

सरफ चौधरी नगर को-ऑप. होसिंग सोसायटीज् असोसिएशन लि.

नोंदणी क्रमांक : एमयुएम / एमएचएडीबी / जीईएन / ओ / १३५२३ / २०२२-२०२३ दिनांक : १५ / ०३ / २०२३

अ/०६, ५१-५३, सरफ चौधरी नगर, ठाकूर संकुल, कांदिवली (पूर्व), मुंबई - ४०० १०१.

संदर्भ क्र. : SCN Assoc/94/2023

दिनांक : 19.12.2023

The Dy. Registrar of Co-Op Society MAHDA
211, 1st Floor, MAHDA Bldg.,
Kala Nagar, Bandra (East),
Mumbai - 400 051

लिपिक - ५५
दिनांक - २१/१२/२३
उपनिबंधक सहकारी संस्था
मुंबई पश्चिम उपनगरे
मुंबई (पूर्व) मुंबई - ५५

Sub : Letter of request for the Proposed redevelopment/ NOC under sec 79 A of MCS act 1960.

Ref.: Proposed Redevelopment of Saraf Choudhari Nagar Co-Op Housing Society's Association Limited (comprises of Society No. 1 to 14) located at Thakur Complex, Kandivali (East), Mumbai - 400 101

Land bearing CTS No. 755 E & 755 C of village Poisar Taluka Goregaon

Respected sir,

With reference to above mentioned subject matter, please find enclosed here with all documents showing the procedure followed by the Saraf Choudhari Nagar Co-Op Housing Society's Association Limited for the proposed redevelopment entire layout Comprises of all 14 societys. (Society No. 1 to 14)

The entire Saraf Choudhari Nagar Layout comprises of 14 society's having 880 residential units i.e. (656 units of LIG & 224 MIG units) & 70 shops totally comprises of 950 units)

1. The existing plot of land admeasuring 27,218.50 Sq. mtrs. owned by MHADA leased to Maharashtra state police employee Co-Op Housing Society Limited under the lease deed executed in the year 1993 & 1996 (Copy of lease deed is enclosed with the application for the renewal as Annexure - 1 & 2)
2. The said layout comprises of CTS NO. 755 E i.e. PLOT A & 755 C i.e. PLOT B developed by the said federation with approvals from the concerned

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Statutory authorities in @1995 (Copy of Approved layout plan of plot A & plot B enclosed as Annexure - 3)

3. The said development accommodated total 950 units under LIG, MIG & Shops formed under the various Societies from no 1 to 14 as per the approval of Dy. registrar (Copy of registration certificate of all 14 society's are enclosed as Annexure - 4)
4. Since the buildings are getting old, dilapidated & caused accidents the cost of major repairs goes beyond the Scope of Members, hence the Respective society's at their individual level i.e. society no. 11 & 13 tried to carry out for the proposed redevelopment by following due process as prescribed under 79A, however considering the uniformity of Redevelopment as common layout, all society` Member & their office Bearer have conducted a joint meeting & jointly decided to stop further process of individual society's Redevelopment i.e. (Society no. 11 & 13) & Decided to go for the joint redevelopment as common for the entire layout by merging all society under the name of SCN Punarvikas Maha Aghdi (Prop.) (The copy of said Minutes of joint Meeting of all societies (Society no. 1 to 14) held on 25.08.2021 is enclosed for Ref as Annexure - 5)
5. As per the process of Redevelopment under Regulation 79A of MCS Act 1960 the said association i.e. SCN Punarvikas Mahaaghadhi (Prop.), has issued public notice in local newspaper dated 28.08.2021 for the appointment of PMC i.e. a Technical Advisor to guide & getting Execute the entire process of proposed redevelopment for the entire layout (Copy of said public notice is enclosed as Annexure - 6)
6. Tentative Project feasibility report with profile submitted by Harssha Enterprises to society/ Association on 01.11.2021 & the same was discuss & explain on 24.10.2021 considering the issues like deletion of reservation, high density layout & NOC from COD was discuss in depth (The copy of feasibility report with line actin is enclosed as Annexure - 7 & 8)



