

ANAND COURT CO-OPERATIVE HOUSING SOCIETY

1-C-3A Dr. V. Raghunath Marg, Bandra -West Mumbai- 400 050.

BOM/HSG/ 617/1964

4th September 2022

To,

all members of Anand Court Co-operative Housing Society as per joint meeting held on 24th July 2022 with Advent Consultants (PMC short listed by redevelopment committee) in the presence of following members.

Managing committee members present

- 1) Leena shah**
- 2) Mahesh Menghani**
- 3) Jeetendra Sawjany**
- 4) Daulat Setpal**
- 5) Sunil R. Parab**

Redevelopment committee members present

- 1) Kalpana Kamath**
- 2) Anil R. Parab**
- 3) Gurpreet Sethi**
- 4) Parthik Bheda**

Advent Consultant

- 1) Mr. Yashwant Always**

The above meeting was called for to understand the details of the procedure and fees structures mentioned in the Advent Consultants proposal.

And to know what are the extra costs to be borne by members other than mentioned in the proposal.

conclusion of the above meeting and procedures to be followed are below:

- 1) To call for SGM and explain the cost as on different stages of the redevelopment process and expenses involved for getting feasibility report Which should be collected prior to that stage under redevelopment fund and should be collected on the bases of flat carpet - sq.ft. area ratio against cost (1Bedroom, 2 Bedroom and 2Bedroom with small Terrace and Big Terrace).**
- 2) The collection will be at three different levels**
 - 1A- Up to feasibility**
 - 2B- To Select the of way the process – i.e**
 - a) Self-development**
 - b)Self-development with TMC (Total Management Consultant)**
 - c) Complete through developer**
 - 3C-Preparation of tender document as per level selected from 2.**
 - 4D – Pre-construction stage documentation checking.**
 - 5E—Construction stage -supervision on construction work.**

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- 3) The written consent of approval at the different levels to be signed by all the members. Which has to be submitted at registrar office.

FOR LEVEL 1A

- 4) As per required document for feasibility report the society does not have DP REMARK, ROAD REMARK, TOWN PLANING REMARK. MMRD REMARK As per discussion and agreed by Advent Consultants they will get it on line with out extra cost. But if required to procure physically only then it will Cost Extra Rs: 10000/- Approx.
- 5) Advent Consultants will be measuring the plot area but if the measured area of the plot differs drastically from the approved plot area by MCGM(BMC) Then the area has to be survey by lesion surveyor. And the cost will be extra Rs: 3 /- Rs per sqft .(plot area 15634 x 3 /- = 46900/- +8400/-= 55342 /-approx.)
Cost Extra Rs: 55342/- Approx.
- 6) Advent Consultant will measure one set of different flat area as indicated in MCGM(BMC) approve plan to cross check the area with balcony – no extra cost
- 7) As per record in City Survey our plot has two property cards. As per Advent it has to be one property card with one plot number. To merge/amalgamate in to one property card it will cost Extra Rs: 50000/- Approx
- 8) Advent consultant has been asked to specify the extra carpet area in the feasibility report in two format 1) against the area of approved plan of BMC and with RERA specification 2) against the carpet area inclusive of balcony area in carpet area specification.
- 9) The feasibility report will include cost analysis / financial report / commercial viability for self- redevelopment and redevelopment through a developer. Cost Rs: 40000/- +7200= 47200/- for detail check advent consultant proposal
- 10)As per 79A To create society web page so to upload the progress, minutes of the meetings and it will help to update and get feedback as well as clearance required from members at different stages of the redevelopment process.
Extra cost Rs: 12000/- for two-year approx.

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CONTRIBUTION CHART AS PER LEVEL

For level 1A

<u>cost</u>	<u>1BEDROOM</u>	<u>2 BEDROOM</u>	<u>2BEDROOM</u>	<u>2 BEDROOM</u>
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(SMALL TERRACE). (BIG TERRACE)

RS: 59200/- Rs: 1850/- Rs: 2819/- Rs: 3283/- Rs: 3854/-

(Above is inclusive of web page cost
40000/- + 7200/- = 47200 +12000 webpage Approx.

