

rediffmail

Mailbox of newsujata

Subject: Redevelopment of Society's Buildings.

From: shankarmahalingam46 Shankar <shankarmahalingam46@gmail.com> on Mon, 16 Oct 2023 16:07:44

To: New Sujata Society <newsujata@rediffmail.com>

Dear Chairman/Secretary,

It is seen that the buildings of the Society which are more than 45 years old, have become beyond economic repairs and we need to consider Redevelopment of the same, as per extant orders/rules on the subject. Hence I request you to convene a SGM to consider the proposal for Redevelopment, at your earliest convenience.

Thanking you,

Yours faithfully,

TS Mahalingam
Flat 2A, Bldg A-4
Sujata Apts,
Bund Garden Road,
Pune 411001.

rediffmail

Mailbox of newsujata

Subject: Re development

From: Gautam Ashra <gautamashra@gmail.com> on Sat, 14 Oct 2023 13:25:00

To: newsujata@rediffmail.com

Mrs Sharda Patil
Secretary
New Sujata Co Op Society Ltd
Pune

Dear Madam
I am in receipt of your mail regarding re development
I fully support the re development
I will participate on Zoom. As I stay in Mumbai and won't be able to travel to Pune

Warm regards

Gautam Ashra

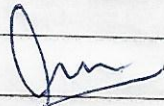
To,
New Sujata Apartment
Pune

Dear Sir,

I, Imran Mulji, owner of Flat B/7/6 in new Sujata Society. I am ready for redevelopment of ~~my~~ flat in Society. This is my confirmation letter.

Thanking you

Yours faithfully



IMRAN MULJI
Flat B/7-6

24. 10. 2023.

Savitri Sadashivam
B 7/9 Jayate Apts

Dear Team,

I provide my approval as requested. Pl start the process to investigate redevelopment of Jayate Coop Housing Society.

with regards,
Savitri Sadashivam

22.10-21

To

Chairman

New Sugars H.S. Secy

Pun. 1

Dear Sir

I have got through

the ~~recom~~ detail, and

agree for redevelopment

of New Sugars H.S. Secy

Thanking you

Yours Sir



Dr Vikas Kulkarni

Area A,

20th October 2023

To,
The Managing Committee
New Sujata Apartments Co-operative Housing Society,
Bund Garden Road,
Pune-411001

SUB: New Sujata Apartments CHS Consent for Redevelopment

I am registered member of New Sujata Apartments Co-operative Housing Society named as Dr. S. Srinivasan and entitled to and occupying a residential Flat bearing No. 5B situated in the Building No. A3 hereby ready to allow the managing committee of the society to get the best redevelopment proposals for the betterment and in mutual interest of the Society members.

(Note: This is not a formal consent but just an informal format to help the managing committee know about the readiness of members for redevelopment. Further to this we will have another form very soon wherein all doubts/clarity needed regarding the redevelopment can be noted and we can prepare a set of Questionnaire and research on the same in the interest of all members of the society before inviting the proposals)

Name: Dr. S. Srinivasan


Sign _____

B-7, Sujata Apartments

Opp. Bund Garden,

PUNE 411001.

19 Oct 2023.

The Secretary,

New Sujata Co-Op Housing Society,

Opp. Bund Garden,

Pune 411001.

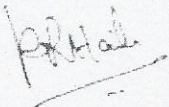
Dear Sir,

Reference the meeting held on 15th Sept 2023, please find my request regards proceeding with the redevelopment process for the society as proposed and agreed during this meeting.

Understand that there will be a special meeting held on 28 Oct 2023 to discuss the subject further. I shall do my best to attend as am in US of A with a large time difference with India.

Thanks very much for the Zoom invitation.