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7. After carrying out the Scrutiny (Out of approximate: 45 PMC) M/s. Harssha Enterprises has been appointed (temporary) in the Meeting held on 13.02.2022 by the SCN Punarvikas Maha Agadhi (Prop.) where in appointed Representative/ office bearer of all society's were present & consented the appointment of Said PMC (Enclosed the copy of Appointment letter of PMC along with minutes of meeting & copy of appointment of respective Society enclosed as Annexure 9, 10 & 11)
8. The respective society i.e. society no. 1, 3, 6, 7, 8, 9, 11, 12, 13 & 15 pertains to the layout have conducted their individual society's SGM @in March 2022 & passed the resolution to depute 2 Representative from their Respective society & consented to go for the proposed Redevelopment jointly under the common Association of all 14 society's. (Copy of said resolution of respective societies are enclosed as Annexure - 12)
9. PMC has obtained various legal & technical documents from the various statutory authorities pertains to the layout at their cost & expenses and the said association have issued a public notice in local newspapers for inviting the offer from the intended developer dated 13.04.2022 (Copy of same is enclosed as Annexure - 13)
10. The advantages/ disadvantages of proposed redevelopment with possible areas, rent, corpus may be available to each member of the layout as per their respective category & the entire process of Proposed redevelopment in detail has been explained by M/s. Harssha Enterprises to the SCN Punarvikas Mahaaghadhi / federation/ association/ society's in the SGM of all 14 society's /members held on 09.10.2022, (The structural engineer Mr. Sanjay Patel has also explained the structural conditions of buildings in the existing layout to all the members in detail (The copy of resolution Of said SGM with attendance of More than 875 Members is enclosed for the reference as Annexure - 14)

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11. Out of 14 society the 4 societies were having an issues/ disputes with federal body for the common properties & have approached to the civil courts against the federation under WP No. 3702 of 2019 where in all other 09 societies have filed intervention application at Bombay high court in @ November/December stating the buildings are old & dilapidated, water logging in the layout & mostly senior citizen they are not comfortable to climb daily up to 4th floor without a lift, leakage & slab/ chajjas getting structurally weak & fallen down regularly & all members are ready to go for the Redevelopment jointly.
12. The issues/ Disputes of 4 against 10 societies, has been consented for the proposed redevelopment jointly by an order of Bombay High Court dated 16th December 2022 which also recorded that the process till date has been carried out for the proposed redevelopment jointly for the benefits of all Existing members (i.e. for society no. 1 to 14) pertains to Saraf Choudhari Nagar Layout (Copy of said order of Bombay high court is enclosed as Annexure – 15)
13. As per the order of Bombay High Court the association of 14 society has approached to the office Dy. Registrar of Co-Op Housing Society MAHDA where in the Dy. Registrar has issued an order on 15.02.2023 & recorded new registration certificate on 15.03.2023 (i.e. Saraf Choudhari Nagar Co-Op Housing Society's Association Limited (Copy of order & registration certificate is enclosed as Annexure - 16 & 17)
14. The said new association has conducted a Meeting dated 08.05.2023 has communicated by mail to all Reputed developers in Mumbai, as well as invited openly through appointed PMC or through members of society or association to submit their offer based on the Parameters affix by the association for the proposed redevelopment for the benefits of all 14 societies (i.e. for the entire Saraf Choudhari Nagar Layout) as per the provisions of Reg. 33 (5) /33 (9) of DCPR 2034. on or before 15.08.23 which was extended up to 25.08.2023 (The copy of said circular is enclosed as Annexure – 18)

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Note: The respective circular for the same has been issued on 13.08.2023 by the Association to all 14 societies & also requested to their office bearer to communicate with their Respective Members of Society. (Enclosed as Annexure - 18A)

15. The said directors of association has also confirmed in the meeting held on 27.08.2023 for the appointment of M/s. Harssha Enterprises (on permanent basis) to act as a PMC for the entire process of Redevelopment (copy of appointment letter of PMC is enclosed for ref as Annexure - 19)
16. Totally 11 developers have submitted their sealed offer which was opened in the meeting of all directors in the presence of PMC dated 27.08.2023 at 1.0 pm at the office of association. (The resolution of same is enclosed as Annexure - 20)

