

SUJATA NIVAS CO-OPERATIVE HOUSING SOCIETY LTD.

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

Minutes of the Special General Body Meeting held on 15th February 2025 at 12 noon in the compound of Sujata Nivas CHS, Bandra West, Mumbai 400050 in camera for finalisation and approval of draft of Power of Attorney (POA) and finalisation and approval of building plan.

The Following Members were present:

S. No.	Name	Flat No.
1	Mr. Sunil Krishnaraja	4
2	Lt. Gen. Gurbaxani	5
3	Mr. Ashish Ghone	6
4	Mr. Vaspar Dandiwala	8
5	Ms. Rika Chaudhry	10
6	M/s. BUILD (Ms. Rathna Mariadoss)	11
7	Dr. Sundeep Kamath	12
8	Mrs. Nirmala Samant Prabhavalkar	13
9	Mr. Rajiv Ramnani	16
10	Ms. Ameeta Advani	17
11	Mr. Sunil Alimchandani	18
12	Ms. Jitiksha Parekh	19
13	Mr. Shyami Gala and Mrs. Amrutben Shyamji Gala	21
14	Ms. Namrata Biyawat	22
15	Mr. Zuber Kazi	G-3

Mr. Dheeraj Gadkar, M/s Shilp Associates in attendance
Mr. Bharat Shah and Mr. Shivang Shah Roswalt Realty Pvt. Ltd.

Meeting was adjourned for 30 minutes for want of quorum and commenced at 12.30 pm.

Chairperson Namrata Biyawat requested Lt. Gen. Gurbaxani to Chair the meeting and also requested Mr. Dheeraj Gadkar to present his observations on the building plan.



SUJATA NIWAS CHS- OBSERVATIONS FOR DRAWINGS RECEIVED
FROM DEVELOPER AT 07/02/2025 and 12/02/2025.

1. Based on the plans shared by the Developer on 07/02/2025 and 12/02/2025, the following changes have been observed in the flat positions:
 - Flat No. 4 & 11: Moved from the 7th Floor (as per plans on 07.02.2025) to the 8th Floor (as per plans on 12.02.2025).
 - Flat No. 6: Moved from the 8th Floor (as per plans on 07.02.2025) to the 9th Floor (as per plans on 12.02.2025).
 - Flat No. 13: Moved from the 8th Floor (as per plans on 07.02.2025) to the 12th Floor (as per plans on 12.02.2025).
 - Flat No. 23: Moved from the 9th Floor (as per plans on 07.02.2025) to the 7th Floor (as per plans on 12.02.2025).
2. The positions of the flats remain unchanged as per the earlier plans shared by the Developer on 07/02/2025.
3. As per the attached ANNEXURE I (Remarks):
Column 4 – Carpet Area (based on Polyline Autocad Drawing), the areas highlighted in red indicate a reduction in area when compared to the Proposed Carpet Area in Column 3, as offered by the Developer.
4. The Developer has not provided the floor plans for the 13th to 18th floors (Residential Sale). The following floor plans have been shared:
 - Basement Floor (Parking)
 - Ground Floor (Entrance Lobby & Commercial Sale)
 - 1st Floor (Existing Commercial)
 - 2nd to 4th Floors (Part Parking & Part Commercial Sale)
 - 5th Floor (Part Parking & Part Existing Commercial)
 - 6th to 12th Floors (Existing Residential)
5. As per the PDF drawing shared by the Developer on 12.02.2025, 6th to 12th Floor accommodates Existing Residential Flats, as per the section shared by developer, we see a height variation of 3.15 m & 3.35 m hence kindly share the clarity on the same.



6. The heights of the floors are as follows:

- Ground Floor: 4.2 m
- 1st & 2nd Floors: 3.15 m
- 3rd to 5th Floors: 4.2 m
- 6th to 10th Floors: 3.15 m
- 11th & 12th Floors: 3.35 m
- 13th to 18th Floors: 3.35 m

Agenda Item No.1 - Finalisation and approval of draft of Power of Attorney (POA).

