

**Minutes Of the Joint meeting of Redevelopment Committee, Management committee and Mangurdekar & associates Held On 26<sup>th</sup> January 2025**  
**(FOR EXPLANATION FROM M&A ON RERA CARPET AREA AND MOFA CARPET AREA WITH REFERENCE TO MEASUREMENT DRAWINGS PREPARED BY M&A)**

Anand Court Co-operative housing society Ltd.  
Plot No-1C/3A, Marg. Bandra West  
Mumbai -4000 50

**Date: 28 th January 2025**

Joint meeting held on **26<sup>th</sup> JANUARY 2025** at Anand Court CHS Premises **TIME:9.30 am** and the meeting was attended by the following members:

**Redevelopment committee**

- Ryan Fonseca
- Anil Parab
- Partik bheda
- Radha jayaram
- Amar Gandhi
- Nayan Bhandarkar
- Sunil parab (techinal support)

**Management committee**

- Leena Shah
- Sunil parab
- Mahesh Menghani
- Daulat Setpal
- Uma Meenakshi
- Ryan Fonseca

**MANGURDEKAR & ASSOCIATES**

- Prathamesh Mangurdekar
- Tarananth Devadiga

**Mr. Prathamesh Mangurdekar explained the definition of Rera Carpet Area and Mofa Carpet Area with related to the final drawing prepared and given details of Mofa and Rera carpet area of all flats of ANAND COURT CO-OPERAITVE HSG SOCIETY.**

Further Mr.Mangurdekar explained and recommended following way to proceed to next step so to M & A can initiate the process of finalizing the calculation process of feasibility report of the society.

1) Mr. Prathamesh Mangurdekar recommend to go by Rera carpet area measurements.

And same will be consider for further calculations and the extra area % will consider on Rera carpet only. And not on Mofa carpet.

Question by Member: Which values of measurement should be considered as there are difference in the sqft area?

Answer By M&A: Can consider max value or mean value of total Rera carpet area of one type of configuration. It's upto members to decide which value to consider. And about which measurement system (Mofa or Rera area) to follow.

Also explained why the minor difference are in the areas.

Question by Member: How much percentage % will be the reverse calculation to get the Mofa carpet area?

Answer By M&A: Will be approx. 3.4% to 3.5%

Regarding above recommended procedure was discussed and understood the pros & cons with numbers of questions from MC & RC members and after understanding pros and cons from PRATHAMESH MANGURDEKAR. MC & RC members decided to go by Mofa carpet area and decision was taken to consider mean value of total Mofa Carpet area as per configuration (A) mean value of 1 BEDROOM mofa carpet area (B) mean value of 2 BEDROOM mofa carpet area (C) Terrace carpet area as per individual terrace area specified in the chart and not a mean value.

Mangurdekar & Associate Bill was discussed and approved to pay 75% of flat measurement bill amount and balance on receiving of hardcopy.

Decision was taken as M&A has also measured the carpet area of each Garage so Members having Garage have pay 400/- each as it was not collected while contribution.

Soft copy of all flats measurement drawings to be uploaded on society group as well as on webpage.

MC & RC Member decided to call SPECIAL GENRAL BODY MEETING to explain the same to society members and take their views and approval and so the final decision can be conveyed in writing to Mangurdekar & Associates which will initiate the process of finalizing the calculation process of feasibility report of the society.

Meeting was ended with vote of thanks to all RC,MC & M&A members.

Thanks