

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 of Sujata Nivas CHS Ltd. held on 20th January 2024 at 3.00 pm in 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	Lt. Gen. Gurubaxani M.A.	5
5	Mr. Ashish Ghone	6
6	Mr. Vaspar Dandiwala	8
7	Ms. Rathna Mariadoss (BUILD)	11
8	Dr. Sundeep Kamath	12
9	Ms. Nirmala Samant Prabhavalkar	13
10	Mr. & Mrs. Iqbal Soomar	14
11	Ms. Devyani Laiwala	15
12	Mr. Rajiv Ramnani, for 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. Zuber Qazi	Garage 3

Also present from the PMC Office, M/s. Shilp Associates

Mr. Dheeraj Gadkar,

Mr. Saurabh Kamble

Mr. Chetan Batchim

Mr. Sarvesh Kharkanis from Velankar & Associates.

Agenda Item No. 1

1. Discussion on the Comparison prepared by the PMC M/s. Shilp Associates of the following Developers, based on the Site Visit by the Members.

- a. Romell Real Estate Pvt. Ltd
- b. Gurukrupa Realcon
- c. Inspira Realty & Infra Pvt. Ltd
- d. Roswalt Realty Pvt. Ltd.

Mr. Dheeraj Gadkar, the PMC Head of Shilp Associates shared with the members the Comparison Sheet, of the Developers i.e. the 1st Offer Submitted by the Developers on 12th August 2023 and the Offers submitted on 19th January 2024, the copy of which was circulated to the members. The gist of comparison is given below:

1ST COMMERCIAL OFFER COMPARISON – DURING THE OPENING OF TENDER (12TH AUGUST 2023)

NAME IN WHICH THE BID IS SUBMITTED	M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP	M/S. INSPIRA REALTY AND INFRA PVT LTD	ROMIELL REAL ESTATE PVT. LTD.	ROSEWALT REALTY PVT. LTD.
Maximum Carpet Area including Fungible per member (MOFA)	48%	27%	32% additional RERA Carpet Area	35%
Clear Height of Flat Minimum 10 Feet	3.05 Mtr 10' 0" (10 Feet - 0 Inches)	9 Feet 5 Inches	10' Feet floor to floor	Yes
Corpus fund member (in INR)	Rs. 2,500/- per sq.ft for existing residential member Schedule of Payment 1) 50% given after vacating 2) 50% given at the time of possession	Rs. 1,200/- per sq.ft on existing carpet area	Rs. 2,000 - per Sq.ft. on existing carpet area	Rs. 3,000 - per Sq.ft. on existing area
No. of Car Parks per member	One Car Parking	01 Car Park	As per BMC norms	As per MGGM policy
Monthly rent	Residential members is fixed at Rs. 55,000/- for first year subsequently 10% increase in the rent on cumulative amount for subsequent 2nd and 3rd year of construction	Rs. 100/- per sq.ft. on existing carpet area	Rs. 150 - per Sq.ft. on existing carpet area (10% increase in every year)	Rs. 250 - per sq.ft. on existing area

1ST COMMERCIAL OFFER COMPARISON – DURING THE OPENING OF TENDER (12TH AUGUST 2023)

NAME IN WHICH THE BID IS SUBMITTED	M/S. GURUKRUPA REALCON INFRASTRUCTURE LLP	M/S. INSPIRA REALTY AND INFRA PVT LTD	ROMIELL REAL ESTATE PVT. LTD.	ROSEWALT REALTY PVT. LTD.
Brokerage in % or INR	Rs. 55,000/- One Month Rent	01 Months' rent payable as	One Month Rent (Per year)	One Month Rent
Shifting charges (to and fro)	Rs. 50,000/- Each member	Rs. 50,000/- Per member	Rs. 35,000 - Per member	Rs. 35,000 - Per member
Bank Guarantee from a nationalized bank (in Rupees)	2 Flats will be kept as lien & shall be released as per schedule	2, 000 Sqft lien to be released stage wise	BG in the form of lien against flats within the same project	Not Mentioned
Tentative period of completion of the entire project including Sale component with infrastructure and amenities	36 Months (From the date of the Issue of CC of the Society)	36 Months plus 6 months (grace)	36 Months -6 months Grace period	24 Months

