



STS Co-op. Housing Federation Society Ltd.

Registration No.: MUM/W P/GNL/O/3213/2022-23/ Year 2022
Building No. S/3, Vishram Sthal Co-op. Housing Society Ltd., D-Wing,
Bangur Nagar, Goregaon (W), Mumbai - 400 104, Maharashtra.
E-mail: stsbangurnagar@gmail.com

To

21 April 2023

All Members (**Private Circulation Only**)

(S1) -Jai Krishna Sudama CHS Ltd., (S2) - Shree Dwarkadish CHS Ltd., (S3) - Vishram Sthal CHS Ltd., (S4) - Shree Giriraj Dharan CHS Ltd., and (T/1-2) - Sheesh Vinay CHS Limited

Sub: Redevelopment of Our Buildings

Dear Member

We are enumerating Steps taken in evaluating the developers in adherence to regulation 79 (a), the project report, and the criteria set by the STS federation, and From various Bench marks set for the same, and gathered from personal participation by the elected members of our Federation. Hope the same helps you in clarifying your queries as well as helps in taking informed decision. We can get further clarification to your queries if any on request from your our Society office bearers or alternatively from STS Federation.

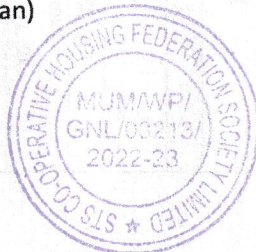
We have culled out some of the parameter that are vital to the process of selecting a developer and the no of votes these parameters received in STS meeting. Same is converted with weightage also. Another list of all our observations from our studies and meetings with the builders is attached for your information. Also attached is a financial report of the two builders ranking top in our short list. Needless to say that this is the most vital decision you have make, go through the data , get clarified, then take a decision based on the data and the consequences of its absence ,lack, or presence that has a negative effect on our project.

Please do the SWOT of the project/Developer (Strength, weakness, opportunity, threats)

Parameters By STS	Voted Weightage	Votes received	Importance
Bank Guarantee	100%	20/20	Financial Security – if project is Stuck
Third party Indemnity/Project Completion	100%	20/20	Secures the project by alternate funds provisions Performance guarantee will not be suffice if the agreement cannot be challenged. (Frustrated.)
PTC (Permanent Transit Camp)	90%	18/20	Project depends on delivery of this Statutory component.
Advance Rent	95%	19/20	PDC checks a risk of returning unpaid
Corpus	100%	20/20	Needed to pay Advance for rental accommodation
Quality	Process to be in place -PMC		It is not person depended anymore and Subjected to NDT at every stage(Non Destructive Test)
Brand Value/Reputation	80%	16/20	Cost for brand value. Adverse Remarks in Public
Pre IOD (Intimation of Disapproval) work	100% STS Decision		1. Loading of Full FSI before IOD 2. Clearance of S1 Reservation

Prabakar Sawant (Chairman)

Laxmi Narayan Yadav (Secretary)



Category	Risk Type	Mitigation/Solution	Bench Marks By	Bench Marks	Narang Realty(33/9)	Modi Space(33/11)	Kalptaru(33/9)
Statutory	Dependency PTC /MADDA& Statutory	Availability	PMC	100%	To be acquired	Readily Available	To be Acquired
	Local provision (STS)	Not permitted	STS	100%	Outside	Outside	Plan B (in STS compound)
Security	Financial	Bank Guarantee	PMC	30 Cr	30Cr	15 Cr + 15 Lien	30 Cr
	Indemnity	Third party	STS/PMC	Performance	By Parent Group	By parent group	No Suggestion
	Social	No wing of Sale Component	STS	Target Upper & middle class	No	Yes No separation	Separate wings with uniform Elevation
Finance	Solvency	Net Worth	PMC	> = 200 Cr	Group 438 Cr. *SC 200 Cr (NR)	Group 845 Cr. (M.R)*SC 42 Cr	1081.39 Cr. *SC 500 Cr
	Initial Cost	200 Cr	Project report	300 Cr	To be invested	Invested in PTC	To be invested
Offer	Area *(MOFA)	Max	Project Report	60 – 65%	60%	62%	57%
	Rent	Advance Rent	Project Report	Rs.70-75-80	75,80,85 (PDC or Advance/Year)	70 +55% increment Advance/year	70+10% (P D C or Advance/Year)
	Corpus/Sq.Ft	50 -50	Project Report	1200	1350 (50%-50%)	1200 (50%-50%)	1100 *(10-20-70)
Time Line	IOD (Intent of Disapproval) time	Delay – Change in law	STS / Paper article	No Bench	6 Months	>60 days	9 months
	Duration	PMC Monitoring	RERA	36 Months	36 From CC	36+6 Since Vacating	36+6
	Construction quality	Technology	MIVAN Technology	Quality Standards	MIVAN	MIVAN	MIVAN
Site Visit	PTC	LOI (Letter of Intent)	STS	Availability	Not Available	Inspected	Not available
	Projects Visited	Old and New & under construction			<input type="checkbox"/> PTC <input type="checkbox"/> Standard Bld <input checked="" type="checkbox"/> Luxury Bld <input checked="" type="checkbox"/> Super Luxury <input checked="" type="checkbox"/> Under Const	<input checked="" type="checkbox"/> PTC <input checked="" type="checkbox"/> Standard Bldg <input type="checkbox"/> Luxury Bld <input type="checkbox"/> Super Luxury <input checked="" type="checkbox"/> Under Const	<input type="checkbox"/> PTC <input type="checkbox"/> Standard Bld <input checked="" type="checkbox"/> Luxury Bld <input type="checkbox"/> Super Luxury <input checked="" type="checkbox"/> Under Const
	Visual Inspection	Completed projects			No dilapidation observed	No dilapidation observed	No dilapidation observed
Reputation	Incorporated As				Family PVT ltd	Family PVT ltd/LLP	Ltd.
	Adverse Remarks	Internet/Articles			None observed	None Observed	Articles exists

Site Visit Lessons learned (for Incorporating in our Project)

- Mivan why it is good for the project
- Terrace How layered approach prevents leakage
- Bondit on walls – for creating rough surface
- Coated steel roads for rust prevention

- Easy maintenance @ plumbing and electrical joints by plugin structure
- Usage of Stik for activity
- Deck gardens for Relaxation and Rejuvenation
- Cafeteria
- Terrace space as sun decks

*SC=Solvency Certificate
MOFA = Maharashtra
Ownership Flat Act
ENCL. Financial Report

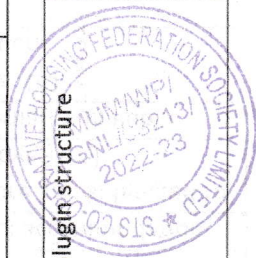


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