

PRUTHVI ENCLAVE CO.OP. HOUSING SOCIETY LTD.

REGD. NO. BOM / (W/R) / HSG / TC / 10904 / 2000-2001
CTS No. 170-A, Survey No. 110(Part), Khatau Mill Compound, W.E. Highway,
Borivall (E), Mumbai - 400066

Ref: PE/M/24-25/02/261

Date: 08-FEB-2025

Draft Minutes of the meeting

Draft Minutes of the Special General Body Meeting of Pruthvi Enclave Co-operative Housing Society Ltd., held on Sunday 5th January, 2025, at 5:00 P.M., at the stilt area of A-B Wing to transact the following business as per Agenda. (Ref: -PE/M/24-25/12/234)

Agenda

1. To call the meeting in order.
2. Discussion & Approval of Draft Tender Document for Redevelopment Process
 - Presentation and inputs by Mr. Saurabh Damle - PMC, M/s Shilp Associates.
 - Legal Guidance and Suggestions by Advocate Mr. Amit Mishra - Legal Advisor, M/s ASD Associates, Advocates & Solicitors.

Due to the lack of the required quorum, it was announced that the meeting would be adjourned for 30 minutes, until 5:30 PM.

Member's Present: - 71

The following panel members attended the discussion on the Draft Tender Document for our redevelopment project:

1. Adv. Amit Mishra, Legal Advisor
2. Mr. Saurabh Damle, Project Management Consultant (PMC)

Obituary Reference

The Managing Committee and society members observed a one-minute silence as a mark of respect for the late Shri Suresh Sawant (B-504), a beloved member who recently passed away.



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The Managing Committee extends its heartfelt condolences to the bereaved family of Shri Suresh Sawant and prays for his soul to rest in eternal peace.

Mr. Sandeep Pable, a member of the Managing Committee, welcomed all attendees to the Special General Meeting (SGM) and invited Secretary Mr. Avinash Padwankar to address the gathering.

The Secretary greeted the members and extended a warm welcome to panel members, Adv. Amit Mishra and Mr. Saurabh Damle (PMC), who were present to discuss the tender document for the redevelopment project.

> Agenda No. 1: To call the meeting in order.

The Secretary requested the Chairman, Mr. Nitin Keny, to call the meeting to order. Accordingly, the chairman formally declared the Special General Meeting (SGM) open.

Mr. Sandeep Pable, a member of the Managing Committee, welcomed all attendees and proceeded to read the agenda for the meeting.

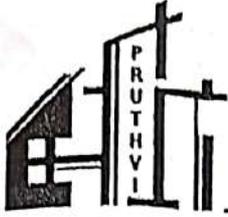
Advocate Mr. Amit Mishra introduced himself and his firm to the society members, outlining his role in the society's redevelopment project. During his introductory session, he covered the key aspects of the project, starting with the Tender Document, which initiates the redevelopment process.

Mr. Amit Mishra further elaborated

1. The society has already invited Expression of Interest (EOI), and a new draft tender document being provided to such developers who have shown interest in the redevelopment process.
2. This was followed by an overview of the process of Development Agreement execution (DA), obtaining of approval like Intimation of Disapproval (IOD) & Commencement Certificate (CC) by the Developer, handover of the flat by members after IOD and signing of Permanent Alternate Accommodation Agreement (PAAA), which are critical milestones in the project.
3. Finally, he touched upon the Development Agreement, which outlines the terms and conditions of the project, and highlighted the scope of his legal advice at each stage of the redevelopment process.



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Agenda No. 2: Discussion & Approval of Draft Tender Document for Redevelopment Process

The Q&A session began with the panel providing a briefing on the draft tender document, along with the feedback and suggestions received from society members. Approximately 70 queries were submitted by members to the panel for discussion, specifically targeting various clauses, terms, and conditions outlined in the draft Tender Document for the redevelopment project, including amenities, suggestions, clarifications, corrections, and other pertinent matters. One-on-one discussions were held with members to address these queries and concerns, providing an opportunity for clarification and deliberation.

The discussion primarily took longer due to a detailed focus on the following two topics:

1. The tender document should not be provided to Mody Fortune LLP.

Resolved That :- The finalized Tender Document will be shared with all the seven developers who submitted their Expressions of Interest (EOI) for the redevelopment project and have paid ₹11 lakhs as Earnest Money Deposit (EMD) to the society.

2. Society members who currently own stilt parking should be considered for compensation during the redevelopment process.

Resolved That :- The pertinent proposal for parking/compensation shall be integrated into the Tender document.

The entire discussion including above topics was conducted transparently and openly, providing members with the opportunity to seek clarifications and offer feedback on the Tender Document. These discussions were carried out to the satisfaction of the members, and their outcomes will be incorporated into the final version of the Tender Document.



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APPROVAL OF DRAFT TENDER DOCUMENT FOR REDEVELOPMENT PROJECT:

"RESOLVED THAT,

1. With all queries addressed by the panel to the satisfaction of the members, the draft Tender Document for the redevelopment project of Pruthvi Enclave Co-operative Housing Society is hereby approved and finalized.
2. As per the guidance of Mr. Amit Mishra (Legal Advisor) and Mr. Saurabh Damle (PMC), and with the approval of the SGM, the revisions will be made to the Tender Document.
3. We also jointly agreed that the final tender document will be provided to all the society members & seven developers to avoid any legal complications/allegations in the future against all in the society.
4. Once we receive proposals from all seven developers, they will be handed over to the PMC for evaluation, as they are the subject matter experts overseeing the redevelopment process.
5. After a thorough review of all proposals, a presentation will be arranged for all society members. This session, chaired by the PMC, will provide a detailed understanding of the proposals submitted by the developers.
6. Society members will have the opportunity to express their views and concerns through voting, based on their expectations and preferences. The final selection or non-selection of a developer will be determined solely by majority voting.
7. The subsequent process will be carried out under the guidance of the PMC and Legal Advisor.
8. The ultimate selection and appointment of the developer for the redevelopment project will be determined by the majority vote of all society members.

Proposed By: Mrs. Ram Simro Kalra - B-404

Seconded By: Mr. Prakash G. Loware - C-103

Passed: Unanimously

❖ Moving Forward

The Chairman, Secretary, and Panel Members urged society members to approach discussions with understanding and reason, emphasizing the importance of collaboration to ensure a successful redevelopment project that benefits all parties involved. This call to action aimed to



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foster a culture of informed and responsible decision-making within the society, ultimately leading to a positive outcome for redevelopment of the society beneficial to all members.

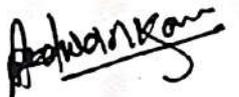
After an extensive discussion spanning over 1.5 hours, the Chairman as well as the panel tabled a note to the society, summarizing the key points and decisions made during the discussion. This note aimed to provide clarity and closure on the matter, serving as a reference point for future discussions and decision-making.

Mr. Sandeep Pable extends heartfelt gratitude to the panel, Adv. Mr. Amit Mishra & PMC Mr. Saurabh Damle for sparing their valuable time and expertise in finalizing the draft Tender Document. Also thanked the members for approval of the Tender document.

There being no other matter in agenda, the meeting concluded with a vote of thanks to the Chair.

FOR PRUTHVI ENCLAVE-1 CO-OP.HSG.SOC.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 considered as per the law.

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