Ms. Nirmala Samant Prabhavalkar stated that she does not have the draft handy but orally has few suggestions;

1. The present committee has already completed three years so it should be added that next whichever committee comes, the power continues since we will be in the midst of redevelopment upon expiry of their tenure. This project will go on further. If suppose any member ceases to be a member there should not be any hitch in future.
Please tell the legal advisors to take my suggestions and add **from time to time elected committee.**
2. Roswalt Realty is registered under the companies act. Under the companies act there are directors. If a director resigns and if a new committee comes elected then, the heirs of the directors are not given yet. Also tell us that whom we are going to sign in favour of. Only website we know who is the director. So board of directors keep on changing. They are subject to company law elections. Like how they are subject to elections in Maharashtra Co-Operative Societies Act. So if the directors cease to be directors then something should be mentioned and heirs are also important because its a private limited company or public limited company, we don't know. If it's a public limited company then things are different because voting takes place and agendas are there under company laws. Like all these multi-national companies where we buy shares and all. But this being a limited company, heirs are very important. If one of the directors ceases to be there or resigns or is not alive their heir should also be liable to continue to power of attorney.

Chairman stated that the points be noted for legal advise.



3. She further stated that in one point 'It is hereby agreed and confirmed that office bearers **and us** (in 3rd line), '**us**' means members?'

So there are three basically important points.

The current and whoever will be elected in the managing committee, they also should be included because someone might resign or someone might not be there and similarly the heirs should come, board of directors name should come.

Mr. Sunil Alimchandani stated that during the previous discussions when this request of POA came up by the developers, it started with a request that they need something to facilitate and expedite the documentation, approvals and all so they don't have to come to the society from time to time. That's how the request started. Subsequent meeting it got converted by demanding an irrevocable power of attorney. He said he thinks it came up in Adv. Devang Mehta's office. There was a good discussion between Adv. Devang Mehta and the developer's lawyer that why it should not be an irrevocable power of attorney, and why it should be a revocable power of attorney within the ambit of the development agreement.

He further stated, subsequently what is being seen now the draft that is being circulated is encompassing way beyond what was originally foreseen and what all those things would have been executed by the society officials. So incase of a redevelopment like this if some approvals has to be given or approval has to be sought it is taken by the society. The society Chairman, secretary or whosoever signs off the documents as per managing committee resolutions and the general body resolutions.

He stated that now suddenly if you see the draft it gives full and complete authority whatsoever to the developer. This was never envisaged or never a point of discussion in any of the meetings previously.

And to add to the point which Ms. Nirmala Samant Prabhavalkar stated on the signatories, generally the signatories are named by the virtue of their position and that authorisation is given by the general body like you are now discussing or the managing committee incase of their committee, incase of the company it will be by the resolution of their board of directors. Accordingly, whosoever is there subsequently will also be authorized. That's the point, he think, Ms. Nirmala Samant Prabhavalkar was trying to make.

Ms. Nirmala Samant Prabhavalkar stated one small request. It is not a part of this power of attorney, it cannot be a part of this power of attorney. We are giving power to a very important person. Mostly to the Chairman Mr. Shantanu Rane and his wife and I am sure they are not dummy developers. The way things are happening it looks like dummy developers are there and total project has been



taken over by other executors. She says she has no idea. These are not the be taken as allegations but its just a precaution so that this person Mr. Rane is available as and when we call. We will not very often call but when it is required. He should at least reply to our personal emails or the mobile number should be shared. That's it. Because I have given the mobile number and feel that why we should speak to the staff. Tender is picked up by him company. The tender will be held liable to the board of directors. The board of directors should be easily accessable and not the staff who is a paid staff or employees and the technical staff. Thank you.

Lt. Gen. Gurbaxani stated that we will get back to you.

Members were asked to vote by show of hands to approve the Power of Attorney. Mr. Sunil Alimchandani stated that it cannot be approved in this format.

Out of 15 members present in the meeting, 12 members voted in favour of the Power of Attorney and 3 members opposed.

Members in favour of draft Power of Attorney.

