



# SUGEE DEVELOPERS PRIVATE LIMITED

sugeegroup.com

To,  
The Chairman / Secretary,  
Ram Kutir CHS,  
Pandit Gunidas Road,  
Mahim, Mumbai- 400016

Date: 29/07/2025

**Ref.: Proposed Redevelopment of your society known as "Ram Kutir CHS, Par.dit Gunidas Road, Mahim (W), Mumbai- 400016"**

Respected Sir and / Madam,

We extend our thanks for taking the time out to meet us for the redevelopment of your prestigious society.

Please find our proposal mentioned below for your kind perusal. This proposal is subject to the following assumptions:

- Title clearance
- Received confirmation from your esteemed society.
- Entire FSI available on the property can be consumed.
- Property card is in the name of your society.
- Plot area is **1515.06 sq.m.**

Based on the above assumptions and subject to the verification of documents required by us, we are pleased to submit our proposal for your kind and favorable consideration.

Thanking you.

Yours Truly,

For SUGEE DEVELOPERS PVT. LTD.

  
Authorized Signatory



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Annexure – I

Topic	Details
Owner	: Ram Kutir CHS LTD
Developer	: Sugee Developers Pvt. Ltd. and/or its nominee or its assigns.
Property	: Ram Kutir CHS LTD, Pandit Gunidas Road, Mahim (W), Mumbai-400016.
New Building	: Building to be constructed under scheme <u>33(7)(B) + 33(12)(B) or 33(11)</u> or any other scheme under DCPR2034
Occupants	: All legally and lawfully occupied eligible members of above societies/ buildings/ premises as certified by competent authority.
New Premises	: The members of the society will receive <b>37%</b> additional MOFA area (including balcony carpet area) considering MCGM certified carpet area OC plan.
Car Parking Spaces	: <b>One</b> car parking per flat.
Monthly Displacement Compensation	: Fixed monthly compensation of <b>Rs. 130</b> / sq.ft. to <b>occupants/members</b> , on their existing carpet area as per MCGM approved area plus balcony area, at the time of vacating. The rent mentioned above shall be increased by <b>10%</b> each year till the date of possession of new premises. The rental compensation shall be paid monthly by providing postdated cheques. One time <b>One-month</b> displacement compensation towards brokerage.
Hardship compensation	: Hardship compensation of <b>Rs.1500/</b> sqft to <b>occupant/members</b> , on their existing carpet area as per MCGM approved areas plus balcony area.



	30% shall be provided at the time of <b>vacating of flat</b> & 70% shall be provided at the time of <b>possession of new premises</b> .
<b>Shifting Charges</b>	To and fro one-time lump sum amount of <b>Rs. 30,000/-</b> to be paid to the existing members of the society at the time of vacating the existing premises post receipt IOD and upon serving of vacate notice.
<b>Stamp Duty and Registration fee</b>	Stamp duty and Registration charges on the agreements for permanent alternate accommodation to be entered with the society shall be borne and paid by the Developer, including GST.
<b>Period of Construction</b>	The Developer shall complete construction of the new building within <b>36 months plus 6 months</b> grace period from the date of issuance of the Commencement Certificate. The Developer shall, however, be entitled to a reasonable extension of time on account of force majeure.
<b>Additional area</b>	Additional area up to <b>75 sqft</b> with 10% less than the prevailing market rate. Payment terms by Sugee
<b>Security</b>	➤ 3 saleable flats each shall be kept as security on receiving CC. Security flats shall be released as follows: <ul style="list-style-type: none"> <li>• 1 flat to be released on completion of Plinth.</li> <li>• 1 flat on completion of RCC work.</li> <li>• 1 flat on receipt of OC.</li> </ul>
<b>Solar</b>	Installation of solar panels for common services. (Staircase & within the compound)
<b>CCTV</b>	Cameras shall be provided within the premises & at the gates
<b>Compound wall</b>	Well-designed compound wall shall be provided up to permissible height for security purpose
<b>Security Cabin</b>	Shall be provided at the main gate.



<b>Entrance</b>	Separate entrance to be provided for vehicles & pedestrians
<b>Proposal conditional regarding Technical, Legal due diligence &amp; planning</b>	The proposal is subject to the title clearance, members consent & any other technical & legal verifications as may be required by the developer's solicitor & technical team.