Note: The respective circular for the same has been issued on 06.09.2023 by the Association to all 14 societies & also requested to their office bearer to communicate with their Respective Members of Society. (Enclosed as Annexure - 20A)

17. The association has formed a scrutiny committee Headed by the appointed PMC dated 01.09.2023, the said scrutiny committee have time to time carried out a detail scrutiny with comparison chart of offers submitted by the developer for the proposed redevelopment.
18. In the Meeting of all the directors of Association held on 30.09.2023 the scrutiny committee has explain the offers which was received (total 11 from which 3 developers have submitted their offer under Regulation 33 (9) & 3 developers have not responded as such out of total 11 developers 6 developers offers has been discarded under the resolution passed & recorded in the Said SGM & have also authorized the said Scrutiny committee to take a site visit of balance 5 developers who have submitted their offer under 33 (5) & requested to submit their report to the Managing committee (Copy of resolution dated 30.09.2023 is enclosed as Annexure - 21)

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Note: The respective circular for the same has been issued on 07.10.2023 by the Association to all 14 societies & also requested to their office bearer to communicate with their Respective Members of Society. (Enclosed as Annexure 21A)

19. The scrutiny team appointed by the managing committee has carried out a site visit of all the 5 developers & submitted their detail report for the same (i.e. stage - 1 & stage - 2) with comparison chart to the association on 28.10.2023.
20. The said association invited the said PMC i.e. M/s. Harsha Enterprises in the Meeting of all the Directors of association held on 29.10.2023 who has explained the detail, how they have conducted the scrutiny & parameters consider for the Ranking marked against the Developer who has got technical, financial, legal, administrative capability to take up such large size project of proposed redevelopment, where in the short listed developer 3 out of 5 has been decided to call upon to the association to represent their proposal for the proposed redevelopment (The copy of said resolution passed in majority is enclosed as Annexure - 22 along with scrutiny report as Annexure - 23)

Note: The respective circular for the same has been issued on 09.11.2023 by the Association to all 14 societies & also requested to their office bearer to communicate with their Respective Members of Society. (Enclosed as Annexure - 23A)

21. The managing committee has issued a letter on 07.12.2023 to all 3 shortlisted Developer to represent their detail offer & explain their entire redevelopment proposal to all the 33 members of association on 6th & 7th of January 2024 (Copy of said letter forwarded to developers is enclosed here with as Annexure -24)
22. Recently on 09.12.2023 one of the developer i.e. SONAM HOMES PVT. LTD. has represented to the association to carry out the said project in the name of their sister concern co i.e. M/s. SONAM SPARK INFRA Pvt. LTD. by retaining the Submitted offer as same. (Annexure - 24A)

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23. Finally the Saraf Choudhari Nagar Co-Op Housing Society's Association Limited has shortlisted 3 intended developer's for the proposed Redevelopment of Saraf Choudhari Nagar Layout i.e. 1. MAYFAIR HOUSING 2. SANSKRUTI NIRMAN PVT. LTD. with (J.V.) GROUND HOLDING BUILDCON PVT. LTD. & 3. SONAM SPARK INFRA PVT. LTD. (Copy of offer letter of all 3 intended developers are enclosed with the comparison chart as Annexure - 25 & 26 is enclosed for Reference please)

In view of above we here by request you to Record all the activities carried out by the Association Since 25.08.2021 onwards in presence of their directors for the process of proposed Redevelopment for all 14 societies, as a part of process under the guidelines of 79 A & here by submit our request to depute your representative to Present on 06th & 07th January 2024 to conduct process of presentation of all 3 shortlisted developer & than out of three, finally one shall be invited to give a Final presentation in the SGBM to be held for all the members comprises of 950 units (i.e. of society no. 1 to 14) under the supervision of your officer for the Appointment of developer as per the provisions of 79 A OF MCS ACT 1960.

We are also ready to Deposit all the official charges if any required to be payable for the above referred process at your office as per the procedure.

Thanking you,

Enclosed : as above Annexure – 1 to 26




Secretary 19.12.2023

For Saraf Choudhari Nagar Co-Op Housing
Society's Association Limited