S. No.	Name	Flat No.
1	Smile Care. Pvt. Ltd (Dr. Vaishali Karad)	2
2	Mr. Sunil Krishnaraja	4
3	Lt. Gen. Gurbaxani	5
4	Mr. Ashish Ghone	6
5	Mr. Vaspar Dandiwala	8
6	Ms. Rika Chaudhry	10
7	M/s. BUILD (Ms. Rathna Mariadoss)	11
8	Dr. Sundeep Kamath	12
9	Ms. Ameeta Advani	17
10	Ms. Jitiksha Parekh	19
11	Ms. Namrata Biyawat	22
12	Mr. Zuber Kazi	G-3



Members opposing:

S. No.	Name	Flat No.
1	Ms. Nirmala Samant Prabhavalkar	13
2	Mr. Sunil Alimchandani	18
3	Mr. Shamji Gala & Mrs. Amrutben Gala	21

Members who came later

S. No.	Name	Flat No.
1	Mr. Rajiv Ramnani	16

RESOLUTION NO. 1

RESOLVED THAT the draft power of attorney is hereby approved and passed

Proposed by: Lt. Gen. Gurbaxani

Seconded by: Mr. Zuber Kazi

Carried out by majority.

Agenda Item No.2 - Finalisation and approval of building plan.

Lt. Gen. Gurbaxani stated that two members particularly, Ms. Nirmala Samant Prabhavalkar and Mr. Sunil Alimchandi's points have been noted and the same will be given to the legal. He further stated that he thinks that both of them should get on to the developer. If they are able to accommodate your request then well and good otherwise we have to go ahead. We can't stall. It has to be one to one with developer.

Mr. Sunil Alimchandani stated that why is the developer not providing us and why is the society not initiating this with the builder what are member requirements.

Lt. Gen. Gurbaxani stated that so many meetings have gone. There is no role for anyone else to play because it has come to the stage where...Mr. Sunil Alimchandani interrupted by stating that he wants to raise a question. You are saying that so many meetings have gone. He states that he has raised his request even before April 2024 before the meeting with the developers that's when it should have been communicated to the developers what members want. The question is, till this date also it has not been communicated as it was clear from



the last few SGMs that the developer clearly said that they have not received and even the PMC said we don't have.

Lt. Gen. Gurbaxni asked the PMC whether this is true. Mr. Dheeraj Gadkar said that this is not true.

Mr. Sunil Alimchandani further stated to please see the SGMs. And it is in writing. This was subsequently escalated and communicated even at the Deputy Registrar level. After April, he stated that he reminded even before the meeting with the in the presence of Deputy Registrar representative, no reply was received. He stated that he again reminded in November, no reply was received and recently I sent out a letter that in case if this is not handled, I will have no option but to take legal recourse as I was written in those meetings. Anybody who doesn't agree, we will get a court order in two months or whatever it is. So I sent out a letter. As of today, I am sitting in front in this SGM. I don't have the reply from the society on the issues I raised. Further, my last letter, they have replied, including copy to the Deputy Registrar and others, not addressing the points which I have raised and asked specific answers. And they are talking about everything else. When I raised, we have seen that they accused Nirmala Samant and me, myself, working together in collusion. Nirmala Samant has been asking some questions, Gala Ji has been asking some questions, and usually four people are only asking questions.

Complaints have been made against Ms. Nirmala Samant to the Deputy Registrar which has got nothing to do with it. She is a member and she is asking questions just as everybody is entitled to. Where is the justification or need to complain to the registrar something irrelevant?

Same in my case. And I don't get the letter. I come to know from the registrar's office this is what we are hearing. The issue is redevelopment. The issue is redevelopment has to be carried out in a complete transparent manner as defined in the GR for redevelopment issued by Government of India, Government of Maharashtra. They clearly talk about a transparent method.

Why is this not being done? You saw yourself one year ago when people rushed without any item on the agenda to knock out one of the developers.

Then it happened with the other guy, there was no cooperation with them. And mind you, none of them are recommended by me. They were all brought in by the PMC or howsoever it happened. Right? They came through public notice. None of them are recommended by me. But yet we are not seeing they all be treated on a common platform. Based on the final things also we have not seen



what is happening. I'll give you an example, in one of the previous meetings, drawings were circulated just as we entered the meeting. We have seen these drawings before. This time, there is a commercial area which is earmarked about over 10,000 square feet, which was not there any time, not even in March or wherever it is. Step by step, and I gave that example of a POA. The POA was to facilitate you make an application instead of coming to the secretary to sign off because society is authorized. It's the project of the society. Why we are not having the transparency? There are several things which are being done which will cause a major loss to all the members of the society because select benefit is being given to select people. So I had requested everything be on an equal platform. In the last meeting also when I did not vote for the development agreement, I was very clear. I want full compliance in a transparent manner with the provisions of law, MCAS act, development regulations and other things, the way it has to be happened.

