



## **PRUTHVI ENCLAVE CO.OP. HOUSING SOCIETY LTD.**

REGD. NO. BOM / (W-R) / HSG / TC / 10904 / 2000-2001

CTS No. 170, Survey No. 110(Part), Khatau Mill Compound, W.E. Highway,  
Borivali (E), Mumbai - 400066

Ref: PE/M/26-27/01/340

Date: 30.01.2026

### **Draft Minutes of the meeting**

***Draft Minutes of the **Special General Body Meeting** of Pruthvi Enclave Co-operative Housing Society Ltd., held on **Sunday 2<sup>nd</sup> November, 2025, at 11:00 A.M.**, at back side of E wing area to transact the following business as per Agenda. (Ref: -PE/M/25-26/10/324)***

#### **► Purpose of the Meeting**

A Special General Body Meeting (SGM) convened under Section 79(A) was duly organised by the Managing Committee, following the requisite quorum consent.

1. The meeting was primarily organized to finalise & confirm the appointment of the developer for the redevelopment of Pruthvi Enclave Co-operative Housing Society Ltd. After following the tender process & bidders shortlisted by the members & bidders continued in the process.
2. Additionally, upon finalization & selection to handover of all requisite documents and the issue the Letter of Intent (LOI), thereby enabling the developer to initiate the redevelopment process in a structured and time-bound manner.

#### **► Background & Considerations**

The Managing Committee placed on record that, after following the due process prescribed under the Co-operative Societies Act and Government Guidelines, the Society has reached a



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decisive stage in the redevelopment journey. The following critical parameters were thoroughly evaluated and considered:

1. Structural condition of the existing building, which has deteriorated significantly and warrants urgent redevelopment.
2. The commercial and technical offer submitted by the developer, including benefits proposed to the Society and its members.
3. Enhancement of quality of life and living standards of all members post redevelopment.
4. Clearance of existing liabilities and safeguarding the long-term interests of the Society.
5. Collective consent of Society members, achieved after sustained discussions and transparent communication over the past two years.

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### **► Appointment of Authorized Officer**

As per the official order of the Registrar, Mrs. Kanchan Sonawane was appointed as the Authorized Officer to conduct and oversee the proceedings of the meeting. Mrs. Kanchan Sonawane was present at the scheduled time.

The Managing Committee confirmed that all logistical and administrative arrangements were meticulously planned and executed in advance, including:

1. Adequate seating arrangements
2. Video recording of the proceedings
3. Drinking water and refreshments
4. General facilitation for Society members

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### **► Commencement of the Meeting**

The meeting commenced with the permission of the Honourable Chairman, followed by a welcome and gratitude address, wherein Mrs. Kanchan Sonawane, Mr. Saurabh Damle (PMC – Shilp Associate) & Society members were thanked for recognizing the significance of the meeting and for ensuring their valuable presence.



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### **► Quorum Availability**

Members physically present: 82

Members present online: 6

While counting and considering the members present online Mrs. Kanchan Sonawane (The Registrar Present) clarified that there is no provision under the prevailing Bye-laws for considering online attendance for a 79(A) meeting. Accordingly, online attendance was not to be counted towards quorum fulfilment.

Since the required quorum was not met considering the physical members present, Mrs. Kanchan Sonawane informed the Honourable Chairman and Secretary to adjourn the meeting and to reschedule it on the upcoming Sunday for the want of quorum.

Her directive was duly acknowledged, and a vote of thanks was extended to Mrs. Sonawane for her presence and guidance.

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### **► Observations During the Proceedings**

During the course of the meeting, certain actions were observed that warrant formal documentation, as they directly reflect the conduct and intent of approximately 12–15 bona fide Society members who, despite electing not to participate in the proceedings, chose to assemble near the meeting pandal and remained there until the conclusion of the meeting.

Such conduct is hereby unequivocally condemned, as it has the potential to adversely affect the Society and its members—financially, psychologically, and collectively—and poses a serious threat to the integrity of the governance process. Their actions constitute a deliberate attempt to influence and distort the proceedings, thereby demonstrating clear misbehaviour, wilful non-compliance, and conscious disregard for the established protocols and decorum of the Society.

Such as -

1. Attempts to undermine and derail the redevelopment aspirations nurtured collectively over the last two years.



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2. Obstructing and intimidating Society members to discourage their participation in the meeting.
3. At the outset, they repeatedly entered and exited the meeting pandal and loitered around the premises solely for the purpose of monitoring the attendance of members present.
4. Monitoring and questioning attendance of members without authority.
5. Repeated and unnecessary entry into the pandal for head-counting of attendees.
6. Passing disruptive remarks accompanied by loud clapping and laughter, thereby disturbing the decorum of the meeting.

It is noted with concern that some individuals involved in such conduct were previously part of the Managing Committee.

The Society records that this group shall be held accountable for any future loss/mishap or delay caused to the redevelopment process and the interests of other Society members.

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### **► Post-Adjournment Deliberation**

After the meeting was adjourned by Mrs. Kanchan Sonawane for the purpose of 79(A) of MCS proceedings, the Honourable Chairman sought guidance from the society members present regarding the future course of action for redevelopment.

The present society members unanimously expressed their strong willingness to proceed further, stating that they did not wish to lose the long-awaited redevelopment opportunity & they requested for voting. Upon members' request, the Honourable Chairman allowed the request of the members and initiated a consent-based voting process. The same is recorded in the videography.

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### **► Voting & Resolution**

The Honourable Chairman requested members to cast their vote for the appointment of Sumit Woods Ltd. as the developer for the redevelopment project being the only bidder/developer present in the process (after shortlisting by members and thereafter



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withdrawal of one other developer/bidder). All the present Members present voted in favour except Shri. Ashok Borkar, Mrs. Akanksha Borkar & Shri. K. Joshi

All other Society members, including those present online, expressed their consent in favour of Sumit Woods Ltd. The consent was recorded through video recording as well as written declarations.

### **Members further authorized the existing Managing Committee to:**

1. Share all required documents with Sumit Woods Ltd.
  2. Issue the Letter of Intent (LOI) at the earliest to initiate redevelopment activities.
- ▶ Total number of members who participated in the voting process: 88
  - ▶ Number of members who cast their votes in favour of the resolution: 85
  - ▶ Number of members who recorded their consent through authenticated video recording: 85
  - ▶ Number of members who submitted their consent in written form (duly signed): 87

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### **▶ Resolution Passed**

**RESOLVED THAT**, pursuant to the overwhelming majority consent of the Society members, Sumit Woods Ltd. is hereby finalized as the Developer for the redevelopment of Pruthvi Enclave Co-operative Housing Society Ltd.

**RESOLVED FURTHER THAT**, the Managing Committee is authorized to share all necessary documents and issue the Letter of Intent (LOI) to the said developer at the earliest.

Proposed By: Mr. Rajendra Rasal

Seconded By: Mr. Milind Satam

**PASSED by Majority.**



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### ► Conclusion

The meeting concluded with the Honourable Chairman and Secretary expressing sincere gratitude to all Society members for their presence, cooperation, and confidence in the collective decision. The Managing Committee acknowledged the members' trust and reaffirmed its commitment to safeguarding the Society's interests throughout the redevelopment process.

**Thanking you.**

**For Pruthvi Enclave Cooperative Housing Society LTD**

Mr. Nitin Keny  
(Chairman)

Mr. Avinash Padwankar  
(Secretary)



**Note:** Bye Law No. 109 Members of the society may communicate their observations, if any, on the draft minutes to the secretary of the society within 15 days of their distribution. The same will be consider as per the law.