## Annexure II

### LIST OF PROPOSED AMENITIES

#### **CIVIL:**

- Accurately designed Earthquake resistant R.C.C. work as per IS code.
- Internal masonry work shall have 4" thick brickwork / siporex blocks.
- Anti-termite treatment for the entire plinth area.
- Vitrified joint-free tiles of reputed make like (Johson / Euro / Nitco or equivalent) for Living room, kitchen and bedrooms.
- Antiskid joint-free tiles of reputed make like Johson / Euro / Nitco or equivalent for toilet flooring.
- Glaze joint-free tiles of reputed make like (Johson / Euro / Nitco / Kajaria or equivalent) upto beam bottom for all toilet dado.
- Kitchen granite platform and glaze joint-free tiles dado of reputed make like (Johson / Euro / Nitco / Kajaria or equivalent) up-to beam bottom.
- Provision for AC outlet piping & Mahanagar Gas inlet piping.

#### **FINISH:**

- All internal walls painted with acrylic paint (no gloss finish) of reputed make like (Asian or equivalent).
- Waterproofing to all toilets & terraces from reputed agencies below flooring and 3' up on internal faces of the toilet walls.
- External walls shall be painted with Jotun or equivalent exterior grade paint.



## **ELECTRICAL:**

- Concealed wiring with E.L.C.B. panels for each room with reputed make like (L&T or equivalent).
- Suitably located one point for intercom and one point for telephone connection in living room.
- Adequate points for lights, fan, T.V., internet, charging points of reputed make like (Anchor/ Roma/ Schindler).
- 15amp point in each bathroom, 2 in kitchen, living room, bedroom, one for washing machine & one for dish washer in Dry area.
- Exhaust fan in each bathroom & kitchen.

## **PLUMBING:**

- Concealed water leakproof plumbing using reputed make like (Prince / Astral pipes and joints) for water supply & drainage line.
- Chrome plated Nobs, mixer and Taps of reputed make like (Jaquar / Aquel).
- Branded sanitary ware of reputed make like (Hindware /Parry/ Simpolo) in bathroom & kitchen.
- Firefighting UG/OH water tank as per MCGM norms.

## **CARPENTRY:**

- Teak wood door frames.
- Main door for each flat with latch of reputed make like Godrej or equivalent.
- All internal doors made from good quality wood/play wood with laminates with magnetic holder/ stopper, with S.S. Locks of reputed make like (Link /Godrej).
- Anodized / powder-coated aluminum sliding windows with mosquito sliding net.



## COMMON FEATURES:

- Energy efficient & safety features enabled elevators of reputed make like (KONE or equivalent). Provision of One stretcher size lift.
- Presentable entrance lobby with all accessories.
- Compound wall with new construction or height extension as per site condition with sufficient lighting.
- Provision of Main gate on front side.
- Water proofing.
- Solar panels only for common services such as staircase, passage lighting, CCTVs & ground level.
- Water sprinklers to be provided as MCGM & fire authority rules.
- Society office.
- Maintenance period shall be provided free of cost for 1<sup>st</sup> year by the WOHR car lift company & further 9 years by Sugee (For existing members only)



## Annexure III

### C. Redevelopment Procedure

1. Special General Meeting of Society Members for acceptance of the Proposal.
2. Appointment of Sugee as Developer for Redevelopment of "**Ram Kutir CHS LTD, Pandit Gunidas road, Mahim (W), Mumbai- 400016**" as per 79A procedure.
3. Technical and Legal Due Diligence by Sugee
4. Signing of Development Agreement and Power of Attorney.
5. Designing and Planning of the New building by Sugee
6. Presentation of the new building by Sugee to "**Ram Kutir CHS LTD, Pandit Gunidas road, Mahim (W), Mumbai- 400016**".
7. Submission of plans to MCGM for IOD (Sanction of plans)
8. Issuance of IOD by MCGM
9. Signing and Registration of Individual Agreements of new premises.
10. Vacating of existing premises and handing over possession by members to Sugee for Demolition purposes.
11. Submission of papers for Commencement Certificate (CC) from MCGM
12. Receipt of CC
13. RERA Registration
14. Construction of New Building
15. Obtaining Occupation Certificate
16. Possession of New Premises to existing members.
17. Handover the new building to Society.