If it doesn't happen and I am at a loss for example, I gave way back that I want ground floor, I am on the ground floor. So why is it being denied? Mr. Solanki himself committed to him in one-to-one meeting.

In one-to-one meeting. Whatever it is, because earlier also they said you go by the letter, we have not given, because in one of the meeting there was a talk that those who are having larger car parks, larger flats are entitled to two car parks.

This was there in the meeting with Devang and his team who had come when this clarification was there. So lot of things are not happening which are inconsistent and are not happening in a transparent manner.

Today if you carry out a review of the feasibility report, I had requested in one of the meetings, and you do a comparison of the developer and what is now happening, you will find out that the developer's profitability has shot up significantly, much much more significantly than it was disclosed or indicated from the feasibility report.

Take the example that today is talking about commercial area at Rs.75,000 rupees per square foot. The feasibility talked about Rs. 50,000 rupees. Once we put all those and have apples to apples, things will be very clear. This is what I have been requesting from April. Carry out this, put it before the members, let the members see for themselves and then let them vote on it. Today members are not aware, this is not being presented in front of the members. I as a finance person has done back of the calculations and that shows significant significant benefit to the developer. And today Ms. Nirmala Samant is troubled for her flat there is no way that the developer can deny that I will not give you your choice. Still she is being



denied, she is being denied extra space. Galaji over here is asking something, they are being denied. Why? This is our building. Whatever we want, we should get first and the balance should be available for sale. If members are denied of their rights and their property and somebody else is going to be benefited a significant amount, the question is why? Who is giving them the benefit and denying this benefit to the members? I am talking for all the members. The benefit is not going to come to me alone. The feasibility of whatever numbers is not going to come to me alone.

I want to make this very clear and if this is done, you will find the situation change members will be much happy or at least they will know they are voting for a proposal where the developers profitability has gone up very very very significantly with the result had they known they would have negotiated whatever was the offer. And even this final offer which was made in March was way before members even discussed. In fact the members meeting they raised those issues was in April and subsequently. So, the question is who finalized this offer because only the members can finalize this offer and members should have been told upfront that the developer will decide or XYZ will decide or MC will decide what we give it to you. You have no choice but to accept. I hope I made my points very clear and members have noted what I have said.

Lt. Gen . Gurbaxani stated that he is recorded to which Mr. Sunil Alimchandani responded thank you sir.

Lt. Gen . Gurbaxani asked if anyone else has anything to say. There were further questions by any of the other members. In that event, he asked if the finalization of the building plans can be approved. He further stated that whatever we have got so far, number of meetings we have had, and you have received it finally in email even yesterday...

Mr. Sunil Alimchandani continued to state that he has one more point. At the beginning of the meeting itself, the PMC explained, PMC explained with this chart. There are several discrepancies in whatever has been presented. Plus the developer has not shown the area which he is going to do a free sale. Several of the other flows. Initially it was discussed with all the developers including over here that the whole building will have everything same. If everything is going to be same, of today, why that is not done? Why the final prices are not declared? All this is required. We cannot just push ahead without being transparent and knowing what is being done. It is not a sellout to the developer of whatever rest is there and we get what the developer is offering. Thank you.



Ms. Nirmala Samant stated that only for purpose of sharing her views and dissemination of knowledge that generally PMC for you that for the first time he has shared because of my consistent pursuance to get my flat on 11th floor it was agreed to me to get on and whatever I don't want to go back but first time pehle baar hi unhone mujhe perso 11th 12th floor ka plan mujhe beja hai of course Of course that I am not going to accept and that choice is left to me, number 1.

Already offer kiya that ki jisko jitna bhi cahiye ussko pehle bataenge, accordingly unko hum tailor made karenge. Humne unka pura compliance, jo jo developer ne bola waisa he diya hai. Aur selection hone ke baad woh jo unke sab tanturms, jo sab developers karte hai, abhi kar rahe hai.

