



अभ्युदय नगर

सहकारी गृहनिर्माण संस्थांचा संघ (मर्या.)

(नोंदणी क्रमांक : एमयुएम/एमएचएडीबा/एचएसजी/टीसी)१२४९२/सन २००६-२००७)

कार्यालय : समाज मंदीर हॉल, वीर श्रीकांत हडकर मार्ग, अभ्युदयनगर, काळाचौकी, मुंबई - ४०० ०३३.

जा. क्र. : १३६/२०१६ - २०१७

दिनांक : १९.१०.२०१६

प्रति,

अभ्युदयनगर सह.गृह.संस्था (मर्या.), इमारत क्र.,
व व्यापारी / अनिवासी सभासद / गाळेधारक बंधू-भगिनी यांस,
सप्रेम नमस्कार...!

विषय : अभ्युदयनगर वसाहतीच्या एकत्रित पुनर्विकासाबाबत मे.किस्टोन रिअॅल्टर्स प्रा.लि.(रुस्तमजी ग्रुप) यांच्याकडून प्राप्त झालेला सुधारित पुनर्विकास प्रस्ताव.

अभ्युदयनगर सहकारी गृहनिर्माण संस्थांच्या एकत्रित पुनर्विकास प्रक्रियेतील निविदा बहाल करण्याचा महत्वाचा टप्पा दिनांक ०६.०७.२०१६ रोजी पार पडला. सदर बाब सर्व सभासद गृहनिर्माण संस्था व सभासद रहिवाशी यांना वेळोवेळी कळविली आहे.

सभासद गृहनिर्माण संस्थांचे काही सभासद हे वाणिज्य / अनिवासी गाळेधारक आहेत. पुनर्विकास करताना विकास नियंत्रण नियमावली ३३(५) मध्ये निवासी व अनिवासी / वाणिज्य गाळे यांचे वेगवेगळे मोजमाप शासनाने ठरविले आहे.

त्याप्रमाणे अभ्युदयनगर सहकारी गृहनिर्माण संस्थांचा संघ मर्या. यांनी निविदा बहाल करताना सुधारित पुनर्प्रस्तावाची मागणी मे.किस्टोन रिअॅल्टर्स प्रा.लि. (रुस्तमजी ग्रुप) यांचेकडे केली होती. त्यामधील निवासी गाळ्यासंबंधीचा सुधारित पुनर्प्रस्ताव आपणाकडे पोहोचला आहे.

वाणिज्य / अनिवासी गाळेधारकांसाठी विकासकाकडून सुधारित पुनर्प्रस्ताव संघाला प्राप्त झाला आहे सदर सुधारित पुनर्प्रस्ताव आपल्या अवलोकनार्थ सोबत पाठवत आहेत.

कृपया त्याचे अवलोकन करून आपल्या सूचना संस्थेमार्फत १५ दिवसांत संघाकडे पाठविण्यात याव्यात ही नम्र विनंती.

(नंदकुमार मा. काटकर)
अध्यक्ष

आपले नम्र



(जयसिंग शि. भोसले)
सरचिटणीस



10th September, 2016

To,
Abhyuday Nagar Gruhnirman Sansthancha Sangh
Samaj Mandir Hall, Veer Shrikant Hadkar Marg,
Abhyuday Nagar,
Kalachowki,
Mumbai – 400033.

Re: Our Letter of Offer dated 26th August, 2016 and your letter dated 2nd September, 2016

Dear Sir,

We refer to your letter dated 2nd September, 2016. We hereby consider your request for the upgradation of the terms of our bid for the benefit of the commercial/ classroom tenements (“**Member(s)**”) as follows:-

1. **Corpus**

- (a) We enhance the corpus amount from Rs. 7,00,000/- (Rupees seven lakh only) for each Member to Rs. 9,00,000/- (Rupees nine lakh only) for each Member (“**the said Corpus**”) payable to the Federation/ Individual Societies/ as directed by Federation, and to be utilised by the Federation only for the purposes of having zero maintenance for the rehab component (post completion of the development).
- (b) Apart from the said Corpus, we shall provide an amount of Rs.1,50,000/- (Rupees One Lakh Fifty Thousand only) to each of the Member out of which (i) an amount of Rs. 1,00,000/- (Rupees One Lakh only) shall be payable directly to the Member on the receipt of an irrevocable individual consent from the Member in our favour in the format as shall be required by MHADA (under the provisions of Regulation 33(5) of the Development Control

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Regulations, 1991, as amended from time to time) for the redevelopment to be undertaken by us in accordance with the terms and conditions agreed between us and the Federation and (ii) an amount of Rs. 50,000/- (Rupees Fifty Thousand only) at the time of the obtainment of NOC from MHADA (for the redevelopment of the entire layout) and this payment of Rs. 50,000/- (Rupees Fifty Thousand only) can be utilised *inter-alia* towards the repayments of any dues payable by the Member to their respective individual societies and/or MHADA and/or any other agencies for the obtainment of NOC from MHADA. Further we state that we have only provided you the optimum offer after considering even our feasibility and believe that the same shall be sufficient for the Members.

2. **Rent**

We state that the present rent of an amount of Rs. 21,000/- offered by us is in accordance with market trend and thus we request to continue the same.

3. **Carpet Area**

- (a) We have offered for each Member an additional carpet area equivalent to 44%, to the existing carpet area of each Member (as per sanctioned plans) which is the entitlement under the present 33(5) Development Control Regulations, 1991.
- (b) Government of Maharashtra is proposing to revise the present Development Control Regulations, 1991 and has published revised draft of Development Plan, 2034 as per Gazette Notification bearing no. ChE/6457/DP/Revision dated 27th May, 2016 and under the proposed Development Plan, 2034.



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(c) In such a case, if the final Development Plan is published in accordance with the draft revised Development Plan, 2034 as per Gazette Notification bearing no. ChE/6457/DP/Revision dated 27th May, 2016 then;

- The carpet area offered by us as set out at 3 (a) hereinabove shall remain the same.
- The said Corpus shall be enhanced by an additional amount of Rs. 1,00,000/- (Rupees One Lakh only) to the Federation (over and above what is stated in clause 1 (a) above); for the purposes of having zero maintenance for the rehab component (post completion of the development).

We state that save and except what has been set out hereinabove the rest of the terms as per our Letter of Offer dated 26th August, 2016 stay the same.

We trust this clarifies the matter. We request if you can accept and confirm the same.

Thanking you,

Best Regards,
For Keystone Realtors Pvt. Ltd.


Director

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