Thanks/Kind Regards,



Harish Raman

rediffmail

Mailbox of newsujata

Subject: Regarding redevelopment

From: Sivaram krishnan <sivaram1943@gmail.com> on Thu, 19 Oct 2023 08:40:21

To: New Sujata Society <newsujata@rediffmail.com>

Cc: Sivaram krishnan <sivaram1943@gmail.com>, Venkatramani <adidua1@rediffmail.com>

To
The Committee members
New Sujata cooperative society Ltd
Bund garden road
Pune 411001

Dear Committee members,
I appreciate the managing committee for taking great interest in the redevelopment project.
It is a necessity as buildings are old needing constant repair and maintenance
I request the redevelopment committee to go forward with the project
As I am away from the society due to personal reasons i am unable to contribute towards the same
I wish all success to the committee in their endeavour to do the
redevelopment at the earliest
Thanking you
Yours truly
Vasantha Sivaramakrishnan
A2/5B

18-10-2023,

To
The Chairperson,
New Sujata Corp. Hsg. Soc.
Bund garden Rd. Pune-411001.

Sir/Madam,

I am member of our Society
Since 1976-77.

As our society is older than
47 yrs., we should consider for
redevelopment of our society
buildings.

I request you that- we
should all consider calling a
society meeting for redevelopment.

Thank you

J. N. Khambatta

(Shabbir H. Khambatta)

Bldg. A1, Flat 8B,
new Sujata Apts.

Bund gardens,

Pune-411001.

rediffmail

Mailbox of newsujata

Subject: Fwd: Redevelopment

From: Sunita Patti <sunitapatti286@gmail.com> on Wed, 18 Oct 2023 18:46:53

To: newsujata@rediffmail.com

----- Forwarded message -----

From: **Sunita Patti** <sunitapatti286@gmail.com>

Date: Thu, 21 Sept 2023, 18:10

Subject: Redevelopment

To: <newsujata@rediffmail.com>

I am Sunita Sudhakar Patti. I am for Redevelopment of our Society because it's sinking and It's old now so it should be redeveloped and my concent is there for redevelopment of the society

From

4th Oct 2023
Pune

Sharda Patil
AS/2A Suyata Apts
Bund garden Rd
Pune - 411001

To

The Chairperson.
New Suyata Apts
Bund garden Rd
Pune - 411001

Respected Madam,

As our building are almost 50 years and need regular repairs ~~an~~ I request the managing Committee to go ahead with the process of redevelopment of New Suyata CoHousing Society.

Thank you
S. Patil.

From: Hog1 <hogeng1@gmail.com> on Tue, 03 Oct 2023 14:16:21
To: Sunil <newsujata@rediffmail.com>

From: Hog1 <hogeng1@gmail.com> on Tue, 03 Oct 2023 14:18:21
To: Sunil <newsujata@rediffmail.com>

To: Sunil <newsujata@rediffmail.com>

Dear Managing Committee,
We would like to give

We would like to give our consent for Redevelopment of New Sujata Co-op Housing Society as YES for following Flats

A5-5B

Thank you.

Regards,
Pushpa K Marathe
Govind K Marathe
Girish K Marathe

rediffmail

Mailbox of newsujata

Subject: Approve for re development

From: Vatsal Mehta <tvmttrade@gmail.com> on Sun, 01 Oct 2023 10:14:26

To: New Sujata Society <newsujata@rediffmail.com>

To the Managing Committee

This is Vatsal Mehta A4/9

I am in favour of re development of New Sujata Society as discussed in the meeting

Vatsal Mehta

A4/9

9820280374

Sent from my iPhone

rediffmail

Mailbox of newsujata

Subject: Request for SGM

From: Shivesh Vishwanathan <shiveshv@gmail.com> on Sat, 30 Sep 2023 15:23:44

To: newsujata@rediffmail.com

Cc: Lalita <lalitaupadhye@gmail.com>

Dear Committee Members,

I am writing to you as a member of the New Sujata Cooperative Society and owner of Flat No. A2/4. Considering that our society is nearing 50 years of construction, members must discuss the possibility of going for redevelopment. I request the esteemed committee members to call an SGM to discuss this important topic.

