxmibai Jagmohandas Marg, Mumbai 400026 for selection of the Developer for the redevelopment of the Society's existing building which shall be held on **Sunday 12th January 2025 at 10.00 am** at the society premises to discuss and approve the following agenda in presence of the **Authorized Officer of the Office of The Dy. Registrar of Co-operative Societies**. All the members are requested to attend the meeting on time.

AGENDA

1. To read and confirm the minutes of the previous "Redevelopment SGM", held on 17th November 2024.
2. To inform the members about the final offers for Redevelopment received from Developers (comparison chart attached for your ready reference).
3. To select and appoint a Developer for the Redevelopment of our Society's existing building and pass appropriate resolution as per the Govt. Guidelines under Section 79A dated 04/07/2019 and to take written consent from the members for the selection and appointment of the developer.
4. To authorize the Managing Committee to execute and issue a Letter of Intent (LOI) to the selected and appointed developer and decide the next course of actions.

For Simla House Co-operative Housing Society Ltd.



Hon. Secretary

..... Read Behind

Notes:

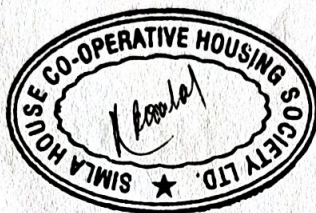
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- =====
1. The quorum requirement is 66.66% of all members.
 2. If there is no quorum for the meeting, then the meeting will be adjourned for 7 days.
 3. Only members & their Joint members, Associate members can attend the meeting.
 4. No Proxy & un-authorized persons shall be allowed in the meeting.
 5. Government Photo ID like Aadhar or Driving license or passport, etc. shall be required of all the members / Joint / associate members.
 6. This meeting shall be video recorded.



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Andheri(W), Mumbai - 400 053. Tel. : 022 - 26774100 / 200

CONSULTING CIVIL ENGINEERS

To: Simla House CHS Ltd

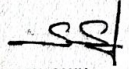
27th Dec 2024

Further to the SGM held on 17th Nov 2024, kindly find here-below the main highlights for the "FINAL COMPARISION CHART" received from the developers.

"FINAL COMPARISION CHART"					
Sr No.	Clause Nbr as per our Financial	Name of the Developers	Keystone Realtors Ltd (Rustomjee)	Sunteck Realtors Pvt Ltd	Romell Estate Pvt Ltd
1	5a & 5c	Rent for flats (Sr No 1 to 246)	Rs 270 per sq ft + 5% Increment	Rs 250 per sq ft + 5% increment	Rs 275 per sq ft + 5% increment
	new (18)	Increase in rent after initial 48 months + 6 months grace for flats (Sr No 1 to 246)	7.5% Increment (instead of 5%)	Nil	Nil
	6d	To & Fro Transport for flats (Sr No 1 to 246)	1 MONTH RENT (ONE TIME)	Rs. 100 per sq ft	Rs.50,000 + Rs.50,000
	6e	BROKERAGE for flats (Sr No 1 to 246)	2 MONTHS RENT (ONE TIME)	1 MONTH RENT FOR EVERY 3 YEARS	1 MONTH RENT
	6f	DEPOSIT for flats (Sr No 1 to 246)	2 MONTHS RENT TO BE ADJUSTED IN LAST RENT	3 MONTHS RENT	3 MONTHS RENT TO BE ADJUSTED IN LAST RENT
2	2a	Additional MOFA Carpet Area Offered	60% extra	60% extra	65% extra
	8a	ADDITIONAL AREA	5% DISCOUNT	10% DISCOUNT (Max 10,000 sqft)	5% (MAX 5% AREA)
	9	Buyback of flats (Sr No 1 to 246)	Between the member and Developer	NA	Average of the last three flat purchased within the building
3	7	Hardship Compensation (One time) for flats (Sr no 1 to 246)	Rs 3,000 per sq ft	Rs 4,000 per sq ft	Rs 3,000 per sq ft
		@ Signing of the DA	0%	10%	10%
		@ Vacating	50%	15%	10%
		@ Re possession	50%	75%	80%
4	2b	Additional area for garages (Sr no 247 to 311)	50% OF EXISTING AREA	Full area + Eligible area for commercial users subject to MCGM or 50% OF EXISTING AREA	55% extra
			OR	OR	OR
		Buy back of garages (Sr. No. 247 to 311)	Rs 50,000 PSF subject to joint survey between the Developer and the respective society member. Disbursement as below:	50,000 ON EXISTING GARAGE CARPET AREA. Disbursement as below:	45,000 ON EXISTING GARAGE CARPET AREA
		@ Signing of the DA	5%	10%	
		@ Vacating	10%	15%	
		@ Re possession	85%	75%	
	5b	Rent for garages Corpus	NA	NA	Rs 137.50 per sq ft Rs.3000 per Sqft
5	4	Buy back of 16 garages (Sr. No. 312 to 327)	Rs 50,000 PSF subject to the carpet area survey by the Developer	will deal with each member individually	Suitable compensation shall be paid and we are agreeable to pay compensation @ Rs. 40,000/- PSF of the respective
6	13	Bank Guarantee	75 crores	175 crores	175 crores
	13a	Lien	20,000 sq ft	20,000 sq ft	10,000 sq ft
7		Rating	A+	AA+	A+
8		Experience in Redevelopment	Yes	NO	Yes

NOTE: Revised offers are shown in bold

Thanking you,
FOR SUPREME ENGICONS (INDIA) PVT LTD


SURESH SAHU
(Managing Director)
Hon. Doctorate in PMC
B.E. (Civil), F.A.C.C.E., M.P.E.A.T.A.,
M.A.C.I., M.I.S.S.E., M.I.E., M.I.I.B.E.,
M.I.G.S., M.P.V.A., M.I.I.D., M.I.S.N.T.,
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