

**Dear Members,**

We are reaching out to update and clarify where things stand in the redevelopment process of **Sarvodaya Nagar Housing Society**, address the concerns being raised, and most importantly, to highlight the limited time we have to act.

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### **Why Redevelopment is Critical — And Why Delay is Risky**

Our society has reached a point where further delay is not just costly — it is dangerous.

- Our building has already been categorized as **Category 2** in the structural audit, indicating increasing deterioration.
- The **FSI (Floor Space Index)** has already been consumed, and we will only benefit further through **cluster redevelopment**.
- The **land lease will expire in around 25 years**, after which we may be left with no authority or bargaining power.
- Other groups like **Jain Chawal** have already moved ahead, and due to our delay, we've lost the **10% area benefit** for clusters above 10,000 sq. meters.

**If we miss this opportunity, we may be forced to accept whatever terms a future developer offers, without transparency, choice, or leverage.**

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### **Addressing Common Concerns About Redevelopment**

We understand the hesitation and confusion many members have. Redevelopment is a major decision and we want to address these genuine and common concerns:

1. **Fear of being forced to vacate early**
  - *Fact:* No one will vacate their flat until they are fully informed, compensated, and given legal clarity through a registered agreement.
2. **Lack of trust in the process or managing committee**
  - *Fact:* Every major step — from selecting the developer to signing agreements — will be done transparently and with **member majority consent**.
3. **Worry about not knowing what they'll get in return**
  - *Fact:* The exact area, layout, timelines, rent, amenities, and corpus will be detailed **before any Development Agreement (DA) is signed**.
4. **Concerns about losing current peace or facing legal issues later**
  - *Fact:* You will have ample time to review the documents with your lawyer. **Nothing will be rushed or hidden**.
5. **Apprehension about third-party representatives like Mr. Anil Patil**
  - *Fact:* While we may not prefer dealing through him, the **Panjarapole Trust** has made it clear they will **only communicate through Mr. Patil**, their appointed negotiator.

► He has, however, provided one of the **most favorable offers** in terms of additional area through the **PMC presentation** — better than any other PMC we've seen so far.

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### 3-Month Deadline from Panjarapole via Anil Patil

Mr. Anil Patil has given us a strict **deadline of 3 months** to make our decision. After that:

- We may lose the option to be included in the cluster.
  - The Trust may refuse to engage, and our redevelopment prospects may end entirely.
  - Our position will significantly weaken, and we may be left behind while others move forward.
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### What's Being Done Transparently

- **Top developers** will be invited via **tender** — a fair and open process.
  - All tenders and offers will be **shared with members**.
  - **Developer selection** will be based on **collective consent** — not by a few individuals.
  - No document will be signed blindly. Every member will get time and support to **review with legal advice**.
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### What's Holding Us Back

While many members are showing interest in the redevelopment initiative, we are facing **deliberate roadblocks** from a few individuals:

- Some members are intentionally **creating obstacles** and **not allowing meetings** to proceed smoothly.
- We are required to follow **strict procedural rules** (notice periods, quorum, attendance, etc.), but if every meeting is disrupted or delayed, the entire process will move at a **snail's pace** — or worse, come to a halt.
- These unnecessary delays are causing **added expenses** for the society, including repeat notices, hall rentals, and administrative coordination.
- Most importantly, failure to achieve **2/3rd majority** (required by law to appoint the PMC and proceed with key decisions) is holding the society **hostage**.

We want to clarify that **exceptions and flexibility** in processes are sometimes necessary only to **keep momentum** — not to bypass transparency. However, if forced to strictly adhere to every rule with no room for practical adjustments, the timeline will stretch indefinitely, and we **risk missing our redevelopment window completely**.

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### Frequently Asked Questions About Redevelopment

Many members have asked important and valid questions regarding what they will receive and how the process will unfold. We appreciate this interest and would like to clarify the following:

◆ **1. What will I get?**

You will get a new flat in a redeveloped building, with **additional area (in sq. ft.)**, as per what is finalized in the tender with the developer. The final offer will include:

- Area in new flat
- Layout and configuration (1BHK / 2BHK, etc.)
- Rent amount during transit period
- Corpus, if any

✳ **Exact numbers will only be available after we appoint a PMC and float tenders to multiple developers.**

◆ **2. Which floor will I be allotted?**

Floor allocation is done as part of the final agreement with the selected builder, based on a **fair and transparent system** — often by draw or mutually agreed criteria.

✳ No one will be forced onto a specific floor without consultation.

◆ **3. When will the project start and how long will it take?**

Once the developer is finalized and agreements are signed:

- The builder will apply for approvals
- Temporary accommodation/rent agreements will be executed
- Construction typically starts within **6–9 months** and takes **2.5 to 3 years** on average to complete

◆ **4. What happens during the transition?**

- Members will receive **monthly rent** or **transit accommodation** for the entire construction period
- The rent will be **clearly mentioned in the DA** and legally binding
- You will **not vacate** until all terms are legally agreed upon and secured

◆ **5. Will I get everything in writing?**

✓ **Absolutely.** Every detail — area, amenities, timelines, rent, corpus, floor — will be included in the **Development Agreement (DA)**, which is:

- On stamp paper
- Signed by you and the developer
- Legally enforceable in court

You will have full right and sufficient time to:

- Review the agreement
  - Consult your lawyer
  - Raise objections before signing
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### Why These Details Come Later in the Process

These questions **cannot be answered right now** because:

- We are still in the **initial phase** — deciding whether to proceed with redevelopment
- **PMC (Project Management Consultant)** must first be appointed by member majority
- The PMC helps us invite and evaluate **bids from top developers**
- Only after **developer negotiation** will these questions have accurate, concrete answers

By stalling the process now because these answers aren't ready, we're putting the **cart before the horse**.

Let's move to the **next step** — appoint a PMC — so that all these questions can be answered professionally and transparently in due course.

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### What You Can Do

- Attend the **upcoming society meeting** on **[Insert Date & Time]**
  - Ask questions, clear doubts — **we welcome your voice**
  - Understand that you are **not signing anything now** — only being asked to **participate and support the process**
  - Consult your lawyer when the time comes — this is your right and we encourage it
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**This is a rare opportunity to secure a better future for our homes and families.**

If we do not move together, we risk being left out forever.

Let's act together — **transparently, fairly, and in our collective interest.**

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Warm regards,  
**Managing Committee**  
**Sarvodaya Nagar Housing Society**  
[Contact Number / Email]