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**Fw: Special General Body Meeting of Vishwakutir CHS Ltd.**

1 message

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**DEEPAK NARENDRA THANEKAR** <dthanekar@rediffmail.com>  
To: omdigital17@gmail.com

Sat, Jun 29, 2024 at 1:40 PM

From: dthanekar@rediffmail.com  
Sent: Wed, 26 Jun 2024 12:26:39  
To: "sharadaras21@gmail.com" <sharadaras21@gmail.com>  
Subject: Fw: Special General Body Meeting of Vishwakutir CHS Ltd.

From: nas@mayfairhousing.com  
Sent: Sun, 23 Jun 2024 13:50:46  
To: Vishwakutir <vishwachs@rediffmail.com>, Aditya Shah <aditya@mayfairhousing.com>  
Cc: Ramesh Tank <ramesh@mayfairhousing.com>, vithoba4 <vithoba4@gmail.com>, dthanekar <dthanekar@rediffmail.com>  
Subject: Re: Special General Body Meeting of Vishwakutir CHS Ltd.

Dear sir  
Good afternoon  
Mr aditya shah is out on india and reruns on 5th July 2024  
It won't be possible to attend the AGM  
Hope u had consulted us for the time date and agenda of the AGM before hand .  
Be rest assured the REDEVELOPMENT is proceeding on proper scheudled manner  
One step at a time  
The most important being the METRO NOC  
MAYFAIR is fully committed and taking each step to commence the development ASAP  
Any other specific suggestions questions r welcomed  
Appreciating you

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**From:** vishwachs@rediffmail.com <vishwachs@rediffmail.com> on behalf of Vishwakutir <vishwachs@rediffmail.com>  
**Sent:** Sunday, June 23, 2024 1:40:40 PM  
**To:** Nayan Shah <nas@mayfairhousing.com>; Aditya Shah <aditya@mayfairhousing.com>  
**Cc:** Ramesh Tank <ramesh@mayfairhousing.com>; vithoba4 <vithoba4@gmail.com>; dthanekar <dthanekar@rediffmail.com>  
**Subject:** Special General Body Meeting of Vishwakutir CHS Ltd.

Dear Mr Nayan Shah / Mr Aditya Shah,

With reference to the trailing mails, the Managing Committee has called for a Special General Body Meeting on 30th June 2024 at 9 am (copy of the agenda attached).

You are requested to attend the same or depute your authorized representative to answer the queries raised by the members regarding the delay in the redevelopment process.

Regards,

Deepak Thanekar  
Secretary  
Vishwakutir CHS Ltd

From: "Vishwakutir" <vishwachs@rediffmail.com>  
Sent: Fri, 14 Jun 2024 07:14:52  
To: "nas" <nas@mayfairhousing.com>



Cc: "aditya"<aditya@mayfairhousing.com>,"ramesh"<ramesh@mayfairhousing.com>,"vithoba4"<vithoba4@gmail.com>,"dthanekar"<dthanekar@rediffmail.com>  
Subject: Delay in Vishwakutir Project

Dear Mr Nayan Shah,

We are shocked & surprised that a reputed company Mayfair has not bothered to reply to the trailing mail even though a period of more than two weeks has elapsed.

Further we would once again like to bring to your notice that no concrete action / progress has been made from your end even though we had appointed you as a Developer on 25<sup>th</sup> May 2023. We are highly disappointed with your casual approach towards the entire project even though a period of more than one year has elapsed.

Further as you are well aware that the monthly rent for the rented premises is increasing tremendously in Dadar Area hence we feel that Mayfair should complete the procedural requirement within next three & half months & start paying the monthly rent to the members from 1<sup>st</sup> October 2024.

We fail to understand your reluctance in submitting a time line Bar Chart of the Project & request you to submit the same within a week, failing which it will be construed that Mayfair is not interested in the Project.

A line of confirmation on all the above from you will be highly appreciated so that the same can be circulated to all our members.

