

Sr. No.	Letter Dated	From	Flat No.	Query Raised / Comments	Purvankara's Response
1	16.09.2023	Mr. Ashok Thakur Mr. Rajesh Thakur	17/8	Query made to Raymond Realty	Not applicable
2	16.09.2023	Mr. Shyam Karani	9B/4	The member appreciated Purvankara's presentation and commented - Purvankara's vision, seriousness of thoughts, and planning was admirable. Hats off to Puravankara since they have taken enormous effort in making their presentation.	We are thrilled to see the response of the member and his appreciation for the efforts put. This, in fact has encouraged us and made our belief stronger that the efforts, time and energy being put while evaluating the project is the right way to evaluate any proposal.
				Draft Development Agreement to be made	Not applicable, internal point to the Managing Committee
				Member appreciated Purvankara's foresight and commitment towards building a LEED certified Residential Project	Thank you for the mention. We would like to reiterate that the benefits of LEED certification are many. We at Puravankara are very serious about using environmentally responsible building practices. LEED certification provides a framework for healthy, highly efficient, and cost-saving green buildings, which offer environmental, social and governance benefits.
				Each Developer should list out their proposed amenities with details and the actual area to be devoted against each amenity. It is vital that Maximum Open Spaces are provided for garden, senior citizen's area and walking etc. PMC should list and compare how each Developer compares quantitatively and qualitatively	Refer list enclosed
				Clarity needs to be obtained in regards to the number of car parking's which will be given to each flat owners and Society needs to make sure proper covered Podium Parking is given and NOT mechanized/stack parking. Electric Vehicle charging points to be provided in each parking space.	2 BHKs - 1 Car Park 2.5 and 3 BHKs - 2 Car Parks 4 BHK - 3 Car Parks Shops - 1 Car Park per shop All car parks will be covered and will be surface car parks and no mechanized car parks It is not possible to provide EV Charging to each parking, however 25% of car parks will be provided with provision for EV charging.
				Ceiling height should be specified by builders and a minimum 11 - 12 feet ceiling height should be guaranteed in the apartments.	Floor to Floor 3.05m
				Strict, unambiguous penalty clauses with clearly specified penalties for delayed possession needs to be spelled out and agreed by the Developers prior to selection of Developers. Bank Guarantees need to be obtained from Developers to ensure that our project is not left in the lurch or delayed.	Open for discussion and mutual decision.
				Developers to share Feasibility Report to ensure transparency	PMC to provide
				Exit Payment offers for those members who wish to exit need to be specified.	
				Recent revision in the stamp duty for redevelopment projects	If the individual members are made party to the development agreement, then in that case the Stamp Duty was never applicable. As matter of practice, the individual members were also made party to the development agreement to avail the SD waiver. However, in the recent past there has been a further amendment that the individual member(s) even if is not a party to the DA, the SD shall not be applicable
50% concession in the Premiums	The window to avail this 50% concession is for all the approvals sought upto June/July 2024. However, the approval time lines of the 33(9) may not allow us to avail the benefit and hence we have not considered the same. But if availed, the same shall be to our account.				
3	15.09.2023	Mr. Jitendra Ralsinghani	17/5	Full IOD for Rehab Component be obtained before vacating Will there be separate Towers for Rehab and Sale Component or mixed habitation	Yes, Full IOD for Members Area will be obtained before vacating. All towers are proposed to be a Composite structure i.e. Members and Free Sale Flats.
4	15.09.2023 29.11.2022	Ms. Manju Lakhiani	17/4	Additional price for Open Terrace	To be discussed Corpus in lines to the offer made can be provided.
5	14.09.2023	Mrs.Gunjan Karkera	16B/1	Flat with attached terrace	To be discussed Corpus in lines to the offer made can be provided.
				Vaastu Shashtra / Layout	Basic Vaastu kept in mind while planning.
				Penalty Clause	Open for discussion and mutual decision.
				Minimum Ceiling height within the apartments of members	Floor to Floor 3.05m