Number two, you as a PMC, sorry again in English, Hindi mein bolti hu, aap PMC ho, aapko kal bhi likha tha ke aap ek ek aisa kyu batate hai plan? Humko bhi pata chalna cahiye na ke 35,000 mil raha hai additional construction area. Ho sakta hai ki there is no disclosure of how much he is going to get. We are not technical people. We appointed you. Humne aapko humara pravakta karke appoint kiya hai. Whether you have played that role positively or not, it's a question.

Mr. Dheeraj Gadkar responded that then you should decide and members should decide...

Mr. Nirmala Samant interuputed One minute. One minute. Hum aapko ye pooch rahe hai ke ussko construction ke liye kitna area mil raha hai including commercial. Kam se kam members ko pata toh hona cahiye. Number one. Thoda mujhe interest hai toh mein padte rehti hu and so she stated that she asks him further questions.

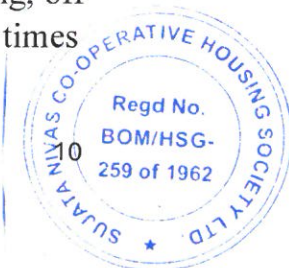
Bohot mushkil ke baad, first time mujhe mere he flat jo unhone decide kiya hai ki yahi aapko rehna padega. First time he has shown ki mein jaisa bolu aapko waisa karna padega.

Secondly, he is going to get how many floors further? 22, 23, 24, hume kuch pata nahi hai. 35,000 hua hai kyu ki I suggested Nikhil to go for 33(11).

Pehle unhone 35, 33(7) mein kiya tha jismein 35% fungible he mil raha tha. Lekin because of my suggestion, it was amended in 33(11), he is going for SRA.

SRA matlab, he is getting 5 times FSI. Pehle toh 35% he aapko milta tha. Mujhe koi bhi kuch blame kare but I have done my best to ki sakbo usska benefit mile.

So he is getting 5 times. I don't know. You have to tell us. What he is saying, off the record that kitna hoke bhi char baar means four times he can pay. Four times



how much it comes for the sellable and how much it comes for the existing member it's an architectural issue technical issue I request you to please appraise the people.

Number two we don't know even ki aage ke jo flats hai even... he is only saying mujhe grid nahi mil raha hai, mera loss ho jayega, mera flat toot jayega, but how will we understand, we will think genuinely he is talking like that. Woh khala orally bol raha hai. You should ask what will be configuration of the flats? Wing wise, teen bana rahe ho, do bana rahe ho, one room kitchen bana rahe ho. Humko malum nahi hona chahiye? I have a curiosity. Logon to ho nahi ho who mujhe nahi malum. Lekin mujhe bhi lage ki poori building kaisi lagegi? Aage agar mujhe bhi kisiko request karna hai. So many people are asking me Madam aap reh rahe hai, apke yahan redevelopment hai, humko batao, hum bhi purchase karenge. Maine bola mujhe hi plan ka pata nahi hai. So You ask..

Number two logon ke knowledge ke liye mei bata rahi hun, architecturally few are knowledgeable, mei unko nahi bata rahi hun, jo baad mei pochte hai, aap hindi mei baat karo, humko pata nahi chalta aap kya baat karte hai.

She further stated that new flat buyers, jo sale mei aayenge, they can register only after RERA. Right? RERA kab hoga registration? Jab plans ok hoga aur aapko Commencement Certificate milega, tab building tootegi, jab building tootegi, uske baad RERA aata hai. Thereafter only members can apply. Toh abhi se yeh kyun bol rahe hai ki mera grid nahi ho raha hai mera grid nahi ho raha hai. Who are those members? Then your members will only be investors and not genuine flat buyers. Apke genuine flat buyers will only come in only after RERA, after getting you the commencement certificate, phir aap abhi se yeh sab kyun bol rahe ho? This is all. So we should know that flat buyers will buy the flats saleable mein, only after they see the project has complied, they have got approval. So their money is not going to be wasted, schedule payment hai, woh karneke baad unko OC milega. That is the whole purpose of creating RERA, to safeguard the interest of the new flat buyers.

