

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

6th Nov 2025

Outward No 3708

Circular

To: All members

Sub: Draft “Development Agreement”

Dear Members,

After series of meetings, negotiations and discussions, we have received the draft “Development Agreement” (DA) from the Developer. We would like to add that, the draft DA is still not ready and there are many open points, which are required to be negotiated with the developer. However, a copy of the draft is being circulated to all members for their reference and input.

The Members are requested to review the document carefully. In case of any queries or suggestions, kindly send your written communication (letter or email) to the Society Office on or before Thursday, 13th November 2025, by 5:00 p.m.

As this is a crucial document concerning the future of our redevelopment project — SIMLA TOWERS — all members are strictly advised not to share, copy, photograph, record, or forward this document to any third party. Confidentiality is to be maintained at all times.

A Special General Meeting (SGM) is being proposed for Sunday, 16th November 2025, during which the draft Development Agreement will be discussed in detail. Queries received in advance will be addressed by DSK Legal, PMC, Mr. Percy from Keystone, and other concerned representatives.

Needless to say, that the draft DA is discussed between the Managing Committee and the legal counsel of the Society. We will be circulating our views (in consultation with legal counsel of the Society) on draft very soon.



Hon. Secretary

Encl: Unsigned copy of draft “Development Agreement”, totally 94 pages
(This DA copy is also available on our website : www.simlahousechs.in)