

**Meeting of the special Redevelopment Committee**  
**25<sup>th</sup> March 2026**

**Preface:** The Comparative Statement of redevelopment proposals received from various developers is placed before the Special Redevelopment Committee as an agenda item for today's meeting held on 25<sup>th</sup> March 2026. The statement has been prepared to facilitate a fair and transparent evaluation of the proposals with reference to the Society's requirements, including financial terms, technical credentials, project commitments, member benefits, and other relevant conditions, so that the Committee may consider the same and make its observations and recommendations.

No.	Particulars	Society's Proposal	Raj Udyog Builder and Developers	Nank Associates Builder and Developers	Global Associates	Aryaman Builders	M/s Kakreja Infrastructures
1	Project Duration from Agreement to BCC	24 months, with an additional 6-month grace period as per the QR or Redevelopment Rules	Five years	36 months, with an additional 6 months	Five years, with an additional 6-month grace period	The proposal is not in the prescribed format and may therefore be rejected	30 months, with an additional 6 months
2	Increase in Built-up Area	40% increase over the existing built-up area including balcony area	20%	22%	15%		25%
3	Displacement Compensation - Duration	From the date of vacating the premises until the date of possession	Up to completion of the project	Up to completion of the project	Not specified		From the date of vacating the premises until the date of possession
4	Displacement Compensation - Monthly Rent	Rs. 22,000 for 2BHK and Rs. 25,000 for 3BHK	Rs. 15,000	Rs. 15,000	Rs. 15,000		Rs. 20,000 for 2BHK and Rs. 22,000 for 3BHK
5	Displacement Compensation - Mode of Payment	Post-dated cheques for every 6 months	Advance rent for 2 months	Post-dated cheque on a one-month advance basis	Advance rent for 2 months		Advance payment for 6 months
6	Displacement Compensation - Shifting Charges	Rs. 20,000 for each unit	Not specified	Not specified	Not specified		Rs. 20,000
7	Flat Configuration	Existing 2BHK/3BHK units to be converted into 3BHK and 4BHK units	Not specified	Existing 2BHK/3BHK units to be converted into 3BHK and 4BHK units	Not specified		2BHK units to be converted into 3BHK and 3BHK units into 4BHK

8	Balcony	Provided with every bedroom and utility area	Not specified	Balcony/terrace bed with bedroom and utility area	Not specified		Balcony/terrace bed with bedroom and utility area as per the sanctioned plan
9	Ceiling Height	10.5 feet	Not specified	11 feet	Not specified		As per the sanctioned plan
10	Parlor Bed	To be provided at appropriate locations	Not specified	Agreed	Not specified		Agreed
11	Wash	Attached to be with every bedroom	Not specified	All bedrooms to have attached WCs	Not specified		All bedrooms to have attached WCs
12	Covered Parking	One car parking space and parking for two two-wheeled		One car parking space allotted for each flat	One car parking space allotted for each flat		One covered car parking space allotted for each flat
13	Amenities	Society office, gymnasium, community hall, indoor games, and sit-out areas	Society office, gymnasium, community hall, indoor games, and sit-out areas	A common amenities floor is proposed for both the new development and the existing society, including a gymnasium, community hall, sit-out area, indoor games, and indoor basketball	One floor is proposed to be dedicated to recreational activities.		The new complex will feature high-end amenities designed for senior citizens, youth, children, and toddlers. Detailed specifications will be provided during plan finalization and prior to execution of the agreement.
14	Rainwater Harvesting		Not specified	Not specified			Under consideration
15	Solar Power System		Not specified	Not specified	Agreed		Solar power system proposed for common utilities
16	Lighting Conductor		Not specified	Not specified			Agreed
17	Stamp Duty and Registration Charges for Common Areas and Individual Flat Owners	To be borne by the developer	Not specified	Lawyer's fees for individual documents to be borne by the society. A PMC will be appointed, and the PMC fees will be borne by the developer.	Not specified		All stamp duty, registration charges, and legal fees will be borne by the developer. PMC fees will also be arranged by the developer.

19	Architectural Fees, Legal Fees, PMC, etc.	To be borne by the developer	Not specified	As stated above	Not specified		To be arranged by the developer
18	Construction Quality	High-quality construction using premium materials, fittings, and the latest standards	Not specified	Not specified	Not specified		Agree to provide high-quality construction using the latest technology consistent with the developer's brand standards
20	Defect Liability	5 years	Not specified		Not specified		5-year defect liability from the date of acceptance of the Occupation Certificate (OC)
21	Water Leakage Guarantee	10 years	Not specified		Not specified		5-year water leakage guarantee from the date of acceptance of the Occupation Certificate (OC)

#### RECOMMENDATION OF THE SPECIAL REDEVELOPMENT COMMITTEE

**Minutes:** The Special Redevelopment Committee considered the comparative statement of five redevelopment proposals received by the Society and, on the basis of financial and technical credentials, had earlier recommended the following two builders for further consideration: (1) M/s Kukreja Infrastructures and (2) M/s Nanik Associates. The Committee had also suggested that the Board of Directors seek revised proposals from the said shortlisted builders after taking into account the suggestions and requirements placed on record by the Society.

**Resolution:** It was placed on record that M/s Nanik Associates expressed its inability to submit a revised proposal due to other commitments. M/s Kukreja Infrastructures, however, submitted its revised proposal after considering the maximum suggestions given by the Society. Accordingly, as only one revised proposal from M/s Kukreja Infrastructures was practically received by the Society, the Committee reviewed the same in detail and again verified the financial and technical credentials of the said developer. Upon such verification, M/s Kukreja Infrastructures was found to possess sound credentials, offer a secure proposition, and be one of the best developers in the region at this time. Therefore, the Special Redevelopment Committee unanimously and strongly recommends M/s Kukreja Infrastructures for the redevelopment of the Society, subject to approval of the Board of Directors and completion of all required formalities.

Signatures of the Redevelopment Committee members



Handwritten signatures of the Redevelopment Committee members, including names like Anand, Abhangde, and others.