

27 September, 2024

To,
The Hon'ble Chairman/Secretary/Treasurer
Kumari Jethi T. Sipahimalani CHSL,
Final Plot No. 565,
Mori Road, Mahim,
Mumbai – 400 016

**Sub: Redevelopment of land admeasuring 14,600.45 square meters
situate at Mahim, Mumbai – 400 016 of Kumari Jethi T. Sipahimalani
CHSL**

Dear Sir,

You are aware that we had several meetings with the Managing Committee, Project Management Consultant, your lawyers and we have also attended few meetings with the members of your Society and finalized the draft of the Development Agreement and allied documents and also finalized layout plan, floor plan, new flat areas for the redevelopment of your Society.

However, we have been conveyed by the Managing Committee that few members of the Society have raised some issues related to the area to be given to the members, the height of the building to be constructed and the layout plan, in regard to the same we would like to address to you as under:

- 1) In our final offer dated 28th October, 2023 under the heading additional carpet area we mentioned ".....we propose to offer 3,40,746 sq.ft. of carpet area against existing carpet area of 1,86,764



sq.ft..... [Carpet Area is total usable carpet area = RERA Carpet + Balcony + any similar area which is for exclusive use of members].” Whereas as per the final plans agreed between the parties, we are proposing to give carpet area of 3,45,057 sq.ft. for the residential purpose and 7,496 sq.ft. for shops aggregating to carpet area of 3,52,571 sq.ft. It shows clearly that we are giving more carpet area of approx. 11,825 sq.ft. than the area offered in our Final Offer Letter.

- 2) You are aware that there was no layout plan given in our offer letter however, upon our appointment as a developer by you we have appointed renowned Architect Hafeez Contractor and prepared layout and other plans which were shared with the Managing Committee, PMC and also with the members and with the suggestions advise of all after number of revisions we have arrived at the final plan which is submitted to the Managing Committee.
- 3) In respect of height of the flats in our offer, we have stated as follows:

In our response dated 20th October, 2023 to the queries received from members, as **“Minimum Ceiling height within the Apartment of members a. All three Developers failed to comment on this. We need to know, what would be the minimum clear height, we members would get (Clear height, Meaning the measurement from below the ceiling/Firefighting sprinkler to floor post laying of tiles.) within our flats. Response from all three Developers required.”**

We have responded as under:

“We would endeavour to give a floor to ceiling height of 10.5 feet, subject to approval from Airport Authority on the height of the building.”



Whereas in the final draft of the Development Agreement it is agreed between the parties as follows:

"It is agreed by the Parties that the clear floor-to-ceiling height of the units comprised in the Society Component shall not be less than 10 feet. The Developer shall endeavour to provide additional height if permitted by governmental authority. It is clarified that the floor-to-ceiling height of the units comprised in the Society Component shall not be less than the floor-to-ceiling height of the units comprised in the Developer Premises".

It is very clear from the above that at the time of offer we have mentioned 10.5 feet height subject to approval from Airport Authority whereas, in the Development Agreement we are mentioning that we will give minimum height of 10 feet and further we will try to provide additional height if permitted by the Airport Authority. Nevertheless, we are agreeable to incorporate either of the aforesaid language in the Development Agreement.

It will not be out of context to share our experience with one of the Society in Mumbai, where we have been appointed as a developer during the same time when your esteemed Society appointed us as a developer, the said Society has sent the appreciation message to us which states as follows:

"Dear Members,

With a lot of pride and excitement, the managing committee wants to congratulate the entire society for passing all the resolutions put for voting today at the SGM unanimously. A total of 133 members voted today, out of the total votes, 126 are affirmative for all the resolutions, 7 have voted for the resolutions differently. With



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a lot of pride, we the managing committee are proud to announce, the dream of redevelopment is moving closer to reality. Thank You!

With Regards

Managing Committee"

We hope that we have clarified that the current agreed position is better than the final offer given by us.

We request Managing Committee to share this letter to all the members of the Society so as to enable the project to proceed ahead at the earliest.

Thanking you,

Yours truly,

Vr mehta

Viral Mehta

Head – Business Development





jethibensociety jethibensociety <jethibensociety@gmail.com>

Letter to Society - Navjivan, Mahim - 27.09.2024

1 message

Abhishek Satghare <Abhishek.Satghare@raymond.in>
To: jethibensociety jethibensociety <jethibensociety@gmail.com>
Cc: Viral Mehta <Viral.Mehta@raymond.in>

Fri, Sep 27, 2024 at 6:29 PM

Dear Sir,

As discussed, please find enclosed the letter to Society from Raymond Realty for your reference and kind perusal.

Thanks and Regards


Abhishek Vijay Satghare

Business Development Team

Raymond Realty

Mobile: +91-9930629048

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