I would like to also clarify that this letter is not a consent but a request to initiate a dialogue about the process.

Thanking you

Yours sincerely,

-Shivesh Vishwanathan

rediffmail

Mailbox of newsujata

Subject: A2/2B :Request for redevelopment

From: Lalita Upadhye <lalitaupadhye@gmail.com> on Sat, 30 Sep 2023 15:18:16

To: New Sujata Society <newsujata@rediffmail.com>

Cc: Shivesh Vishwanathan <shiveshv@gmail.com>

To

New Sujata society Committee Members

Dear Committee Members,

I am writing to you as a member of the New Sujata Cooperative Society and owner of Flat No. A2/2B.

Considering that our society is nearing 50 years of construction, I would like all of us as members to discuss the possibility of going for redevelopment.

I request the esteemed committee members to call an SGM to discuss this important topic. I would like to also clarify that this letter is not a consent but a request to initiate a dialogue about the process.

Thanking you,
Yours sincerely,
Lalita Upadhye

P.S. : since I am out of station right now, I am sending this email for request for redevelopment. I will submit a signed copy upon my return in the coming week.

Mailbox of newsujata

From: Parul Khona <parulkhona@gmail.com> on Fri, 29 Sep 2023 19:19:14

Thanks & Regards.
Parul Khona (M.S)
Counsellor & Psychotherapist.
www.parulkhona.com

From: **Parul Khona** <parulkhona@gmail.com>
Date: Mon, Sep 18, 2023, 14:45
Subject: Request for Redevelopment of our Society.
To: New Sujata Society <newsujata@rediffmail.com>

I hereby request you to kindly consider the redevelopment of our Society. You can expect my full cooperation.

Thanks & Regards.
Parul Khona.
Flat No.A3/3.

FROM :

C. R. Menon

B8/6 New Sujatha C. H. S

Bund Garden Pune

Dt: 29 / 09 / 23

To

The Managing Committee

New Sujatha C. H. S

Bund Garden Road Pune - 1

Respected Sir / Madam

I, C. Ramachandra

Menon, Residing in B8/6 New Sujatha C. H. S

hereby Give my Consent to the approved

Managing Committee for moving forward on

the Due Process for Redevelopment, and

Keeping me updated on the same.

Thanking you

C. Menon

Date 29/9/2023

To,
The ChairPerson
Sujata Apts

From,
Manish C Thakkar
B/8-5, Sujata Apts

As per recent progress
in talks of redevelopment
Yes for redevelopment

Thanking You,

Manish C Thakkar
M Thakkar

To,
The Secretary
New Sujata Apts
Bund Garden
Pune
29/9/2023

Dear Sir

Me and my sister Indrani are joint owners of a terrace flat in Bldg A3 Flat 10B

This letter is to bring to your notice that we are very keen that our building goes in for redevelopment. It is very difficult at our age to climb 3 floors to reach our flat. Moreover the building is in need of construction repairs.

The ceilings leak. The terrace railings are broken. All this is very dangerous for our lives.

Redevelopment is the need of the hour. We are in a prime Location in Bund Garden just in front of the Metro station.

We are liable to get a large FSI and it would be foolish to waste time by not accepting it. The Government can change the rules at any time as you all know.

We can negotiate with builders that flats that all owners will be on rent till the new building is built, and we can state our terms and conditions. Our building frontage can be used as a Commercial space and at the back residential space. The Commercial space can yield revenue for the Society.

All this is possible as you all know. We have to get some younger members to steer this forward with the help of a good lawyer.

I hope and pray that the management committee sees an opportunity in this and goes in for redevelopment as soon as possible..

Thanking you for your cooperation



Shibani Ghosh

rediffmail

Mailbox of newsujata

**Subject: Expression of Interest and Consent for Redevelopment
Exploration**

From: Siddhant Estates Real Estate Consultants <estatesiddhant@gmail.com> on Fri, 29 Sep 2023 18:27:28

To: New Sujata Society <newsujata@rediffmail.com>

Dear Managing Committee,

I hope this email finds you well.

