

SUJATA NIVAS CO-OPERATIVE HOUSING SOCIETY LTD.

REGD. NO. BOM/HSG-259 OF 1962
1/C3/3, S.V. ROAD, BANDRA WEST, MUMBAI- 400050

Minutes of the Meeting with the Developers held 14th April 2024 at the Society Office of Sujata Nivas CHSL at 11.00 am onwards exclusively with each developer GURUKRUPA REALCON INFRASTRUCTURE LLP, ROMELL REAL ESTATE PVT. LTD. AND ROSWALT REALTY PVT. LTD.

The following members were present

S. No.	Name of Member	Flat No.
1	Dr. Ratnadeep Patil +3 (Smile Care)	2
2	Dr. Renu Patel	3
3	Mr. Sunil Krishnaraja	4
4	Mr. Ashish Ghone	6
5	Mr. Vaspar Dandiwala	8
6	Mr. Dhruv Chaudhry	9
7	BUILD	11
8	Mrs. Nirmala Samant Prabhavalkar	13
9	Mr. Sunil Alimchandani	18
10	Ms. Jitiksha Parikh	19
11	Ms. Anita Brij Narayan	20
12	Mr. Shyamji Gala	21
13	Ms. Namrata Biyawat	22
14	Mr. Zuber Kazi	G-3

Meeting took place in camera. Present were also PMC representative Mr. Chirag, M/s Shilp Associates

This meeting was called on the request of few members, wherein they wanted to understand from the Developers, specific queries for the redevelopment.

A. The Email from Smile Care Pvt. Ltd. which was sent to the developers was also read out to the members.

B. Whether all the clinics which are right now in the residential premises, be accommodated as commercial/ non-residential on ground floor/ lower floors in proposed building with separate entrance/ lifts so there is less of inconvenience to the residential members?

C. The other requests were that:

- Flat No. C-18, currently on ground floor, be accommodated on the ground floor.
- Garage No.3 stated that since they are an independent unit having share certificate, they should be treated as the 24th member and entitled to receive all the benefits as other members i.e. rent, corpus other than additional area unlike other 2 garages having a flat in society building.

D. Proposed height of the building the developer will consider. Authentic height supporting documents considered for planning of the society building

E. Car parking planning- Members categorically stated that they are not in favour of mechanical car parking and that developers need to re-work it out

F. Bank guarantee to society

G. Time line of project completion

H. Clear Floor to ceiling height

I. Vastu Compliant plan

1. Gurukrupa Realcon Infrastructure LLP - Mr. Sachin Shah, Vice President and Hansraj, consulting Head, Architect, Mr. Amandeep Singh, Liasoning were present

- a. acknowledged e-mail of Smile Care Pvt. Ltd. but stated he didn't get any query. Members stated that e-mail itself are the queries. E-mail having queries was read out for information to all.

- b. He stated whether first and foremost, commercial allocation to clinics are acceptable to members/society or not?
- c. He stated ground floor to clinics is not possible. 1st floor he may consider. If he is not allowed to do ground floor commercial, project will not be viable there will be no further discussion.
- d. stated they will work out the plan under 57 meters height and 90 meter height and present on 21st April 2024 in the SGM.
- e. Mr. Sachin, representative of Gurukrupa Realcon Infrastructure LLP asked society letter for Mr. Kazi to get the member's benefit i.e. Rent, Corpus.
- f. Mr. Kazi further asked that in his Final offer it is categorically stated "To be discussed" so when is the appropriate time to discuss post Final offer?
- g. Car parking will be mechanical in case 57 meters, underground basement in case of 70 meter and podium parking in case of 90 meter, as currently proposed. He stated there is no issue for underground digging for parking, even if we are in metro buffer.
- h. His Consulting Head, Architect Mr. Hansraj stated that he has given 2 side ventilation of flats as per his submitted plans

2. Romell Real Estate Pvt. Ltd. - Mr. Bhushan Palande, the representative present

- a. acknowledged that they have received the query of Smile Care Pvt. Ltd. Mr. Bhushan Palande, the representative of Romell Real Estate wanted to know if there are any other queries. He stated that ground floor he cannot consider unless members are ready to compromise lobby area and other amenities on ground floor.
He clarified that the plan is purely residential and no commercial units. After detailed discussion, he said he will work out the plan and present it on 21st April, 2024 alongwith authentic height supporting document.
- b. Bank guarantee he will confirm and get back by 18th April, 2024 Thursday
- c. Proposed height of the building, he stated is considered at 70 meters only and beyond that will not be in best interest of the society due to additional maintenance.

