

**MEETING OF THE SCRUTINY COMMITTEE**

The meeting of the Special Scrutiny Committee for the redevelopment of Srushti Sankul was held on **8 March 2026 at 9:30 a.m.** in the society office under the chairmanship of Shri Sharad Patil to review the redevelopment proposals. The following members were present and participated in the meeting.

No	Name of Members	Signature
1	Shri Sharad Patil	
2	Dr. Dilip Gupta	
3	Shri Rajesh Hardas	
4	Dr. S. K. Deshpande	
5	Shri Shamsher Singh	
6	Adv. Nitin Khamborkar	
7	Shri Pramod Ramteke	
8	Shri Vijaysingh Gujar	
9	Shri Arun Dani	
10	Adv. Ashok Bhangde	
11	Adv. Nafis Khan	
12	Mrs. Amita Ronade	
13	Dr. Jayant Gangredivar	

Upon confirmation of the quorum, the Hon. Chairman requested the Hon. Secretary to commence the proceedings. The Hon. Secretary welcomed the members of the committee and initiated the meeting in accordance with the agenda.

**MINUTES OF THE MEETING**

- 1) Hon. Secretary Dr. Jayant Gangredivar briefly apprised the members with the proceedings of the previous meetings.
  - a) At the committee meeting held on 16<sup>th</sup> February 2025, the proposals submitted by the two builders were accepted, and it was resolved to obtain their final proposals in accordance with the suggestions made by the committee during that meeting.
  - b) Accordingly, letters were issued by the society office to the selected builders, M/s Nanik Associates and M/s Kukreja Infrastructures, inviting them to submit their final proposals considering the improvements suggested by society.
  - c) In the meantime, a critical issue concerning the status of the land came to light. Although the land allotted to society by the State Government had been granted on occupancy rights upon payment of occupancy cost, the mandatory procedure for conversion of the land from Class II to Class I within three years of allotment had not been completed. Consequently, the land continued to remain in Class II, which prevented society from proceeding with the redevelopment process until such conversion was completed.

- e) This issue was discussed at the meeting held on 23<sup>rd</sup> March 2025, at which it was resolved to postpone the meetings with builder/developer and keep the matter in abeyance until the process for conversion of the land from Class II to Class I is completed through the Revenue Department.
- e) Through sustained efforts, the governing body successfully completed the land conversion process in the Revenue Department with the assistance of the Hon. Chairman of the Journalist Society. A temporary arrangement was also made to secure **Rs. 1,56,00,000** towards payment of the government premium for the society's portion of the land on **25 July 2025**.
- f) Due to the ongoing conversion procedure, the final proposals expected from the selected builders remained pending until **October 2025**. Upon completion of the conversion process, follow-up with the selected builders/developers was resumed for submission of their final proposals.
- g) Unfortunately, M/s Nanik Associates conveyed their inability to submit the proposal due to other commitments.
- h) However, the final proposal from **M/s Kukreja Infrastructure** was received on **3 March 2026**.

The principal agenda of the present meeting was to evaluate the proposal submitted by **Kukreja Infrastructure**.

- 2) The Hon. Secretary placed before the members this redevelopment proposal submitted by **Kukreja Infrastructure** for consideration and discussion. The proposal was read out and deliberated upon point by point. After detailed discussion, the members observed that the proposal presented a clear and comprehensive framework for redevelopment of **Srushti Sankul**, including modern residential planning, improved amenities, and a structured redevelopment process. The Hon. Secretary then invited the views of the members on the principal terms and benefits proposed by the builder, as set out below:
  - i) **Increase in Built-up Area:**  
While considering the builder's proposal of a 25% increase in P-line area for each member, Hon. Member Dr. S. K. Dashpande observed that the expression "P-line area" is technical in nature and may not be readily understood by all members. He suggested that the society should either obtain clarification from the builder regarding the exact components included in the P-line area or, alternatively, adopt the society's own concept of built-up area inclusive of the balcony area of each flat. After discussion, all members unanimously agreed with the suggestion and requested the Hon. Chairman and the Hon. Secretary to obtain a clear explanation from the builder on this point.
  - ii) **Corpus Fund:**  
The proposal for a maintenance corpus fund of ₹1,00,000/- per member upon completion of the project was discussed. The members unanimously suggested that the amount should be revised to **Rs. 2,00,000/- per apartment**. The members further suggested that there should be a provision for collection of corpus fund from purchasers of the sale component also, and that such contribution should not be less than ₹5,00,000/- per unit. The Hon. Chairman and the Hon. Secretary were requested to obtain a firm assurance from the builder in this regard.

**iii) Rental Compensation:**

With regard to the proposed monthly rental compensation of ₹18,000/- for 2 BHK flats and ₹20,000/- for 3 BHK flats, the members unanimously resolved to request the builder to revise the amounts to ₹20,000/- for 2 BHK flats and ₹22,000/- for 3 BHK flats, having regard to prevailing market conditions.

**iv) Displacement Compensation:**

In respect of the builder's proposal to pay ₹8,000/- towards shifting and re-shifting assistance, the matter was discussed in detail and the members unanimously resolved that the amount should be a minimum of ₹20,000/- per member.