6	13.09.2023	Mr. Nareshkumar Adhani	11/B5	1. Accommodating Free sale flats & redeveloped flats	
				1.1 to ensure that on all floors (except the tower which has only 1x flat per floor) at least half the number of flats are allotted as redeveloped flat(s) and the remaining are free sale flats.	All towers are proposed to be a Composite structure i.e. Members and Free Sale Flats.
				1.2 This will not only ensure that all provided facilities and quality of construction are equal for all members of the redeveloped society, but will also help foster a sense of "one-ness & togetherness" amongst new entrants of the redeveloped society.	
				1.3 Having separate building for free sale flats and redeveloped flats or even separate floors for each category, would create an artificial divided / "caste system" within the redeveloped society.	
				2. Layout / planning of utilities	
				2.1 Providing of adequate safety clearances / fire fighting measures.	
				2.1.1 Under no circumstances should the bidder / developer be allowed to compromise on the clear space required between the building / structure and the compound walls so as to ensure enough space is available for movement of the fire tenders / ambulances etc.	All setbacks and open spaces shall be provided as per DCPR 2034 and CFO (Fire Fighting) Norms and subject to concessions (if any) availed from the approving statutory authority.
				2.1.2 Further, on top of the Podium level, a pathway / road to be provided for movement of the fire tenders and adequate nozzles are to be provided at that level too as it has been observed that in cases where fire tenders have to direct jets of water from hoses while being at ground level, due to trajectory of water jet being a parabola, the low floors of the building are in the "hidden" / penumbra zone and are deprived of the full force of the water jet.	Fire Tender movement driveway provided on the podium level. Nozzles, Jets etc. shall be provided as per Fire Fighting Norms and as mandated and approved by CFO.
				2.1.3 Each building shall be provided with a luggage lift which shall be used for ferrying household goods (sofa sets., dinner tables, wardrobes etc.) as well as for carrying construction materials (bricks, cements etc.) and for getting down rubble. This lift shall have a depth of 2.5 metre (min) so that it can accommodate a stretcher to handle emergencies.	Minimum 1 Stretcher Lift provided in each tower
				2.2 Providing of adequate safety clearances / fire fighting measures.	
2.2.1 For members to gain tangible benefits from the "L" shaped design proposed by M/s Puravankara, it is to be ensured that each flat is provided with a balcony // viewing deck size of 3.5 m x 1.5 m. This would not only provide a panoramic view of the surroundings but also ensure that each flat gets a fair amount of breeze / sunlight.	The same was kept in mind at the time of planning and thus 251 flats out of 266 have been provided with Decks				
2.2.2 Each balcony is to be provided with wrought iron safety grills so as to guard against accidents which could occur due to say senior citizens suffering from vertigo etc.	Cannot be provided due to Fire Norms.				
2.2.3 Each flat at its main DB (Distribution Board) shall have an ELCB (Earth Leakage Circuit Breaker) as incoming switch.	Yes, will be provided				

6 (cont'd)	13.09.2023 (cont'd)	Mr. Nareshkumar Adnani (Cont'd)	11/B5 (cont'd)	3. Construction / Plumbing	
				3.1 Torsteel / Reinforcement steel - All bars used for reinforcement shall come with Traceability Certificate issued by the manufacturer (Tata / JSW). Further, before being used in reinforcement, the bars shall be subjected to phenol bonded epoxy coating treatment so as to increase resistance to corrosion.	Can be addressed. To be discussed.
				3.2 Plumbing / Drainage Lines - All drainage lines / down comers / water supply lines / rain water lines shall be external to individual flats / building structure and shall be laid in well designed duct areas which shall be easily accessible for easy maintenance.	Yes, will be provided
				4. Post handing over warranty maintenance	
				4.1 In the event of M/s Puravankara being the selected developer, the final agreement is to include a clause that M/s Puravankara shall execute a contract for post handing over maintenance of the redeveloped society for a period of 5 (five) years so that all shortcuts adopted during constructions can be known / kinks be ironed out.	Defect Liability can be provided for 2 years (To be discussed)
				5. General Utilities	
				5.1 Solar power panels shall be installed in an aesthetic manner so that they merge with the façade of the building/ / club house and are visually pleasing.	Solar Power Panel will be installed on the terrace level.
				5.2 Special areas shall be earmarked for guest / visitor / utility van parking.	Designated 10% car parks will be provided for Visitor Utility Van - School Bus etc. will have a pick up and drop area
				6. Commercial Area / Shops	
				Since we are undertaking redevelopment of our Society under regulation 33(9) which entails surrendering a certain portion of our FSI to MHADA as constructed / ready to move in flats, the normal practice is to have a fence, separate the redeveloped society from the MHADA flats so as to have a gated community	Will be handed over outside elsewhere or provided in the project itself.
				A similar approach is suggested for the shops that exist in our society	
				At present the society accommodates 22 shops with a BUA of 3452.59 sq.ft. when redevelopment does take place, rather than have shops at the ground floor of any one newly constructed tower, a separate building (like a mall) be constructed which will house all the shops.	There are 16 shops and these shops will be planned in the manner that it merges with the façade and compliments the building. All the shops will have their access from the front and not from the residential complex. We shall share the 3D image depicting the same.
7	09.09.2023	Mr. Rajesh Chawan	20/A-1	1 Are the proposals submitted by the developers including the additional area is in line with the 33(9) regulation as updated from time to time by MCGM?	We have proposed under the current 33(9) rules and regulation.
				2. Does this scheme come under Cluster development scheme?	Yes, regulation 33(9) under DCPR 2034 is also known as Cluster Development Scheme.
				3. Have all 3 Shortlisted developers submitted EMD of 5cr?	Yes, Puravankara has submitted a Pay order of 5 crores
				4. Will the vacation of members be at one go or phased manner? Will there be separate building for existing members ?	Due to basements being planned, the entire site will undergo development at once and hence members will have to vacate in one-go.
				5. Has clause 19 be adhered too?	To be discussed
				6. As per DP Plan, the entire project falls under CRZ	Correct, the entire plot falls under CRZ. But however a only NOC will needed to be obtained from the MCZMA and hence FSI as per the regulation can be availed without any hinderance. Additional areas to each member shall be provided as per the tender document.
				7. Commercial bid by Ashar	Not applicable to Puravankara
				8. Commercial bid by Puravankara	Submitted
				9. Have the shortlisted developers submitted a master layout?	Submitted