If Extra cost requires to pay

Rs 115342/- Rs: 3604/- Rs:5492/- Rs:6397/- Rs:7510/-
(10000 +55342+50000)

For level 2B

<u>Cost</u>	<u>1BEDROOM</u>	<u>2 BEDROOM</u>	<u>2BEDROOM</u>	<u>2 BEDROOM</u>
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(SMALL TERRACE). (BIG TERRACE)

RS: 47200/- Rs:1475/- Rs:2247/- Rs:2620/- Rs:3073/-

If Extra cost requires to pay

Rs /- Rs: Rs:

For level 3C

<u>cost</u>	<u>1BEDROOM</u>	<u>2 BEDROOM</u>	<u>2BEDROOM</u>	<u>2 BEDROOM</u>
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(SMALL TERRACE). (BIG TERRACE)

RS: 47200/- Rs:1475/- Rs:2247/- Rs: 2620/- Rs: 3073/-

cost for legal advisor requires to pay

<u>Cost</u>	<u>1BEDROOM</u>	<u>2 BEDROOM</u>	<u>2BEDROOM</u>	<u>2 BEDROOM</u>
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(SMALL TERRACE). (BIG TERRACE)

Rs 900000/- Rs: 28122/- Rs:42852/- Rs:49923/- Rs:58600/-
(Minimum approx.)

For level 4D

<u>cost</u>	<u>1BEDROOM</u>	<u>2 BEDROOM</u>	<u>2BEDROOM</u>	<u>2 BEDROOM</u>
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(SMALL TERRACE) (BIG TERRACE)

RS: 47200/- Rs:1475/- Rs: 2247/- Rs:2620/- Rs:3073/-

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For level 5E

<u>cost</u>	<u>1BEDROOM</u>	<u>2BEDROOM</u>	<u>2BEDROOM</u> (SMALL TERRACE).	<u>2 BEDROOM</u> (BIG TERRACE)
Option-1 Rs:849600/--	Rs: 26546/-	Rs: 40454/-	Rs:47125/-	Rs:55318/-
Option-2 Rs:3398400/-	Rs:106190/-	Rs: 161808/-	Rs:188508/-	Rs:221274/-

Kind attn:1) All members of Anand court Co-operative society
Please go through final shortlisted PMC proposal as attached file.

2) The collection sheet of redevelopment fund for
level - 1 A will be circulated Within few days.

Deena Shah

SECRETARY

FOR ANAND COURT CO-OP HSG

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WING -A

REDEVELOPMENT CONTRIBUTION CHART FOR LEVEL -1A

IN TWO PARTS a) required to pay + b) if extra cost required to pay

<u>FLAT NO.</u>	<u>NAME</u>	<u>AMOUNT - Rs/-</u>	<u>PAYMENT DETAILS</u>	<u>SIGNATURE</u>
<u>1A</u>		a) 2819 /- b) 5492 /-	----- -----	
<u>2A</u>		a) 1850 /- b) 3604 /-	----- -----	
<u>3A</u>		a) 2819 /- b) 5492 /-	----- -----	
<u>4A</u>		a) 2819 /- b) 5492 /-	----- -----	
<u>5A</u>		a) 1850 /- b) 3604 /-	----- -----	
<u>6A</u>		a) 2819 /- b) 5492 /-	----- -----	
<u>7A</u>		a) 2819 /- b) 5492 /-	----- -----	
<u>8A</u>		a) 1850 /- b) 3604 /-	----- -----	
<u>9A</u>		a) 2819 /- b) 5492 /-	----- -----	
<u>10A</u>		a) 3283 /- b) 6397 /-	----- -----	
<u>11A</u>		a) 3854 /- b) 7510/-	----- -----	

FOR ANAND COURT CO-OP HSG SECRETARY SIGNATURE

Deena Shah

ANAND COURT CO-OP HOUSING SOCIETY LTD.

Plot 1-C-3A Dr. V. Raghunath Marg
Bandra West, Mumbai 400050.

Kindly sign against your flat No. to confirm you have received the redevelopment sheets.

"A" wing

Flat NO.

Signature

1 email.

2

Sheet A-2

3 email.

4

Mrs
Sheet A-5

5

6 email.

7

Mrs Sangita

8 email
9 email

10

11

dropped in her flat

"B" wing

Signature

1 ✓

2

Received the papers but not signed 10/9/22

3

Honore 3-B

4 ✓

5

Sumit Parsh

Sheet B4

6

Wayan B

Wayan B → *

X 7

8

9

10

11

* Please note to mention the name as "Wayan Bhandarkar" in place of "Kalpana Kamath".

All papers sent on email to all 22 flats
Only those who have ^{not} rented their apt. have been given even personally.