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Sunday, June 07, 2026

To,

The Hon Chairman/ Secretary,

DR. V. N. SHIRODKAR CO-OPERATIVE HOUSING SOCIETYS. No. 2712/D/1 (Part), Bhamburda, Bhosale Nagar,
Range Hills Road, Pune – 411007**Subject: - No Regret final offer for Redevelopment of your property**

Dear Sir/ Madam,

This is with reference to the subject mentioned above, we would like to submit our **final offer** for the Redevelopment of your Property.

The basic details are considered as per the information received are –

- 1) Area of plot: - 30,677 sq. ft. as per Tender Document
- 2) Abutting Road: - 9-meter-wide road
- 3) Existing member: - 65 Nos.
- 4) Existing RERA carpet area: - 33,668 sq. ft.

On the basis of the above information, we will offer the below benefits.

- 1) We will offer **65% (In words SIXTY-FIVE)** as an additional RERA carpet area & existing TERRACE / GARDEN compensation area **50% (In words FIFTY)** over & above offered area to existing members.

- 2) **Rental Payment:** - Rs. 50/- per sq. ft. on existing RERA carpet area to each existing member for every month with **10%** incremental rent every year from the date of 100% vacant possession received from society till, we receive a completion certificate from PMC (Pune municipal Corporation).
- 3) **Brokerage Charges:** -The amount is equivalent to **one** months' rental payment.
- 4) **Shifting Charges:** - Rs. 40,000/- (Rs. Forty Thousand only) to each member for TO & FRO.
- 5) **Refundable Rental Deposit:** - The amount is equivalent to **Three** months' rental payment.
- 6) **Betterment Charges:** - Rs. 2,00,000/- (Rs. Two Lakhs only) as a total betterment charges to each existing member shall be paid by the developer as follows –
- a) At the time of vacating the existing flat - 50% (i.e. Rs. 1,00,000/-)
 - b) At the time of possession of new flat - 50% (i.e. Rs. 1,00,000/-)
- 7) **Corpus Fund:** - We will offer Rs. 1,00,000/- (Rs. One Lakhs only) per existing member and the new purchaser/ unit will be paid by the developer to the society at the time of completion of the project.
- 8) **Parking Spaces:** - One covered car parking space to each existing member. One additional parking space will be offered to members who currently have an existing parking slot.

9) **Project Completion period:** - We will complete this project within **36 months (30s months + 6 months** of grace period) from the date of vacating the existing flats and society premises by all members of the society.

10) **Rate for Additional area:** - The existing members who desire to purchase additional area over and above free offered area, then applicable rate will be Rs. 20,250/- per sq. ft. on RERA carpet area up-to 200 sq. ft. RERA carpet area.

All the legal charges like stamp duty, GST and registration charges etc. will be paid by the respective member for additional area purchased.

11) **Security for the Project (Total Security: ₹15.00 Crore)**

- A flat worth approximately **₹3.00 Crore** shall be retained in the name of the Society as project security.
- The Full Plan Challan (approx. **₹12.00 Crore**) shall be obtained in the name of Dr. V. N. Shirodkar Co-operative Housing Society Ltd. prior to taking possession from the Society.
- **No Project Loan and/or Mortgage Loan** shall be created on the Society's land at any stage of the project.

This security package reflects our commitment to the successful and timely completion of the project.

12) **Stamp Duty & Registration Charges:** - All the legal charges like stamp duty, registration charges, GST, etc. on the existing and free offered area will be borne by the developer.

13) All specifications are in accordance with the tender documents submitted by us.

With our best and prompt services at all times. Looking forward to working with you.!!

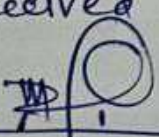
Please consider this as our final offer and provide us with an opportunity to serve you. We assure you of our sincere commitment, quality service, and timely execution of the project.

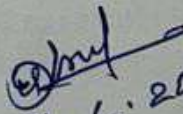
Thanking you,


Mr. Satish S. Kokate

M/s. Fortune Developers



Received

07.06.2026


7.6.2026