We are writing to officially confirm our interest and provide our consent to commence exploring the various options for redevelopment. We believe that this endeavor aligns with our shared goals and objectives, and we are eager to actively participate in the exploration process.

Please let us know the next steps and how we can contribute further to this exciting initiative.

Thank you for considering our involvement.

Best regards,

Hutoxi Welinkar
Siddhant Estates
Mobile +91- 9665475603 / 7755923373
email estatesiddhant@gmail.com

Consent Letter for Re-development considerations of New Sujata Co-Operative Society

From : Mrs Asha Lahori

Flat No. 4, Building – B-8

New Sujata Apartments, Bund Garden Road, Pune- 411001

Date : **28th Sep'2023**

To,

The Chairman,

New Sujata Co-Operative Society

I, Mrs. Asha Lahori, hereby provide my consent for re-development considerations for this society and request to call for SGM for further discussions and evaluation on this subject.

Thanking you

Asha. A. Lahori

Mrs Asha Lahori

rediffmail

Mailbox of newsujata

Subject: Calling for a SGM - A4/10A

From: Dhanesh Danny Shetty <dhaneshshetty@gmail.com> on Wed, 27 Sep 2023 10:46:16

To: New Sujata Society <newsujata@rediffmail.com>

To,
The Secretary/MC
New Sujata Hsg Soc
Bund Garden Road
Pune - 411001
Date: 27/09/2023

Respected Secretary/Members of the MC,

I would like to request the Management Committee to call for a Special General Body Meeting for the exploration of the opportunity to undertake the re-development project of our society.

Our society stood strong all these years and served its members, however, it's condition is now rapidly deteriorating and will present with continued challenges - assessed and unassessed.

To mitigate these constant maintenance issues and most importantly to avoid a forced mandate by the Govt bodies - who may or may not be with good intentions and welfare for the society members - in the near future, We must, with utmost diligence and precaution, undertake the society redevelopment project.

I have one request and I'll meet and talk in person if need be. The members who have an apartment with adjoining terrace and parking must be compensated for space accordingly and justly.

I am obliged and I thank you for yours and the Redevelopment Committee's hard work and commitment towards the welfare of the members.

Sincerely,

Dhanesh Shetty
Flat: 10A
Bldg: A4

To,

Date: 25/09/2023

The Chairman,

New Sujata Co-op Housing Society

361/362 Bund Garden Road

Pune -411001,

Dear Sir/Madam,

Sub: Redevelopment of New Sujata Housing Society.

With reference to the subject above I would like to make a formal request for consideration by the honourable members of the Managing Committee of our Housing Society.

Our society is over 45 years old and is starting to show signs of age, potential structural fatigue and is towards the end of its design life. In addition, this housing Society was built in the 70's and at a time when the need and focus was on sound construction and little else.

Features and amenities that are commonplace today did not exist in most housing Societies of the 70's and these amenities (individual parking, lifts, flats of a better design, more square footage in the flat and more rooms for individual comfort and privacy for the entire family etc.) are a necessity in this modern developing world.

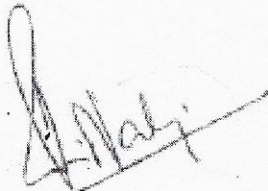
I thus urge the honourable Committee members to consider redevelopment of our Society with the utmost priority, with a view towards offering the residents a more comfortable and spacious home which they can cherish for the years to come along with their loved one's.

I also understand that the process of Redevelopment is a long drawn one and takes a lot of time, effort and resources.

Lastly and considering that the managing committee members (past and present) offer their services voluntarily I can't thank them enough for their valuable contribution over the years.

Thank You.

Kind Regards,



Natraj Raman

Flat B-6/3

Date: 25 September 2023.

Dear Secretary & Chairman,

Now that the society is around 50 years old and hence for safety of all of us living in the society, I earnestly request the chairman and the secretary to take my request of going ahead with the redevelopment of the society and request MC to call for SGM.