**v) Amenities:**

The members expressed satisfaction with the builder's reputation for providing quality infrastructure and modern amenities. However, it was unanimously resolved that a detailed specification sheet of all proposed amenities should be obtained and incorporated as an integral part of the redevelopment agreement to ensure clarity and accountability.

**vi) Construction Quality:**

The members discussed the assurances given regarding construction quality, use of premium materials, updated technology, and adherence to prescribed standards, and expressed satisfaction in principle. It was further resolved that a detailed specification statement along with the complete project report should be obtained for formal record and future reference.

**vii) Commercial Development Rights:**

After due deliberation, all members unanimously agreed to grant the developer the right to undertake both residential and commercial development within the project, as proposed.

3. The Hon. Secretary informed the members that certain terms and conditions had been framed at an earlier meeting to ensure fair and secure transactions with the builder. In view of the appointment of a new builder, the members considered it appropriate to review those terms and conditions afresh. For this purpose, it was proposed that a three-member committee be constituted to finalise the terms and conditions prior to execution of the redevelopment agreement. The Hon. Chairman, Shri Sharad Patil, proposed that the Hon. Secretary, Dr. Jayant Gangredivar, should chair the said committee in view of his detailed technical and legal study of the project. He further suggested that two additional senior members of the society be included on the committee. The Hon. Secretary then invited suggestions from the members. Shri Pramod Ramteke proposed the name of Dr. S. K. Deshpande, while Shri Vijay Singh Gujar proposed the name of Mr. Rajesh Hardas as members of the committee. As no other names were proposed, it was unanimously resolved that Dr. Jayant Gangredivar shall serve as the Chairperson of the committee and that Dr. S. K. Deshpande and Mr. Rajesh Hardas shall serve as its members. The committee shall prepare the final terms and conditions for the redevelopment agreement and submit the same to the Board of Directors for final approval within four days.

4. There being no other business to transact, the meeting concluded with the permission of the



President  
Srushti Sankul Co-operative  
Housing Society Ltd, Nagpur

Secretary  
Srushti Sankul Co-operative  
Housing Society Ltd, Nagpur

### COMMITTEE REPORT

As resolved in the redevelopment committee meeting held on 8<sup>th</sup> March 2026 the job of preparing revised term and conditions chart was assigned to our committee. We sit on 9<sup>th</sup> March 2026 to prepare this document considering the suggestions resolved in the above referred meeting and unanimously we prepared the revised terms conditions to discussed and negotiate with the builder.

The revised terms and conditions for the discussion and negotiation with builder:

No.	PARTICULARS	SOCITES REQUIREMENT
<b>A</b>		
1	Increase in built up Area	25% Increase in Existed built up Area (Carpet + Balcony Area)
2	Free allotted Covered Car Parking per apartment as per UDCPR/NMA-DCR norms	One Car and Two 2 wheeler)
3	Monthly Rent to per apartment owner till project completion	Rs. 20000/- and Rs. 22000/- for 2 BHK and 3 BHK
4	Accommodation Deposits (Refundable)	Amount equal to two Month Rent
5	Mode of Payment towards monthly rent per apartment till project completion	Advance Post-Dated Cheques
6	Yearly Increment on monthly Rent	10% of existing rent amount
7	Shifting Charges	Rs. 20000/- per shift
8	Society Office Arrangement during project period.	Fulltime Office Space or monthly rent during the project period
9	Corpus Fund towards Maintenance in new building for Existing Members	Rs. 2,00,000/- per apartment Owner on completion of project
10	Corpus Fund for Sale component Units	Minimum Rs. 5,00,000/- per Unit.
11	Amenities	As agreed in the proposal with detail specifications
12	Construction Quality	As agreed in the proposal with detail specifications
13	Quality of construction and fixtures	Identical for Existing members and Sale component
14	Entry for residential and commercial units	Separate entry for residential and commercial units
15	Provision of Society Office (Minimum 400sqf) in new project	Provision of independent furnished society office
16	Name of new building	Use of 'SRUSHTI' word
17		
<b>B</b>		
1	Entire project period from agreement to Building completion certificate	The period for completing redevelopment project of the Society will not exceed more than two and half years and in exceptional cases, it will not exceed three years, as per Govt. Regulation.

2	Redevelopment agreement	There would be a Redevelopment Agreement between Society and Builder as per the Directives given in the GR dated 4th July 2018.
3	PAAA Agreement	A permanent Alternative Accommodation Agreement (PAAA) with individual apartment owner builder and society will be executed as per regulation and it would be registered under registration Act 1908.
4	Stamp Duty and registration charges on redevelopment agreement	Will be paid by the Builder/developer
5	Stamp Duty and registration charges on individual member agreement (PAAA)	Will be paid by the Builder/developer
6	Professional fees of Architects/PMC appointed by society for the period of completion of the redevelopment project.	Will be paid by the Builder/developer
8	Insurance	Will be paid by the Builder/developer
9	Power Back-up System	To be provided
10	Solar System for Common Area power use	To be provided
11	Water proofing guarantee	Minimum 10 Years from OC
12	Defect Liability Period	Minimum 10 Years from OC

(Dr. Jayant Gangrethwar)

(Dr. S. K. Deshpande)

(Shri Rajesh Hartas)