New Flat buyers koi humko malum nahi hai. New flat buyers buy hi nahi kar sakte because RERA will compel them not to register. Number one, Shivang you can correct me. You came very late. Aap 12 baje ka time dete ho aur itna late aate ho. Har ek ko apna apna kimat hai. Kisike half day liya hai. Mujhe bhi jaana hai. So, please always maintain the time. Number two, toh poore aage jo aap sale karne wale ho ya toh koi existing logon kuch lena hai aage jaake, who unki marzi hai na. Kyonki aap ne letter of offer mei apne marzi ko diya haina. You have given



permission. Abhi You can't go back. Offer is always an offer. Aur builder tabhi hi acha pehchaha jaata hai jab who apne offer aur apne word ko rakta hai. Apko laga aur aap nahi de rahe hai, uska koi justification toh do..

Please, I want, I request PMC that from 12th floor, because 13th floor is going to be a refuge area, right?

From 14th floor you will get a flat. Every floor, are you going to go for 2 bedroom, 3 bedroom, 4 bedroom? And what are you planning? We should know that it's a right.

Everything can't be, you know, hum baad me dekhenge. This is a crucial time. Baadme hum milenge bhi nahi ek baar tootega toh. Char saal ke baad milenge. Agar hoga toh. That also we don't know. But I wish all the best ki hona chahiye.

Mr. Dheeraj Gadkar explained that, Madam, pehle din se jab feasibility share ki thi, 33(7B) and 33(11) bhi. Aapne efforts kiya hai agreed. You have made a lot of efforts, I also know.

Ms. Nirmala Samant stated In revise tender. Mr. Dheeraj Gadkar requested that let him complete. He explained that nahi revise feasibility mei bataya gay tha. First 33(7B) One minute madam. Not the revised tender, but the revised visibility report.

337B ka dikhaya tha first. 33(11) ka clarity nahi tha. 33(11) ke liye Nikhil Sir ne bola tha ki aapke society SRA lene ke liye ready hai kya? If you remember baadmein Nikhil Sir ne feasibility mein workout karke liya ki 33(11) mein kya workout hai and the members were open to that. At that time also members came to know that commercial ground floor pe banana ke liye, we are ok with the offer maximum kitna mil sakta hai.

Jo Alimchandani Sir nahi bol rahe hai lekin woh pehle se he decide ho chukka tha. Meeting mein approval liya hua hai SGM mein. Agar committee ko bhi pata hai ki overall reply hua hai feasibility report ka. Abhi aage jo aap bol rahe ho ki abhi tak ka jo plans aapko dikhya hai, humne kam se kam 2-3 baar developer se meeting ki hui hai. We have everytime asked ke kitne commercial banne wale hai. What will be the commercial area.

DA mein mention bhi kiya hai ki 5.4 ke FSI ke upar mein jaa nahi sakta hu. Aap bhi agreed ho na? While Ms. Nirmala Samant continued to ask questions. Mr. Dheeraj Gadkar responded that you can't say ki mujhe pata nahi tha. Ek minute madam. Aap itni der bol rahe ho toh mujhe bhi toh do mauka. Toh basically



issmein jo overall aapko bataya gaya hai aur aaj iske liye bataya ek mujhe upar ke plans nahi share kiye gaye kyu ke mujhe bhi prove karna hai ki kya hai. Agar aap bol rahe ho ki mein kis ke taraf se hai nahi pata toh this is a wrong statement. Ya toh aap humko resign karva do.

If you want, you feel that we are not capable, we agree to resign on it.

But you don't put allegations on us that hum logo ne galat bataya aapko kuch. Humne job hi bataya woh sabke saamne bataya. Developer ke har meeing mein hum aake bhi baithe hai. We have explained everything. Aaj bhi meine bataya ki carpet areas mein P line mein kya problem hai, ke kidhar kiska upar se neeche liya hai, neeche se upar liya hai. Ye meine kal email bhi kiya hua hai to understand and to ask the developer ki kya hai. Mr. Dheeraj Gadkar asked the developer in the General Body that inka sawal ye hai ki aap logo ka sale ka carpet areas mention nahi kiya hai. So we need the plans of the upper floor also.

