

QUEENS PARK PREMISES CO-OPERATIVE SOCIETY LTD

(Reg. No. Bom/ Gen./ 985 dated 13.07.1977)

Plot No. 71/1, Juhu Road, Santacruz (West), Mumbai – 400 049

07.04.2026

To,
The Members
Queens Park Premises CS Ltd
71/1, Juhu Road, Santacruz West
Mumbai – 400 049
Dear Members,

Notice is hereby given to all the members for **Special General Body Meeting** of the Queens Park Premises Co-op. Society Limited on **Tuesday, 14th April, 2026 at 7.30 p.m.** in the stilt area of the A Wing of the Society building.

AGENDA

1. To discuss the proposals received from various developers for the redevelopment of the society.
2. To present a comparative analysis of the offers submitted by the developers.
3. To shortlist suitable developers for the redevelopment of the society.

The members are requested to remain present at the given date & time to partake in the discussion & decision making process.

Thank you,
Yours truly,
For Queens Park Premises CS Ltd


Chairman/ Hon. Secretary

Notes:

1. If there is no quorum for the Meeting at the given time, the Meeting will be adjourned for 30 minutes. The meeting will resume at 8.00 p.m. with the members present will be treated as quorum.
2. The decision taken in the above meeting shall be binding to all the members of the Society
3. PMC and Legal Advisor are invited for this SGM.
4. Only Bonafide Members or in absence of Bonafide Member, the Associate Members are permitted to attend & participate in the meeting proceeding. Proxy is strictly prohibited.
5. The members who are corporate body/ partnership firms shall bring original copy of authority letter and submit to the Chairman before start of the meeting.

Naren Kuwadekar Project Consultants

Office No.2304, Lotus Signature Building, Off. Veera Desai Road, Andheri (W), Mumbai - 400 053. Contact: 9033443344

REDEVELOPMENT OF QUEENS PARK CHS LTD

Naren Kuwadekar
Project Consultants

VALUATION REPORT

SR. NO.	DEVELOPER'S NAME	FLAT TYPE	EXISTING CARPET AREA (SQ.FT.)	ADDITIONAL RERA AREA %	NEW RERA CARPET AREA (SQ.FT.)	VALUATION OF NEW CARPET AREA CONSIDERING A RATE OF 55000/- PER SQFT	CORPUS OFFERED RS.	VALUATION OF CORPUS PER FLAT RS.	RENT AVG OF 3 YEARS IN RS. PER 5QFT PER MONTH	TOTAL RENT PER FLAT FOR 3 YEARS RS.	BROKERAGE IN RS. PER SQ.FT OF EXISTING CARPET AREA	TOTAL BROKERAGE PER FLAT FOR EVERY 3 YEARS RS.	SHIFTING CHARGES RS.	TOTAL VALUATION	TOTAL VALUATION IN CR.
1	SWAROOP GROUP + NCC	TYPE A	493.21	46%	720	3,96,04,763	3000	14,79,630	215.33	38,23,363.33	200	98,642	100000	4,51,06,398	4.51
		TYPE B	675.66	46%	986	5,42,55,498	3000	20,26,980	215.33	52,37,715.51	200	1,35,132	100000	6,17,55,326	6.18
		TYPE C	769.41	46%	1123	6,17,83,623	3000	23,08,230	215.33	59,64,465.40	200	1,53,882	100000	7,03,10,200	7.03
		TYPE D	960.47	46%	1402	7,71,25,741	3000	28,81,410	215.33	74,45,562.29	200	1,92,094	100000	8,77,44,807	8.77
2	KANAKIA MILLENNIAL PVT. LTD.	TYPE A	493.21	45%	715	3,93,33,498	2250	11,09,723	220.67	39,18,060.24	200	98,642	100000	4,45,59,922	4.46
		TYPE B	675.66	45%	980	5,38,83,885	2250	15,20,235	220.67	53,67,443.04	200	1,35,132	100000	6,10,06,695	6.10
		TYPE C	769.41	45%	1116	6,13,60,448	2250	17,31,173	220.67	61,12,193.04	200	1,53,882	100000	6,94,57,695	6.95
		TYPE D	960.47	45%	1393	7,65,97,483	2250	21,61,058	220.67	76,29,973.68	200	1,92,394	100000	8,66,80,608	8.67
3	SAYAJI REALTY PVT. LTD.	TYPE A	493.21	45%	715	3,93,33,498	2500	12,33,025	220.67	39,18,060.24	200	98,642	50000	4,46,33,225	4.46
		TYPE B	675.66	45%	980	5,38,83,885	2500	16,89,150	220.67	53,67,443.04	200	1,35,132	50000	6,11,25,610	6.11
		TYPE C	769.41	45%	1116	6,13,60,448	2500	19,23,525	220.67	61,12,193.04	200	1,53,882	50000	6,96,00,048	6.96
		TYPE D	960.47	45%	1393	7,65,97,483	2500	24,01,175	220.67	76,29,973.68	200	1,92,394	50000	8,68,70,725	8.69
4	SHREE NAMAN DEVELOPERS PVT. LTD.	TYPE A	493.21	41%	695	3,82,48,436	2000	9,86,420	189	33,55,800.84	180	88,778	50000	4,27,29,434	4.27
		TYPE B	675.66	41%	953	5,23,97,433	2000	13,51,320	189	45,97,190.64	180	1,21,319	50000	5,85,17,562	5.85
		TYPE C	769.41	41%	1085	5,96,67,746	2000	15,38,820	189	52,35,065.64	180	1,38,494	50000	6,66,30,125	6.66
		TYPE D	960.47	41%	1354	7,44,84,449	2000	19,20,940	189	65,35,037.88	180	1,72,385	50000	8,31,63,311	8.32
5	S RAHEJA REALTY	TYPE A	493.21	41%	695	3,82,48,436	2500	12,33,025	165	29,29,667.40	150	73,982	100000	4,25,85,109	4.26
		TYPE B	675.66	41%	953	5,23,97,433	2500	16,89,150	165	40,13,420.40	150	1,01,349	100000	5,83,01,352	5.83
		TYPE C	769.41	41%	1085	5,96,67,746	2500	19,23,525	165	45,70,295.40	150	1,15,412	100000	6,63,76,977	6.64
		TYPE D	960.47	41%	1354	7,44,84,449	2500	24,01,175	165	57,05,191.80	150	1,44,071	100000	8,28,34,886	8.28

Note:

1 Brand value and brand appreciation has not been considered for determining the sale rate worked out in the above table.

2 The sale rate considered as a benchmark is equal for all developers for the sake of comparison.

QUEENS PARK PREMISES CO-OPERATIVE SOCIETY LTD

(Reg. No. Bom/ Gen./ 985 dated 13.07.1977)

Plot No. 71/1, Juhu Road, Santacruz (West), Mumbai – 400 049

FLAT AREA AS PER APPROVED PLAN

A Wing

A-03 – 446.17 sq ft

A-04 – 281.37 sq ft

2 BHK (all) – 769.41 sq ft

3 BHK (all) – 960.47 sq ft

B Wing

B-01 – 285.78 sq ft

B-02 – 258.87 sq ft

B-03 – 414.41 sq ft

B-04 – 283.85 sq ft

1 BHK (all) – 493.21 sq ft

2 BHK (all) – 675.66 sq ft