Needless to mention that the redevelopment will give us better amenities / facilities like proper covered parking, EV connections for our vehicles, Lifts, Club house, gym etc, which will enhance our lives. The redevelopment will ensure safety for us and our next generation.

Regards



Krishna Malge

B7 Flat 1, New Sujata Apartments,

Bund Garden,

Pune 411001

23/09/23

To

Managing Committee
Sujata Co-operative Hsg Society
Pune, Bundgarden road
Pune 411001

Subject: Providing consent to initiate redevelopment process for the society

Respected Sir/Mam,

I Zeba Shaikh & Vajeeb Deshmukh residing in Sujata Hsg Society, flat no 6, A4 building request you to initiate the redevelopment process for the society.

Please consider this letter as a consent to start redevelopment process and we shall provide the final NOC separately as and when required by the society.

Thank you.

Yours sincerely,
Zeba Shaikh
Shaikh

20/09/2023

To,

The Secretary
New Sujata Society
Pune-1

Sub:- Request for Redevelopment.

Respected Madam,

Our buildings are nearly 50 years old. Now It's better to redevelop the Society so that we will have new flat & other facilities.

I am requesting you to please consider this point & do the procedures required for Redevelopment.

Thanking You.

Chanda D.

Chanda Desadia
A-5/1, Sujata Apts,
Bund garden Rd
Pune-1.

To,

Dt - 20 Sept 2023

The Society Managing Committee

New Sujata Apartments.

Bnd garden, Pune-1.

Subject - Requesting for Redevelopment.

Dear Sir/Madam,

I, Mrs. Namita Malick, owner of Flat B8/1 and B8/2, would request the society committee to go ahead for redevelopment.

As we all are aware that our society has been facing various issues pertaining to the infrastructure, maintenance and overall living conditions for quite some time now.

Since few months/year I have been facing sinking of balconies and cracks on the walls. So the society needs to go for redevelopment and for this purpose request MC to call an SGM.

Thanking You

Yours Sincerely

~~Malick~~
Mrs Namita Malick

To,

Secretary,
Sujata Society, Bund Garden Road,
Pune 411001.

Subject: Redevelopment Proposal for Sujata Society

Dear Secretary,

I am Arvind Ghate, the proud owner of A1/9 Sujata Society since 1984. Over the years, I have witnessed significant changes in both our society and its surroundings. The Bund Garden traffic has increased, noise levels have increased, and air pollution has become a concern. Unfortunately, the quality of Sujata Society's buildings are deteriorated, some foundations are sinking, there are ceiling water leakages, and water accumulation issues during the rainy season.

I am aware of the ongoing initiative to explore the redevelopment of Sujata Society, and I wholeheartedly support this endeavor. I am committed to providing any necessary assistance to the management committee to make this redevelopment a reality.

Thank you for your attention to this matter.

Best regards,



Arvind Ghate
September 19, 2023

18/9/2023

To

Secretary

New Sajata Co-op Housing Society Ltd

The condition of Society Buildings is deteriorating with floor of ground floor flats sinking. The drainage and water pipes also are in bad condition.

So many meetings are held and we are told of advantages of Re-development that each member can get.

Hence I give my full consent for Redevelopment at earliest and get some better flats in good condition to live.

Rshinde

(Radha Shinde)

144/3

To
Chairman
New Sujata Co-op Hsg Society Ltd

I have a special request to include in Agenda for AGM on the issue of Society Re-Development as the following points need to be included/considered:-

1. The flooring of ground floor flats is sinking.
2. The Terraces of buildings cause leakages which will affect top flats and the building load bearing will be affected.
3. The Overhead Water tanks have become weak and may cause a major safety hazard.
4. The drainage system has become weak and will cause frequent blockages.
5. The water pipelines have been rusted.

In view of above Society must go for Re-Development process at the earliest.