Regards,

Deepak Thanekar  
Secretary  
Vishwakutir CHS Ltd

From: "Vishwakutir"<vishwachs@rediffmail.com>  
Sent: Sat, 25 May 2024 14:02:39  
To: "nas"<nas@mayfairhousing.com>  
Cc: "aditya"<aditya@mayfairhousing.com>,"ramesh"<ramesh@mayfairhousing.com>,"vithoba4"<vithoba4@gmail.com>,"dthanekar"<dthanekar@rediffmail.com>  
Subject: Delay in Vishwakutir Project

Dear Mr Nayan Shah,

With reference to your trailing mail dated 27.10.2023, you will agree that we have patiently waited for 7 months hoping that as promised by Mayfair things will improve and the progress will be made in the redevelopment project but no concrete progress is visible to us in the matter. During our discussion with Mr Ramesh Bhai & Mr Aditya Shah in December 2023, it was decided that Society will apply to Metro & BMC for approval of Building Plans (since the DA has not been signed) on behalf of Mayfair to save time.

We were successful in convincing our Members & as required by Mayfair a resolution was passed on 3<sup>rd</sup> March 2024.

However, we are deeply hurt to bring it to your notice that no progress has been made on this front.

The soil testing was carried out in September 2023 & the report was received by Mayfair on 20<sup>th</sup> January 2024 & the same was handed over to us during our visit to your Office on 19<sup>th</sup> April 2024.

On 19<sup>th</sup> April 2024 it was decided that the plans would be submitted to Metro for approval by April end.

However, during the meeting held on 25th April 2024 at Ar.Reza Kabul's Office which was



attended by our Chairman Mr Kalambe, Ar. Rajesh Dabekar, Mayfair team & RCC Consultant Mr Joshi , we were shocked & surprised to know when RCC Consultant brought to the notice of all the members that the Columns of the building are right on the top of metro tunnel & in the buffer area. You will agree that any layman will also be able to conclude that Metro will never approve the plans of 70 mtr building if the columns are on the top of Metro tunnel. We still are not able to understand why the soil testing report & the position of the Metro tunnel were not taken into consideration by your Architect while preparing the plan.

We would like to bring to your notice that even the revised plans which is received by us on 5<sup>th</sup> May 2024, there are columns in the buffer area.

We hope that this time the plans are prepared after discussion with the RCC Consultant.

On 10<sup>th</sup> May 2024 during the zoom meeting we had with Ar Zafer, Mr Amol from your RCC Consultant's Office, Mayfair team , Managing Committee members comprising of Mr Kalambe , Mr Diwakar Sawant & Mr Sharad Aras who attended the zoom meeting. In the said meeting it was informed to us that the revised plans will be ready within 2 days.

On 13<sup>th</sup> May 2024 the undersigned spoke to Mr Ramesh bhai & the undersigned was informed that the Architect is working on the plans & it will be ready within 2 days.

On 16<sup>th</sup> May 2024 the undersigned has received the same reply.

On 21<sup>st</sup> May 2024 the undersigned spoke to Mr Aditya Shah who informed the undersigned that Mayfair has received the plans in the evening & it will be discussed with the RCC consultant immediately. We were also informed that Mayfair intends to start the project ASAP & are planning to vacate the building by September 2024.

On 22<sup>nd</sup> May 2024, the undersigned spoke to Mr Ramesh Bhai who informed us that the plans have been forwarded to RCC Consultant & on 23<sup>rd</sup> May 2024 a meeting has been arranged with them.

On 24<sup>th</sup> May 2024, the undersigned spoke to Mr Ramesh Bhai who informed the undersigned that on 23<sup>rd</sup> May 2024 Mr Ramesh Bhai & Mr Aditya Shah had a meeting with Ar Zafer & RCC consultant Mr Joshi who had suggested some minor corrections & also they will be doing designing etc & this process will take approx. 2 weeks.

We fail to understand the delay in the entire project & there seems to be a very casual approach taken by Mayfair towards the same.