- d. On members question of what will be the benefit if the proposed building goes beyond 70 meter? He stated that the benefit is only more floor to ceiling height.
- e. Car parking will be podium
- f. Clear height 9.6 ft
- g. All flats are Vastu compliant, he stated
- h. Mr. Kazi asked him that during his presentation on 18.02.2024 during presentation he mentioned that he will separately tell regarding his unit. But till date no clarification is there about his unit, stated Mr. Kazi. Mr. Bhushan responded that Mr. Kazi's unit is placed on e-deck. He further stated that he has considered 157.80 sq. ft for Mr. Kazi's unit and as per DCPR there is no provision to give him any additional area. After understanding from Mr. Kazi that his unit is measured by PMC at 224.21 sq.ft, Mr. Bhushan said that he has noted the query and will revert by Thursday 18th April, 2024.
- i. Time of completion is 36 months + 6 months from Commencement Certificate (CC)

3. Roswalt Realty Pvt. Ltd. - Mr. Amar Solanki, Director of Roswalt Realty Pvt. Ltd., Mr. Bharat Shah, Legal Head, Mr. Pankaj, Sales and Marketing Head were present.

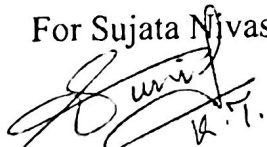
- a. acknowledged the receipt of the query of M/s. Smile Care Pvt. Ltd.
- b. Mr. Amar clarified that currently designed plan is 57 meters as per NOCAS height and consumed the FSI as per the current height available on NOCAS website, which he stated also during his presentation categorically on 18.02.2024 that we able to define as per the Airports Authority of India (AAI) website of NOCAS
- c. During obtaining final NOC from Aviation Authority of INDIA if we get more height than we shall redesign the plans to accommodate the Podiums for parking and also give clear height of 10 feet to all members.
- j. Proposed height he stated he will consider 70 meters since beyond 70 meters is not considerable from a planning point of view.
- k. On members question of what will be the benefit if the proposed building goes beyond 70 meters? He stated that the benefit is only of more floor to ceiling height.

- d. Mr. Amar stated that he has already given commercial space to clinics with separate lobby entrance/ lifts/ stretcher lifts which will not intrude with residential members.
- e. Car parking for 70 meters will be podium car parking, 2 car parking lifts. He stated he will present plan of 70 meters height or higher height plan, as the case may be, on 21st April, 2024 SGM after working it out.
- f. He stated that there are commercial and residential units. For being a viable project, he requires the ground floor for commercial. He agreed to give non-residential 1st floor and 2nd floor as commercial units.
- g. He intends to give East/ West facing flats which are Vastu compliant. They usually are followers of Vastu like Underground water tanks are in North East, Bhumi puja from North East and start the casting of slab from south west then come to North East. We try to accommodate as much as possible, he stated, keeping master bedrooms in south west, entrance in East/ West or North East.
- h. Bank guarantee he confirmed Rs. 15 crores performance lien in his OC received constructed project. 8 flats will be lien with society, he stated and will be released back to developer stage wise of completion.
- i. Regarding the query on Garage No.3, Mr. Amar, the representative, agreed to look into the same and come at a viable solution

All the developers were asked to re-work on the plans and send it to the Society, preferably by Thursday 18th April 2024, so that the members can go through the same before the next SGM to be held on 24th April 2024.

The Meeting ended with this note.

For Sujata Nivas CHSL


K. T. K.
Hon. Secretary



Enclosures:

1. E-mail of Smile Care Pvt. Ltd.
2. Email of Kazi