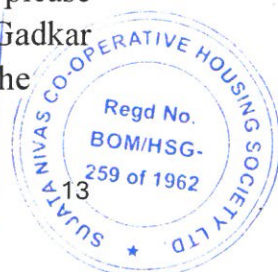
Mr. Rajiv Ramnani clarified matlab sirf upar ke sale area ka maalum nahi hai? Mr. Dheeraj Gadkar responded yes. Mr. Rajiv Ramnani continued that pehle sabko apna santushti ho jae.

Mr. Dheeraj Gadkar said that aap sahi bol rahe ho Madam ke sales wale aaenge, sahi baat hai, woh baad ki baat hai. Mr. Rajiv Ramnani stated that portion is the developer's plate. Mr. Dheeraj Gadkar continued that the second thing is that IOD aane ke baad CC aane wala hai usske baad RERA mein register hone wala hai. So developer jabhi plan registers karta hai IOD ke time pe usske sab plans jaate hai. Woh RERA ke baad shuru nahi karta hai sabko flat bechne ke liye. Aapne ulta explain kiya that iss liye mein correct kar raha hu ki kya cheesein hai.

He further explained that Mr., Rajiv Ramnani is also in this profession and he knows that and there is an architect madam also in the society. Mr. Rajiv Ramnani said that sabse pehle aap apne flat ka dekho. Mr. Dheeraj Gadkar continued that aapke flat ka means, areas he has already provided and given his observations of whose area is less, whose is more, whose height is less. You should do that. And we have asked the developers to give the areas of the upper flats now in front of all members.

Lt. Gen. Gurbaxani stated that we have recorded all the points that have been made. But we had to move ahead and therefore finalization and approval of plan.

Few members had some corrections to which members suggested that it should be one on one with the developer. But we have to get ahead and therefore please raise your hands for finalization and approval of plan. Mr. Dheeraj Gadkar requested Mr. Bharat Shah from Roswalt Realty that they should resolve the



queries that come in from members. What happens is that after that e.g. Mr. Zuber Kazi and Smile Care carpet area is not mentioned. So, at least get it finished once.

Mr. Rajiv Ramnani stated that if we have to do a meeting again because of these corrections, then it is wrong. If it is pointed out, it is your prerogative to get it done. It doesn't make sense.

Mr. Bharat Shah sought some clarifications from members to incorporate in the Development Agreement.

Lt. Gen. Gurbaxani stated that some members have a problem of, some intricate problems of design or whatever, approaches and so on in the plan they can sort it out with the builders separately but let us go ahead and not delay everyone.

We can have now the approval, please raise your hands for approval and finalization of the plan.

Members were asked to vote by show of hands for approval and finalization of the building plan.

S. No.	Name	Flat No.
1	Smile Care Pvt. Ltd. (Dr. Vaishali Karad)	2
2	Mr. Sunil Krishnaraja	4
3	Lt. Gen. Gurbaxani	5
4	Mr. Ashish Ghone	6
5	Mr. Vaspar Dandiwala	8
6	M/s. BUILD (Ms. Rathna Mariadoss)	11
7	Mr. Rajiv Ramnani	16
8	Ms. Ameeta Advani	17
9	Ms. Jitiksha Parekh	19
10	Ms. Namrata Biyawat	22
11	Mr. Zuber Kazi	G-3

11 members voted in favour of finalizing and approving building plans.

Member who had left the meeting

1	Dr. Sundeep Kamath	12
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Following members opposed

1	Ms. Rika Chaudhry	10
2	Mrs. Nirmala Samant Prabhavalkar	13
3	Mr. Sunil Alimchandani	18
4	Mr. Shyami Gala and Mrs. Amrutben Shyamji Gala	21

RESOLUTION NO. 2

RESOLVED THAT the building plans are hereby approved and passed and corrections as per PMC in Annexure I in Observation Report be incorporated by developer.

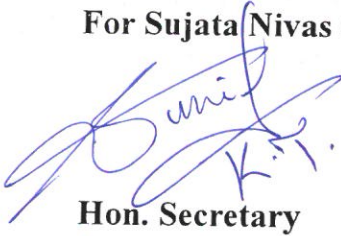
Proposed by: Mr. Rajiv Ramnani

Seconded by: Mr. Zuber Kazi

Carried out by majority.

