

ROOF TOP CO-OP. HOUSING SOCIETY LTD.

REGD. NO. BOM / HSG / 4621 OF 1975

Mahakali Caves Road,
Andheri (East),
Mumbai-400 093.

Ref: Office of The Hon. Secretary | MC RD Notice 001

Date: 4th Mar 2026

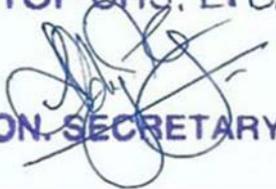
Subject: Selection of PMC to acquire a feasibility report

Dear Members,

1. The Hon. Secretary of the CHS has received redevelopment applications from 80 members to initiate redevelopment process Note: List of members has been uploaded on the website.
2. As per Government Regulations 2019 (GR2019), on receipt of redevelopment applications from 1/5th of members, the Hon. Secretary of the CHS is dutybound to call a Managing Committee (MC) meeting to prepare for an SGBM within 2 months to appoint a PMC to acquire the feasibility report.
3. As per GR2019, MC decided to invite independent and neutral PMC's from across Mumbai to approach the CHS with their offers for a feasibility report. To ensure this, it was decided to float an ad in two newspapers (Times of India & Maharashtra Times) so ensure a level playing field is established.
4. As per GR2019, MC also approved the creation of an official website to provide all relevant information to all members, with the information of website creation also being submitted to Deputy Registrar's office. Website URL: www.rooftopchs.com.
5. As per GR 2019, all official CHS documents will now be uploaded mandatorily on the website. In addition, MC will display notices and circulars on the newly-installed notice boards in all 6 building entrances, and further dispatch them by email to members who have proactively provided their email details to MC. No other mode of communication is authorized for official communication by GR2019.
6. Although there is no statutory or legal provision for an independent Redevelopment Committee to be formed under any Government Regulation, MC has proactively approved the formation of a Redevelopment Committee to support and advise the Managing Committee. The notice and application forms for the same have been uploaded on the website. Members are free to apply and assist towards ensuring the due process is followed.

7. The MC has also formed a Vigilance Taskforce under the Hon. Secretary, and comprising of Hon. Vice Chairperson Olinda Rebello, MC Member Ashish Saharia and Functional Director Priyanka Rebello, to investigate any malpractice reported by any member of the CHS with regards to any aspect of the due process not being carried out in adherence to the prevailing laws. CHS members are free to report any instance of malpractice to any member of the Taskforce through written submission (in person or anonymously in CHS drop box). All reports will be investigated by the Taskforce within 30 days, and if found to be genuine, the Hon. Secretary will duly submit the investigation report for the General Body to act upon.
8. All the above actions are only being carried out to appoint a PMC in an SGBM within 2 months in order to acquire a feasibility report. This is the only scope with which MC will operate as per GR2019 till the conclusion of the said SGBM.
9. PMC's, specializing in both Self-Redevelopment and Builder-Redevelopment, who approach the CHS with their offers, will be called on the premises to give a presentation to all resident members, such that members can freely decide which PMC to select for acquiring the feasibility report. These presentations will also be live-streamed on Zoom or Google Meet so that members and their families residing outside the CHS can take an educated decision regarding selection of PMC.
10. As per GR 2019, members can freely circulate the PMC ad to their own PMC's so that they can approach the Hon. Secretary with their offers. Note: PMC ad has been uploaded on the website.
11. As per GR 2019, Hon. Secretary will issue the SGBM notice for selection of PMC for preparing the feasibility report 14 days before said meeting.

For and on behalf of Rooftop CHS MC 2025-30

For ROOF TOP CHS, LTD.

HON. SECRETARY