Atulinder
LT A 56 Shinde
A3/2A

T. VENKATARAMANI
A-5/6, SUJATA APTS,
BUND GARDEN RD,
PUNE 411001
Dt: 18/05/2023

To
Chairperson/Secretary,
New Sujata Co-op Housing Society Ltd,
261/362 Bund Garden Rd,
PUNE 411001

Madam,
Sub: - Redevelopment of our Society.


I request your good selves to initiate the Redevelopment process in view of the following:-

- 1) The buildings require constant repairs and maintenance due to age of the buildings, though the structure is still in good shape
- 2) There is benefit of additional FSI due to proximity to metro station.
- 3) The redevelopment process if undertaken now will translate into following benefits
 - additional space
 - ultra modern construction
 - add amenities such as, lifts, covered parking for all flat owners, club house, multipurpose hall, gymnasium, play area etc
 - green building initiatives such as solar panels installation, sewage treatment plants, rain water harvesting etc which will help in reduction of property tax

The right time is now.

Thanking you,

Yours faithfully,


T. Venkataramani
MOB :- 9420724930

To,

Date : 18 / 8 / 2023

Secretary,

New Sujata Co-op Housing Society Ltd,

Bund Garden Road,

Pune-411001

Sub : RE-DEVELOPMENT OF OUR SOCIETY

Dear Sir/Madam

I Ajit Shinde the owner of Flat No : 1, A-3 Building ,New Sujata Co-op Housing Society hereby state that the buildings of the society are more than 45yrs old. There are a few cracks in the walls, floor sinking as well as there are intermittent leakage issues in our flat from the upper/adjacent flats.

Further, our society being very old ,we do not have modern amenities ,such as lifts ,intercom system, CCTV on every floor, covered parking ,Generator back up, solar systems ,fire Hydrant Systems etc.

In view of the foregoing, we request you to kindly take up the **RE-DEVELOPMENT** Work of our entire complex at an early date.

This will enable us to have not just a new structure with modern amenities, but also to keep up with todays advanced world.

Kindly arrange for a **Special General Body Meeting** on a suitable date to take up this agenda at the earliest.

Hoping to receive a favorable response from you,

Thanking you,

Yours faithfully,


Ajit Shinde

18/8/2023

Mobile:- 98220 66338

TO WHOMSOEVER IT MAY CONCERN

TO:

Date:17.08.2023

The Secretary

New Sujata Housing Society.

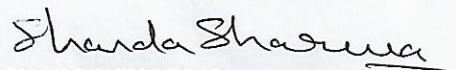
Bund Garden Road, Pune 411001

I **SHARDA SHARMA** owner of the Flat No - 4, Building A/3 in New Sujata Housing Society, wish to convey my will to opt for Redevelopment of the society for the below mentioned reasons.

1. The concrete window sheds even though repaired externally are weak inside, and have developed internal structural flaws and are falling apart, any material falling from such height at any person standing below could be fatal!
2. Buildings are getting aged and the structure as a whole is weakening by the day.
3. Maintenance and upkeep of the buildings is getting difficult with the present maintenance charges being charged by the society.
4. Increasing the maintenance charges for upkeep of the society with little or no visible benefits will unnecessarily burden the society members.
5. The electrical wiring system of the building is getting deteriorated is dangerously outdated and needs renewal.
6. Lack of a lift in the buildings which is an absolute necessity for the elderly members.
7. Lack of proper amenities as compared to present times
8. Lack of covered parking spaces for the present residing members.
9. Present structure of buildings is not Earthquake resistant.
10. Lack of Generator backup the building common areas.
11. Desire to have a bigger and spacious residence as family size (members) have increased compared to when the flat was bought earlier.
12. Desire to have a better standard of living at par with the present times.

Considering the above-mentioned points, I have chosen to lend my support for the option of Redevelopment of the society if given a chance.

Thanks, and Regards


SHARDA SHARMA

OWNER FLAT NO 4, BLDG-A/3

NEW SUJATA HSG SOC