

Shree Maa Co-Operative Housnig Society Ltd.
Address:-S.No.199,205,206 and 209/1,Plot No. 5 & 6,
Lohegaon,Vimannagar, Pune- 411 014.
Reg.No.:- PNA/(PNA)(2)HSG/(TC)/3905/97-98 Dt.17-10-1987.

MINUTES OF THE SPECIAL GENERAL BODY MEETING

The Redevelopment Special General Body Meeting for Feasibility Presentation of Shree Maa Co-Operative Housing Society Ltd was called on Saturday 22.06.2024 at 6.00 pm at Hotel “**7 Apple**” at Vimannagar, Pune but due to lack of quorum the said meeting was adjourned to 6.30 pm and started at such adjourned time and the Business on Agenda was discussed. Total 33 members out of 64 members were present for the said meeting. Mr. Vijay Oswal welcomed Architect Chaitanya Peshave and all the members and requested Architect Chaitanya Peshave to present the Feasibility Report.

Sub No. 01:- To Present the Feasibility Report to all the members of the Society.

Res.No.01:- Architect Chaitanya Peshave presented the Feasibility report and explained in detail the importance Feasibility to all the members present. He explained that any Developer who comes in to Redevelop the project incurs various cost like Construction Cost ,FSI Purchase Cost, TDR Cost ,Premium FSI Cost ,Interest Cost & Development Cost and the cost which he incurs for the existing members like Rent, Brokerage Cost, To and Fro Charges, Stamp

Duty & Registration Cost, GST Cost and Bank Guarantee so the developer needs to work out as to how is he going to derive the Profit ,what we normally call as the Return on Investment i.e. when any developer invests Rs.100/- ,in general expects a return on investment of around 25% to 30% from the Free Sale Component which is say Rs.125/- to Rs.130/- and whatever left over balance area after recovering the initial investment and profit, is distributed amongst all the members on prorata basis is what is called as the area of Redevelopment Proceeds as to how much percentage (%) can be offered to each member can be derived out of this feasibility.

He also explained the meaning of Incentive FSI and NonIncentive FSI and the difference between the offer we get in case of incentive FSI and Nonincentive FSI and also explained certain Rules and its implications with regards to FSI and Height restrictions of the Air force Authority. He also explained the latest UDCPR dated 02.12.2020 and its importance. He explained the applicability of ULC Section 20 and 21 as to whether applicable or not and resolved all the queries of the members.

In the second part, he explained the maximum potential which can be exploited in terms of total area of construction on the Society Land and provided complete clarification on the same. Further information was provided to all the members as to how the FSI is calculated ,what is carpet area ,what is built up area ,what is super built area up ,what is TOD Zone ,what is Air force Zone etc. all

these terms were explained in detail. He also informed as to how the Feasibility Report will help the Society during the tender processing. All the technical questions/queries asked/raised by all the members have been well answered and resolved successfully.

The feasibility report has been approved unanimously by the General body and it was decided to start the tendering process immediately.

The office bearers and Redevelopment committee expressed Vote of Thanks to Mr. Vijay Oswal , Architect Chaitanya Peshave and all the members present, on behalf of the society and concluded the meeting.

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Proposed by :- Mr.

Seconded By :- Mr.