

Date: - 27<sup>nd</sup> Jul, 2023

To,  
Chairman/Secretary and All Members,  
Shree Dhanalaxmi Co-Op Housing Society,  
S. No. 3025/6, Off. Senapati Bapat Road,  
Bhamburda, Pune - 411016

Dear Sir/Ma'am,

*Greetings from Siddhashila Developers...!!*

I am responding to the email dated 11th July 2023. It was requested by the society that a revised offer be submitted, the road abetting the plot is currently proposed to be **12 Mts.** wide. It has been commendable work by the society toward the redevelopment process, and we are eager to discuss a possible long-term relationship through redevelopment.

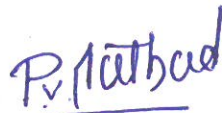
We would require some clarifications based on the letter dated 26<sup>th</sup> December 2022, viz:-

- 1) Status and timelines for the shopkeeper case which is pending at the District Registrar of Co-Operative Societies?
- 2) Please clarify about 100% consent from the all members. We request the society to share the signed copy of resolution for redevelopment from the members. If not, then what process is to be followed? Can we know the objections raised by the concerned shop owners?

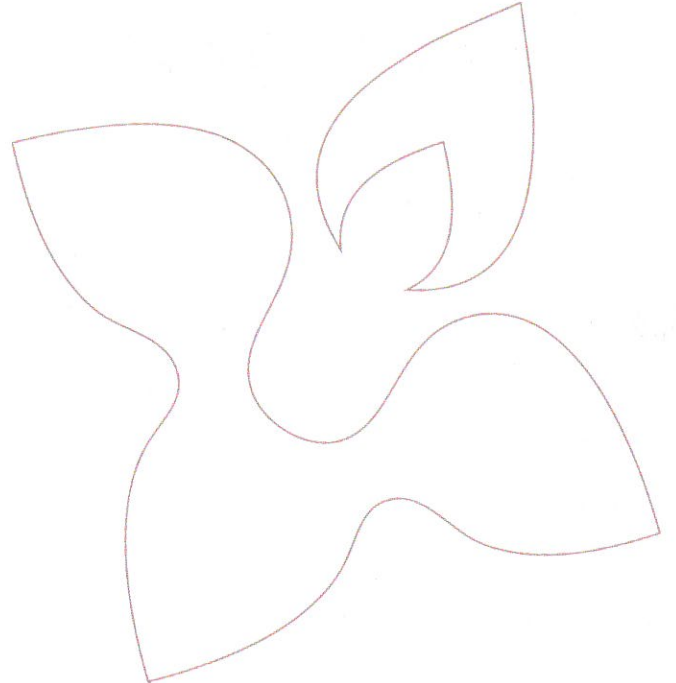
Should you have any queries or concerns regarding the same, please feel free to get in touch with us on **+91-7083371912** or email us on **info@shiddhashila.com** and we will be able to resolve your queries at the earliest.

*Thanking you in anticipation...!!!*

For,  
Siddhashila Developers,



Pritam Rathod  
(Partner)



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Dear Sir,

Wishing you all good health.

This is with reference to the redevelopment of your society. We are in the business of real estate and construction for over two decades and in the process have evolved as good professionals with experiences of varied types out of this industry. We have put to use this experience and domain knowledge to arrive at this redevelopment proposal, which we are sure you will find justified and with the necessary details.

In this redevelopment proposal, the new building will be designed to have ultra-modern amenities and features, optimised planning, classy elevation and all such features. This building will accommodate all the existing flats/units along with the new proposed flats. The total number of flats in the new building will be dependent on the requirement of upgrade amongst existing members and also on the sizing of the new flats/units

Our quote is based on the following considerations:

- The area of the plot is **1,922 Sq. Mtrs i.e. 20,688.41 Sq. Ft.**
- Total Number of Members: - **27 Nos. (Residential + Commercial)**
- The title of the property is clear and all members are ready for redevelopment.
- Offer is given considering Commercial + Residential Design.
- All the flats are free of any charge, either individual or that of any bank. If not so, the NOC and/or consent of such person/authority will be arranged for by such respective flat owner/member.

We have studied the above in detail, applied our experience and expertise, and thus have derived the offer, which we proudly and confidently put forward, as under:

1) **FREE CARPET AREA:-**

For a 12-meter-wide road, we are offering 40% and for 15-meter 51% more RERA carpet area.

2) **RENT/ DEPOSIT DURING TRANSIT PERIOD:-**

During the re-development period, rental remuneration of Rs. 35/- per Sq. Ft. of existing RERA carpet area for all residential units and Rs. 70/- per Sq. Ft. of existing RERA carpet area for all commercial units will be provided.

3) **SHIFTING AND RESHIFTING CHARGES: -**

Professional shifting agency will be provided by us and costs associated with packing and moving will be borne by us for the same. (To and Fro)

4) **CAR PARKING:-**

All existing flats converted into new flats will be provided 1 independent mechanical/ covered car park per flat.

5) **MSEDCL CONNECTION:-**

Each Flat will be given one new electrical connection free of cost. Deposit as required will be paid by us.

6) **PROPERTY TAX / N.A. TAX & MSEDCL BILL:-**

All existing members will pay the property tax/ N.A. Tax /MSEDCL bills till the date of handover of flats to us for redevelopment and the possession of all the flats will be given to us simultaneously, in a period of 15 days as per respective flat owner's convenience. The date of the handing over of the last flat will be considered as the date of receipt of the full possession of the building for the redevelopment.

7) **CORPUS FUND:-**

Corpus fund of Rs.1,50,000/- (Rs. One Lakh Fifty Thousand Only) will be provided for each member of the society at the time of possession.

8) **BETTERMENT CHARGES:-**

Betterment Charges of Rs. 200/-Per Sq. Ft. of Existing RERA Carpet Area to all Existing Flat and Shop owners will be provided at the time of possession.

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9) RATE FOR ADDITIONAL AREA:-

Rate for additional area purchase for Residential Units will be **Rs.12,500/-** per Sq.ft of Saleable Area.

(Saleable Area = RERA Carpet Area + Terrace/Balcony x 1.35)

10) PERIOD OF CONSTRUCTION:-

The total period of construction will be **30 + 6 months** grace period from the date of commencement of construction work at site.

11) STAMP DUTY / GST:-

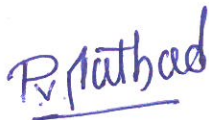
The stamp duty and the GST on the existing area and the free offered area will be paid by us. For areas purchased, the government charges such as Stamp Duty, GST, etc. will be paid by such respective purchasers.

All will find our honest efforts appreciable and our transparent approach as the most important aspect in such proposals. We are confident of executing and completing our redevelopment project successfully, to utmost satisfaction of all and we are hopeful that you will find our proposal worthy of acceptance.

We would be available for further discussions in the process of closing this proposal and setting forth on the path of this happy and satisfying redevelopment.

Yours sincerely,

For,  
Siddhashila Developers,



Pritam Rathod  
(Partner)