Further, in your mail dated 27<sup>th</sup> October 2023 you have informed us that we are on right track & that we should have patience & everything would be streamlined in couple of months, but unfortunately the picture is still hazy.

You will understand that as Managing Committee, we have to face the members of our Society as they are anxious to know the progress of the redevelopment but unfortunately we ourselves are in dark.

In order to avoid all the confusions /allegations, we are repeatedly requesting Mayfair to submit a time line Bar Chart so that it will be easy for both Mayfair & Society to monitor the progress of the Project, but unfortunately our request is being fallen on deaf ears.

You will agree that more than one year has elapsed since you have been appointed as a Developer of the Society but things are moving at snail's pace.

We urge you to put your personal attention & intervention in this Project.

A line of confirmation on all above from you will be highly appreciated so that the same can be circulated to all our members.

Regards,

Deepak Thanekar  
Secretary  
Vishwakutir CHS Ltd

From: Nayan Shah <nas@mayfairhousing.com>

Sent: Fri, 27 Oct 2023 13:29:29

To: Vishwakutir <vishwachs@rediffmail.com>

Cc: Aditya Shah <aditya@mayfairhousing.com>, Ramesh Tank <ramesh@mayfairhousing.com>, vithoba4 <vithoba4@gmail.com>, dthanekar <dthanekar@rediffmail.com>



Subject: Re: Draft of Development Agreement & Building plan.

Redevelopment is a highly interactive process . And sometimes the process is tedious , strainful , riddled with delays . The direction is very important. Our direction is correct and on way we r facing challenges . Will appreciate if a positive approach is taken .

Be rest assured the project is receiving our best attention .

In a couple of months i think all prickly issues should get resolved .

Appreciating you

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**From:** vishwachs@rediffmail.com <vishwachs@rediffmail.com> on behalf of Vishwakutir <vishwachs@rediffmail.com>

**Sent:** Friday, October 27, 2023 12:48:55 PM

**To:** Nayan Shah <nas@mayfairhousing.com>

**Cc:** Aditya Shah <aditya@mayfairhousing.com>; Ramesh Tank <ramesh@mayfairhousing.com>; vithoba4 <vithoba4@gmail.com>; dthanekar <dthanekar@rediffmail.com>

**Subject:** Draft of Development Agreement & Building plan.

Dear Mr Nayan Shah,

This has reference to your mail dated 20<sup>th</sup> October 2023 in response to our mail dated 18<sup>th</sup> October 2023, we would have appreciated if some responsible person from your end should have checked the plans before forwarding to us.

The said proposed plans are not as per the discussion we had at Ar Reza Kabuls Office.in presence of your representative Mr Ramesh Tank.

In the second revised proposed plans we are unable to locate common amenities like RG area, Electric sub -station, fitness centre, Society's Office ,Meter Room, Servant's toilet , underground tank etc.

Further as per our knowledge the said plans will not be approved by BMC as they fail the CFO's requirements.

During the meeting at Adv D'souza's Office on 5th October 2023, our Chairman Mr Kalambe had emphasized that by 31 st October 2023 we want to finalize the Development Agreement and the Plans in presence of your representatives Mr Aditya Shah & Mr Ramesh Tank. We had also requested them to submit Bar Chart so that we can monitor the activities jointly. However, we have not received the Bar Chart till date.

Time & again we have been informing you that Mayfair has failed to follow the Government Guidelines Clause No. 18 of 4th July 2019 which states that the Development Agreement should be executed within 3 months from the date of selection of the Developer and as such we were supposed to sign the same by 28th August 2023 i.e 5 month are over still we have not received the revised draft of Development Agreement.

We would once again like to place on record the casual approach shown by Mayfair.

Also in our mail dated 18<sup>th</sup> October 2023, we had requested you for your appointment, we regret that till date you have not given the appointment for the reasons best known to you.

Please treat all the above matters seriously & on priority.

A line of confirmation on all above will be highly appreciated.

Regards,

Deepak Thanekar  
Secretary  
Vishwakutir CHSLtd