**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.

**❗ 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.**

**🔍 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.

**⏳ 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.

**📣 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**.

**🛑 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**.

**❓ 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

**🔧 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.

**✅ 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

**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.**

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