AS OFFERED - 19TH JANUARY 2024

Flat No.	Carpet Area Including Existing Otlā & Existing Balcony	Carpet Area including Otlā Balcony & Additional Area Constructed Beyond Building Line	PROPOSED "MOFA & RERA CARPET" TO THE EXISTING MEMBERS OFFERED BY DEVELOPER'S							
			GURUKRUPA REALCON INFRASTRUCTURE LLP		INSPIRA REALTY AND INFRA PVT LTD		ROMELL REAL ESTATE PVT. LTD.		ROSEWALT REALTY PVT. LTD.	
			Proposed Area offered on Carpet Area including Otlā Balcony & Additional Area Constructed Beyond Building Line		Proposed Area offered on Carpet Area including Otlā Balcony & Additional Area Constructed Beyond Building Line		Proposed Area offered on Carpet Area including Existing Otlā & Existing Balcony		Proposed Area offered on Carpet Area including Otlā Balcony & Additional Area Constructed Beyond Building Line	
			MOFA	RERA	MOFA	RERA	MOFA	RERA	MOFA	RERA
		(IN SQ.FT)	(IN SQ.FT)	(IN SQ.FT)	(IN SQ.FT)	(IN SQ.FT)	(IN SQ.FT)	(IN SQ.FT)	(IN SQ.FT)	(IN SQ.FT)
			48%		35%		35%		45%	
C WING										
17	435.62	435.62	644.72	653.08	588.09	605.73	588.09	603.33	631.65	656.91
18	702.67	702.67	1,039.95	1,053.44	948.60	977.06	948.60	973.20	1,018.87	1,059.63
19	435.62	435.62	644.72	653.08	588.09	605.73	588.09	603.33	631.65	656.91
20	702.67	702.67	1,039.95	1,053.44	948.60	977.06	948.60	973.20	1,018.87	1,059.63
21	435.62	435.62	644.72	653.08	588.09	605.73	588.09	603.33	631.65	656.91
22	702.67	702.67	1,039.95	1,053.44	948.60	977.06	948.60	973.20	1,018.87	1,059.63
23	1138.29	1,138.29	1,684.67	1,706.52	1,536.69	1,582.79	1,536.69	1,576.53	1,650.52	1,716.54
GARAGES										
G-01	157.8	157.80	157.80		213.03	219.42	157.80	157.80	213.03	221.55
G-02	157.8	157.80	157.80		213.03	219.42	157.80	157.80	213.03	221.55
G-03	157.8	224.21	224.21		302.68	311.76	157.80	157.80	302.68	314.79

AS OFFERED - 19TH JANUARY 2024

SR NO	CARPET AREA INCLUDING EXISTING OTLĀ & EXISTING BALCONY	CARPET AREA INCLUDING OTLĀ BALCONY & ADDITIONAL AREA CONSTRUCTED BEYOND BUILDING LINE	"CORPUS FUND" ON EXISTING CARPET AREA			
			GURUKRUPA REALCON INFRASTRUCTURE LLP	INSPIRA REALTY AND INFRA PVT LTD	ROMELL REAL ESTATE PVT. LTD. "REVISED OFFER"	ROSEWALT REALTY PVT. LTD.
			PROPOSED AREA OFFERED ON CARPET AREA INCLUDING OTLĀ BALCONY & ADDITIONAL AREA CONSTRUCTED BEYOND BUILDING LINE	PROPOSED AREA OFFERED ON CARPET AREA INCLUDING OTLĀ BALCONY & ADDITIONAL AREA CONSTRUCTED BEYOND BUILDING LINE	PROPOSED AREA OFFERED ON CARPET AREA INCLUDING EXISTING OTLĀ & EXISTING BALCONY	PROPOSED AREA OFFERED ON CARPET AREA INCLUDING OTLĀ BALCONY & ADDITIONAL AREA CONSTRUCTED BEYOND BUILDING LINE
			(PER SQ.FT)	(PER SQ.FT)	(PER SQ.FT)	(PER SQ.FT)
			Rs.	Rs.	Rs.	Rs.
	(IN SQ.FT)	(IN SQ.FT)	2,500.00	1,200.00	3,000.00	3,000.00
1	435.62	435.62	10,89,050.00	5,22,744.00	13,06,860.00	13,06,860.00
2	505.79	505.79	12,64,475.00	6,06,948.00	15,17,370.00	15,17,370.00
3	522.59	522.59	13,06,475.00	6,27,108.00	15,67,770.00	15,67,770.00
4	522.59	532.38	13,30,950.00	6,38,856.00	15,67,770.00	15,97,140.00
5	534.75	569.14	14,22,850.00	6,82,968.00	16,04,250.00	17,07,420.00
6	702.67	702.67	17,56,675.00	8,43,204.00	21,08,010.00	21,08,010.00
7	710.1	710.10	17,75,250.00	8,52,120.00	21,30,300.00	21,30,300.00
8	726.14	726.14	18,15,350.00	8,71,368.00	21,78,420.00	21,78,420.00
9	754.88	754.88	18,87,200.00	9,05,856.00	22,64,640.00	22,64,640.00
10	726.14	773.39	19,33,475.00	9,28,068.00	21,78,420.00	23,20,170.00
11	1138.29	1,138.29	28,45,725.00	13,65,948.00	34,14,870.00	34,14,870.00