With this note the meeting ended

For Sujata Nivas CHSL



Hon. Secretary

Attachment: Annexure I (Proposed MOFA carpet area Sq.ft)



ANNEXURE I								
		PROPOSED MOFA CARPET AREA (Sq.Ft.)						
FLAT NO.	Existing Carpet Area (Sq.Ft.)	Proposed Carpet Area offered by Developer (Sq.Ft.)	Carpet Area as per Pline Autocad Drawing (Sq.Ft.)	Additional Dry Utility Area (Sq.Ft.)	TOTAL MOFA CARPET AREA (Sq.Ft.) (4+5)	Carpet Area written in Development Agreement (Sq.Ft.)	Carpet Area as per Design Architect mentioned in Autocad Drawing Text (Sq.Ft.)	REMARKS
1	2	3	4	5	6	7	8	
A - Wing		50 % EXTRA						
1	710.10	1065.15	1067.27	0	1094.96	1065	1066	COMM. UNIT as mentioned in Development Agreement
2	569.74	854.61	940.99	0	940.99	854	944	1. COMM. UNIT as mentioned in Development Agreement
3	754.88	1132.32	1133.33	0	1133.33	1132	1133	2. Additional Area of 90 Sft is provided
4	505.79	758.69	759.59	27.69	787.28	759	759	COMM. UNIT as mentioned in Development Agreement
5	754.88	1132.32	1140.57	30.52	1171.09	1132	1133	Shifted from 7th Floor to 8th Floor in Proposed Plans
6	505.79	758.69	759.59	27.69	787.28	759	759	Shifted from 8th Floor to 9th Floor in Proposed Plans
7	754.88	1132.32	1140.57	30.52	1171.09	1132	1133	
8	505.79	758.69	758.68	27.69	786.37	759	759	
B - Wing								
9	773.39	1160.09	1161.11	0	1161.11	1160	1160	COMM. UNIT as mentioned in Development Agreement
10	532.38	798.57	799.53	0	799.53	799	799	COMM. UNIT as mentioned in Development Agreement
11	726.14	1089.21	1089	26.16	1115.15	1089	1090	1. Rounded off to 1089 sft
12	522.59	783.89	785.64	0	785.64	784	784	2. Shifted from 7th Floor to 8th Floor in Proposed Plans
13	726.14	1089.21	1093.10	30.52	1123.624	1089	1090	COMM. UNIT as mentioned in Development Agreement
14	522.59	783.89	781.46	27.69	809.15	784	784	Shifted from 8th Floor to 12th Floor in Proposed Plans
15	726.14	1089.21	1090.44	26.16	1116.6	1089	1090	Less Carpet Area is seen as per Pline in Autocad Drawing provided by Developer as compared to Offered Area
16	522.59	783.89	784.87	27.69	812.56	784	784	
C - Wing								
17	435.62	653.43	655.19	27.69	682.88	653	654	
18	702.67	1054.01	1056.3	30.52	1086.82	1054	1055	
19	435.62	653.43	650.42	27.69	678.108	653	654	Less Carpet Area is seen as per Pline in Autocad Drawing provided by Developer as compared to Offered Area
20	702.67	1054.01	1054.85	30.52	1085.37	1054	1055	
21	435.62	653.43	650.42	27.69	678.11	653	654	Less Carpet Area is seen as per Pline in Autocad Drawing provided by Developer as compared to Offered Area
22	702.67	1054.01	1056.3	30.52	1086.82	1054	1055	
23	1138.29	1707.44	1708.42	58.20	1766.62	1707	1708	Shifted from 9th Floor to 7th Floor in Proposed Plans
Garages		40 % EXTRA						
G01	157.80	220.92	221.51	0	221.51	221	221	
G02	157.80	220.92	221	0	220.69	221	221	Rounded off to 221 sft
G03	224.21	313.89	314.13	0	314.13	314	314	

Note :

- All Areas mentioned are in Square Feet.
- Observations as per Autocad Plan shared by Developer on 12/02/2025.