

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: 16th Feb 2026

MINUTES OF THE SPECIAL GENERAL BODY MEETING of the Simla House CHS Ltd., 51/B Laxmibai Jagmohandas Marg, Mumbai 400026 as conveyed to the members vide Notice dated 8th February 2026 for the redevelopment of the Society's existing building which was held on Sunday 15th February 2026 at 3:30 pm at the Society premises to discuss and approve the below agenda.

The meeting was scheduled to commence at 3:30 pm. However, the Hon. Secretary announced that "*due to lack of quorum the meeting was adjourned for 30 minutes*". The said meeting commenced at the same place at 4:00 pm wherein:

145 members were physically present as per the attendance sheets.

26 members were present on zoom.

Hence, sufficient quorum was present to commence the meeting at 4:00 pm. The said Meeting was conducted in a hybrid manner i.e. online as well as offline attendance.

Before starting the meeting, Hon. Secretary Mr. Ketan Dalal welcomed:

Mr. Percy Chaudry along with his team from Keystone Realtors Limited

Mr. Suresh Sahu along with his team From Supreme Engicons

Mr. Viral Rathod from DSK Legal

All members physically present in the meeting and

All members present on the zoom link

Thereafter, the Hon Secretary proceeded to conduct the meeting to transact the business as per the circulated agenda and read the first agenda:

1. To read and confirm the minutes of the previous "Redevelopment SGM", held on 31st January 2026.

On this, Mr. Alden informed the house that the staircase room (which was society common passage made by the builder) was not included in the development agreement (DA). The Chairman replied on this that during the SGM held on 16th Nov 2025 Mr. Viral Rathod of DSK Legal had stated that as per general legal principles, a Society cannot sell or transfer common areas. Mr. Alden Rebello was informed during the joint meeting held in society office on 26th Nov 2025 with the Managing committee, to submit all the papers related to the premises located in the common passage of E wing ground floor, below stairs. The same was communicated to him vide letter dated 27th Nov 2025 bearing outward no 3722 however Mr. Alden Rebello had not submitted any papers to the society for the said premises. Mr. Alden Rebello agreed that he did not allow the survey team to take the measurements of the said staircase room (which was society common passage made by the builder).

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The Chairman once again requested Mr. Alden Rebello to submit all documents and correspondence pertaining to the said premises from inception till date, since the premises was on the common passage of the society and in turn the same shall be forwarded to the developer for necessary action. On this the minutes of 31st Jan 2026 were confirmed, approved and adopted unanimously.

“Resolved that the minutes for the previous SGM held on 31st January 2026 are approved. The resolution was adopted and carried unanimously”.

Proposed by: Mr. R P Khator (Flat B104)

Seconded by: Dr. Muhbeen Shaikh (Flat B401b)

Carried unanimously

The Chairman informed the house that queries received from the members for the Development Agreement (DA) and all other drafts circulated as per agenda today, were forwarded to the Developer, DSK legal and PMC so that the same can be addressed to the members.

Further he informed the house that for sake of convenience and members understanding would read and take up Agenda 2 & 3 together since both were interconnected to which the members agreed as follows:

2. To discuss and decide further action with respect to the draft format for “Development Agreement”, circulated to all members.

3. To discuss and decide further action with respect to all the draft formats circulated to the members for:

- a) Side Letter Pre registration.
- b) Side Letter Post registration.
- c) Members' Agreement.
- d) Power of Attorney (POA).
- e) Permanent Alternate Accommodation Agreement (PAAA).
- f) Covering Letter.
- g) All Annexures.
- h) Proposed Layout Plan.

Mr. Percy Chowdhry of Keystone Realtors Limited (Rustomjee Group) addressed the members and stated that his organization is very excited about this project, as it would be their first redevelopment project in South Mumbai. He informed the members that his entire team is working diligently on the same. With regard to floor-to-floor height, he conveyed that the developer would endeavour to provide maximum feasible height, as higher ceilings would be beneficial for both existing members and sell flats. He clarified that the height offered to existing members and to sell flats would be uniform. However, he explained that due to funnel restrictions and CRZ-II regulations, it is not presently possible to confirm the exact height parameters. He further informed that a proposed plan would be presented today by

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Mr. Atul Date from the design team. He clarified that the plan would be indicative in nature and subject to the impact of CRZ-II and funnel restrictions, while reiterating the developer's bona fide intent to deliver substantially in line with the presentation, subject to statutory approvals. He also responded to several member queries, including those relating to the funnel constraints, and expressed his willingness to meet and interact with members as often as required.

Thereafter, Atul Date made a detailed presentation of the proposed layout plan on the LED screen, explaining the salient aspects of the layout, structural planning, wind flow, sunlight considerations, window placements and related design features. He expressly clarified that the proposed layout was indicative in nature and remained subject to modifications arising from planning and regulatory constraints. During the discussion, our member Mr. Nasir Mohammed enquired whether reviewing a non-final plan would be meaningful. In response, Mr. Date explained that the proposed plan was being presented to obtain in-principle feedback and consensus from the members. He stated that, subject to the members' broad approval of the concept, a more detailed and refined plan could thereafter be prepared and progressed. Several queries were raised by members which were addressed by Mr. Date with necessary clarifications. At the conclusion of the discussion, members conveyed their broad appreciation of the concept and indicated that Mr. Date could proceed with preparing a more detailed plan broadly in line with the layouts shown for Towers 1, 2, 3 and 4, and thereafter revert to the members for further consideration. While no formal resolution was proposed or passed at that stage, it was generally and unanimously recorded that the conceptual plan for four towers as presented by Mr. Date and his team was accepted in principle, and he was requested to undertake further detailed designing and present the same to the members in due course.

Then after the following "Open Points" were discussed at length:

1. It was unanimously decided that the Developer has agreed to pay a sum of Rs. 5 crore (Rupees five crore) simultaneous to signing of DA. Rs. 1 (Rupees one crore) was already paid earlier hence will make a total of 6 crore (Rupees six crore) and Remaining of balance Rs. 4 crore (Rupees four crore) shall be paid on DA registration.
2. Height of members and sell flats.
Again, while no formal resolution was proposed or passed at that stage, it was unanimously decided that height offered to existing members and to sell flats would be uniform.

Following points were kept open due to time constraint:

1. PRE - IOD Termination: Requirement of 2/3rd Quorum and 51% voting for termination.
2. Whether abandonment of construction work for period of 3 months by KRL will amount event of default.

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Mr. Sandeep Muzumdar stated that no separate or specific resolutions were required to be passed in respect of the open points, as a consolidated resolution would be placed before the members for approval of the entire Development Agreement (DA) at the appropriate stage.

4. To discuss and decide about appointment of escrow and to empower the Managing Committee to put the signed Development Agreement in escrow.

This agenda was postponed to next SGM, due to time constraint.

5. To discuss and decide about the letter received from the adjoining society.

The Chairman informed the members that a communication had been received from Jal Darshan Co-operative Housing Society Ltd. raising their safety concerns in the context of our redevelopment activities. The Managing Committee has responded to the said communication, noting the concerns raised. The same was placed before the members purely for information and update, and accordingly no resolution was proposed or passed in that regard.

The meeting continued for approximately four hours and, owing to time constraints, it was agreed that the remaining agenda items would be taken up in the next SGM, and date and time to be decided. The meeting thereafter concluded with a vote of thanks to the Chair.



Hon. Secretary