8	08.09.2023	Mr. Kevin James	8/8	1. Point for Managing Committee	Not applicable to Puravankara
		Mr. Prakash	5/2	2. Feedback - Purvankara's presentation was in line with what is expected and was bang on. They need to share a soft copy of the PPT.	Thank you for the feedback.
		Ms. Aditee Rele	15/A-7	3. In which category of building will the project fall?	Luxury & Premium Residential Complex
		Ms. Neeta Gupte	19/B-7	4. Parking's	2 BHKs - 1 Car Park 2.5 and 3 BHKs - 2 Car Parks 4 BHK - 3 Car Parks Shops - 1 Car Park per shop All car parks will be covered and will be surface car parks and no mechanized car parks 25% of car parks will be provided with provision for EV charging.
		Mr. Pramod Sakhalkar	16C/5	5. Composite structure for Members and Sale flats - feedback This is major positive	All towers are proposed to be a Composite structure i.e. Members and Free Sale Flats.
		Ms. Ameye Sakhalkar	20A/7	6. Minimum Ceiling height	Floor to Floor 3.05m
		Mr. Vijay Wadhwa	20/A/12	7. Vasatu Shastra	Basic Vaastu kept in mind while planning.
		Mr. Akshay Wadhwa	20/A/9	8. MHADA share of 1466.49 sqm	Will be handed over outside elsewhere or provided in the project itself.
					9. Members with attached terrace
9	07.09.2023	Mr. Dharmu Jashnani	1/5	Feedback - Purvankara's presentation seems to be best as more detailing and micro working was given.	Thank you for the feedback.
				Prime view flats	All views are open and have prime
				Escalation in rent	10% every 11 months
				Ceiling height	Floor to Floor 3.05m
				Sample Layout	Submitted
				List of Common Amenities	Refer list enclosed
				Solar Lighting	Solar Power Panel will be installed on the terrace level.
				Water recycling, waste management	Rain Water Harvesting, STP and OWC
				Servant Toilets	Will be provided on the ground/podium level
				Members and Sale wing common or composite?	All towers are proposed to be a Composite structure i.e. Members and Free Sale Flats.
Completion timelines	To be discussed				

Tentative Amenities

MLCP SALE TOWER - E DECK	EMBERS TOWER TOP TERRAC	MANGROVES BUFFER	PHYSICAL RG	PODIUM/BASEMENT
LAP POOL	OUTDOOR CORE FITNESS	BUTTERFLY GARDEN	MEDITATION DECK	EV CHARGING FACILITY
INDOOR GAMES	SKY LOOP	REFLOXOLOGY PATH	YOGA ZONE	DROP OFF LOBBY
GYMNASIUM	BARBEQUE ROASTERY	PET PARK	ADVENTURE WALL	PARKING
LIBRARY	STAR GAZING DECK	JOGGING TRACK	KIDS PLAY AREA	
VIEWING DECK		SENIOR CITIZEN PARK		

PHYSICAL RG	E DECK LEVEL	TERRACE AMENITIES	GROUND LEVEL
MULTI PLAY COURT	GYMNASIUM	SKY LOOP	EV CHARGING FACILITY
TENNIS COURT	BUTTERFLY GARDEN	MEDITATION DECK	DROP OFF LOBBY
CRICKET PITCH	REFLOXOLOGY PATH	YOGA ZONE	PARKING
JOGGING TRACK	SENIOR CITIZEN PARK	STAR GAZING DECK	DELIVERY STATIONS
PET PARK	KIDS PLAY AREA	VIEWING DECK	
	ADVENTURE WALL		
	INDOOR GAMES		
	CORE FITNESS ZONE		
	LIBRARY		
	SQUASH COURT		
	BASKETBALL COURT		
	HAMMOCK GARDEN		
	BUTTER FLY GARDEN		
	AMPHITHEATRE		
	MINI GOLF		
	CONGREGATION LAWN		
	BBQ PAVILLION		
	PARTY LAWN		
	MULTIPURPOSE HALL		
	CHANGING ROOMS		
	LAP POOL		
	TOILETS		
	LIBRARY		
	BUSINESS LOUNGE		

* Subject to approval and change