AS OFFERED - 19TH JANUARY 2024

SR NO	CARPET AREA INCLUDING EXISTING OTLA & EXISTING BALCONY	CARPET AREA INCLUDING OTLA BALCONY & ADDITIONAL AREA CONSTRUCTED BEYOND BUILDING LINE	"RENT" ON EXISTING CARPET AREA			
			GURUKRUPA REALCON INFRASTRUCTURE LLP	INSPIRA REALTY AND INFRA PVT LTD	ROMELL REAL ESTATE PVT. LTD. REVISED OFFER	ROSEWALT REALTY PVT. LTD.
			PROPOSED RENT OFFERED ON CARPET AREA INCLUDING OTLA BALCONY & ADDITIONAL AREA CONSTRUCTED BEYOND BUILDING LINE MONTHLY (10% ESCALATION YEARLY)	PROPOSED RENT OFFERED ON CARPET AREA INCLUDING OTLA BALCONY & ADDITIONAL AREA CONSTRUCTED BEYOND BUILDING LINE (PER SQ. FT)	PROPOSED RENT OFFERED ON CARPET AREA INCLUDING EXISTING OTLA & EXISTING BALCONY (PER SQ. FT)	PROPOSED RENT OFFERED ON CARPET AREA INCLUDING OTLA BALCONY & ADDITIONAL AREA CONSTRUCTED BEYOND BUILDING LINE (PER SQ. FT)
	(IN SQ. FT)	(IN SQ. FT)	Rs.	Rs.	Rs.	Rs.
1	435.62	435.62	55,000.00	43,562.00	87,124.00	1,08,905.00
2	505.79	505.79	55,000.00	50,579.00	1,01,158.00	1,26,447.50
3	522.59	522.59	55,000.00	52,259.00	1,04,518.00	1,30,647.50
4	522.59	532.38	55,000.00	53,238.00	1,04,518.00	1,33,095.00
5	534.75	569.14	55,000.00	56,914.00	1,06,950.00	1,42,285.00
6	702.67	702.67	55,000.00	70,267.00	1,40,534.00	1,75,667.50
7	710.1	710.10	55,000.00	71,010.00	1,42,020.00	1,77,525.00
8	726.14	726.14	55,000.00	72,614.00	1,45,228.00	1,81,535.00
9	754.88	754.88	55,000.00	75,488.00	1,50,976.00	1,88,720.00
10	726.14	773.39	55,000.00	77,339.00	1,45,228.00	1,93,347.50
11	1138.29	1,138.29	55,000.00	1,13,829.00	2,27,658.00	2,84,572.50

Alongwith the SGM Notice dated 6th January 2024, all the enclosures (20) i.e., the report on the site visits, the legal litigation report and the report on the financial indicators were sent to the members.

The Chartered Accountant, Mr. Sarvesh Karkhanis, shared with the members the financial compilation of the developers, as per the documents which was submitted by the developers. He also mentioned that this is not a due diligence financial report, as all the financial documents have not been submitted.

Agenda Item No. 2 Preliminary discussion on short-listing of developers and keeping their presentation on the same.

After discussion on the presentation by the PMC, it was decided to call the developers for a presentation on their respective project. The date and time will be communicated, once the venue is finalised.

Agenda Item No. 3 Appointment of AT Consultant for administrative purposes

The Chairperson informed the members we have hired the services of AT Consultant for our accounting purposes of the Society as the previous personnel, has not been rendering his services efficiently.

With this the meeting ended.

For Sujata Nivas CHSL

[Signature]
K.P.
Hon. Secretary

