

# SUMANGAL CO-OP. HOUSING SOCIETY LTD.

Regd. No. - NBOM / CIDCO / HSG / TC / 9281 / JTR / Year - 2022-2023 Dated 01/04/2022

Plot No. 6, Sector No. 3, Vashi, Navi Mumbai - 400 703.

E mail ID :- sumangalrd2019@gmail.com

## Minutes of the 79A Special General Body Meeting:

**Date:** 22nd September 2024

**Time:** 11:00 AM

**Venue:** Abbott Hotel Private Limited, Sector-2, Vashi, Navi Mumbai 400703

### Present:

1. Shri Vijay Mhatre, Authorized Representative of the Registrar of Co-operative Societies, Navi Mumbai
2. Members (List Attached)
3. Shri Chirag Chaudhari - Project Management Consultant

### Agenda:

To select an official developer for the redevelopment of the society's building as per Section 79A of the Maharashtra Co-operative Societies Act, 1960.

#### 1. Reading and Confirming the Minutes of the Previous Meeting:

The minutes of the previous Special General Body Meeting held on 4<sup>th</sup> August 2024 were approved and a resolution was passed for the same. The attendance was then taken by the Authorized officer along with verification of the Identification proofs. Initially 109 members were present with 3 members joining the meeting later making a total of 112 members present in the meeting completing the quorum of 2/3<sup>rd</sup> of members.

**Resolution No 1:** The minutes of the Last SGBM dated 4<sup>th</sup> August 2024 are hereby accepted and approved unanimously.

**Proposed By:** Ravi Chawadi

**Seconded By:** Shaji Mathew

#### 2. Election of the Chairperson for the Meeting:

The members elected Shri Harish Malhotra as the Chairperson of the meeting, with all members in favour. The Chairperson accepted and presided over the meeting.

**Resolution No 2:** Shri Harish Malhotra is hereby unanimously accepted and elected as the Chairperson for the meeting.

**Proposed By:** Mr. Tushar Karanjekar

**Seconded By:** Mr. Motilal Ameria



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**3. Presentation of Comparative Information Regarding the Selected Tenders:**

The Project Management Consultant, Shri Chirag Chaudhari from R.B.Chaudhari & Associates, presented a brief of the complete process followed until now and also presented a detailed comparative analysis of the tenders received for the redevelopment project. The final offers of the Three Shortlisted Developers were read out in detail and explained to the members. Having understood the final offers, a Resolution was passed approving the same.

**Resolution No 3:** The detailed comparative statement for the three Shortlisted Bidders- Venkatesh Buildcon Panchsheel LLP, Gurukrupa Realcon Buildtech LLP, Sky Imperia LLP as explained by the Project Management Consultant, Shri Chirag Chaudhari from R.B.Chaudhari & Associates is hereby understood, accepted and approved unanimously

**Proposed By:** Mr. Kishor Kawade

**Seconded By:** Mr. Dhanaji Patil

**4. Selection of a developer for the redevelopment of the society's building as per the government regulations under Section 79A, in the presence of the authorized representative of the Registrar of Co-operative Societies:**

After due deliberation, and as per the guidelines under Section 79A of the Maharashtra Co-operative Societies Act, 1960, the society proceeded to select a developer in the presence of the Registrar's representative. A voting process was conducted among the members to choose the developer from the shortlisted Bidders. Gurukrupa Realcon Buildtech LLP received Zero Votes and Sky Imperia LLP too received Zero Votes. Venkatesh Buildcon Panchsheel LLP received unanimous Voting with no objections and hence a resolution was then passed to select and approve Venkatesh Buildcon Panchsheel LLP as the developer for the redevelopment of Sumangal CHS Ltd.

**Resolution No 4:** The members unanimously selected Venkatesh Buildcon Panchsheel LLP as the official developer for the redevelopment of the society's building, with all 112 votes cast in favour through a show of hands. The resolution was passed without any objections and was passed unanimously.

**Proposed By:** Mr. Shaji Mathew

**Seconded By:** Mr. Shivaji Pilane

**5. Execution and Notarization of the Consent Letter for the Selected Developer:**

Post selection, the consent letter in favor of Venkatesh Buildcon Panchsheel LLP and society was explained and executed by the members present, and notarization was arranged for the same. The Registrar's representative supervised the process to ensure compliance with the applicable laws and regulations.





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**Resolution No 5:** Having understood the content of the Consent Letter, members unanimously approved to Sign and execute the consents in favour of Venkatesh Buildcon Panchsheel LLP and Sumangal CHS Ltd. The resolution was passed unanimously.

**Proposed By:** Mr. Manojkumar Kharade

**Seconded By:** Mr. Awadh Kishor Narayan

6. **Any Other Subjects with Permission of the Registrar's Representative**  
As there were no other subjects, with the permission of the authorized representative of the Registrar of Co-operative Societies, the meeting was concluded with Inviting Shri Vishal Agarwal of Venkatesh Buildcon Panchsheel LLP who assured to do their level best for Redevelopment of Sumangal CHS Ltd. The meeting was then concluded with a vote of thanks to the Chairperson and the members present. Shri Vijay Mhatre acknowledged the smooth conduct of the proceedings and the lawful selection of the developer.

**For Sumangal CHS Ltd.,**



**Shailesh N. Yadav**  
(Secretary)



**Jagdish P. Kharade**  
(Treasurer)