

SUJATA NIVAS CO-OPERATIVE HOUSING SOCIETY LTD.

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

Minutes of the Special General Body Meeting held on Sunday, 17th March 2024 at 02.30 pm at the Society Premises

The following members were present

S. No.	Name	Flat No.
1	Dr. Vaishali Karad, Smile Care Pvt. Ltd	2
2	Dr. Renu Patel	3
3	Mr. Sunil Krishnaraja	4
4	Mr. Ashish Ghone	6
5	Mr. Vaspar Dandiwal	8
6	Ms. Rika Chaudhry	9
7	Mr. Dhruv Chaudhry	10
8	Ms. Rathna Mariadoss (BUILD)	11
9	Dr. Sundeep Kamath	12
10	Ms. Nirmala Samant Prabhavalkar	13
11	Mr. & Mrs. Soomar	14
12	Mr. Rajiv Ramnani for Ms. Asma Zaheer	16
13	Mr. Sunil Alimchandani	18
14	Ms. Jitksha Parikh	19
15	Ms. Anita Brij Narayan	20
16	Mr. Shyamji Gala	21
17	Ms. Namrata Biyawat	22
18	Mr. Sanjay Sharma	23
19	Mr. Zuber Kazi	Garage – 3
20	Mr. Vilas for Ms. Devyani Laiwala (Only Attendee)	15

Also present from the PMC Office

Mr. Nikhil Dikshit, CEO, Shilp Associates

Mr. Dheeraj Gadkar, PMC – Head, Shilp Associates

From SL Partners

Adv. Tushar Gujjar

Adv. Ketki

Mr. Prasad Velankar online from Velankar & Associates.

The Chairperson welcomed the members and also gave a brief of the redevelopment process till date and also the Managing Committee has requested the Developers to give in their final offers in a sealed envelope for sake of transparency, which will be opened today in front of the members.

The Agenda Item No.2 i.e. Discussion on the Financial and Legal Matters of the Developers was taken up first for discussion.

Adv. Tushar Gujjar, read out the details of the litigations by M/s. Roswalt Realty Pvt. Ltd. & Romell Real Estate Developers. The members wanted to know the consequences, of these litigations. However, Adv. Tushar Gujjar mentioned that it was not in their scope of work, and also it is not possible individually to check on the cases of the developers.

There was a lengthy interaction and here again the question of non-submission of documents by the developers was brought to the notice of the members. Mr. Prasad made it clear the based on the documents provided by the developers, it is only possible to bring out a comparison on financials.

Agenda Item No. 1 Discussion on the Final Offers submitted by the following Developers,

a. Romell Real Estate Pvt. Ltd

b. Gurukrupa Realcon

c. Roswalt Realty Pvt. Ltd.

The Chairperson called upon the PMC to open the final offers that were submitted by the developers and accordingly, the PMC read out the same.

The Gist of the Offers

S. No.	Developer	Extra Area	Rent	Corpus	Shifting Charge
1	Gurukrupa Realcon Infrastructure LLP	48% for flat 38% for Garages	Rs.250/- per sq.ft. per month	Rs.3100/- per sq. ft. existing	Rs. 50000/- (to & fro)
2	Romell Real Estate Pvt. Ltd.	40% Mofa	Rs.200/- per sq. ft. per month	Rs.3300/- per sq. ft existing	Rs. 40000/- (to & fro)
3	Roswalt Realty Pvt. Ltd	50% for Flat 40% for Garages	Rs.275/- per sq.ft. per month	Rs.3250/- per sq. ft. existing	Rs. 55000/- (to & fro)

It was decided to circulate to the members all the documents that were received today.

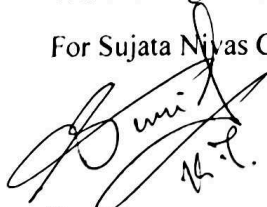
The members had a series of questions here to the PMC on the offers submitted, and Mr. Nikhil Dikshit suggested that all the three developers be called once again for answering the members queries. Accordingly, the following resolution was passed

“Resolved to call for a meeting with the Developers based on the final offers they have submitted and also ask the Developers to submit all the relevant documents pertaining to the final offers by 26th March 2024.

It was also decided to have the next meeting with the Developers on Sunday 14th April 2024 tentatively based on the availability of all the concerned, i.e. the PMC, Legal Experts, Chartered Accountants, Developers etc. “

The Meeting ended with this note.

For Sujata Nivas CHSL


Hon. Secretary

