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/26-27/06/362 **Date:** 10/06/2026.

Draft Minutes of the meeting

Draft Minutes of the Special General Body Meeting of Pruthvi Enclave Co-operative Housing Society Ltd., held on Sunday 12th April, 2026, at 10:30 A.M., at Evershine Club, EMP, Thakur Village, Kandivali (East), Mumbai – 400101 to transact the following business as per Agenda. (Ref: - PE/M/26-27/03/354)

Mr. Sandeep Pable welcomed all the members present for the meeting. As the requisite quorum was not available at the scheduled time, and with the permission of the Hon'ble Chairman, he announced that the meeting stood adjourned and would reconvene at 11:00 a.m. in accordance with the applicable provisions and the notice convening the meeting.

Upon reassembly, Mr. Sandeep Pable requested the members present to occupy their seats as per the seating arrangements made for the orderly conduct of the proceedings. He informed the members that priority would be accorded to bona fide members during the course of the meeting, taking into consideration the concerns raised by certain members on previous occasions. He further requested non-bona fide attendees to refrain from raising queries or seeking responses during the proceedings so as to maintain decorum and ensure compliance with the rules and procedures governing the meeting. He also informed the members that suitable lunch arrangements had been made for all attendees.

At the rescheduled time, the meeting commenced with the permission of the Hon'ble Chairman. Mr. Sandeep Pable expressed his sincere gratitude to all members for their continued support, valuable suggestions, and unwavering trust throughout the redevelopment process. On behalf of Pruthvi Enclave Co-operative Housing Society Limited, he also extended a warm welcome and heartfelt appreciation to Shri. Amit Mishra, Advocate/Solicitor, for his presence and guidance during the meeting.

Mr. Sandeep Pable briefly apprised the members of the redevelopment journey undertaken by the Society and placed on record the Society's appreciation for the efforts of Shri. Milind Satam,

PRUTHVI ENCLAVE CHS LTD BORIVALI (E), MUMBAI whose dedicated efforts had resulted in the successful procurement of the Deemed Conveyance in favour of the Society, thereby enabling the Society to proceed with its long-cherished redevelopment aspirations. He also acknowledged and thanked all members who had voluntarily extended their assistance, guidance and support to the Managing Committee in furtherance of the redevelopment process.

Mr. Sandeep Pable further conveyed that if, during the course of the redevelopment journey, any member's sentiments or feelings had inadvertently been hurt, the same was entirely unintentional and any decisions taken by the Managing Committee were guided solely by the larger interest and welfare of the Society. The Hon'ble Secretary also conveyed his gratitude to all members for their active participation and for their continued support and guidance to the Managing Committee throughout the redevelopment process.

Mr. Sandeep Pable informed the members present that certain members, at their own cost and with the permission of the competent Registrar, had arranged for video recording of the proceedings. Respecting the permission granted by the Registrar and in the interest of transparency, the Managing Committee permitted the same.

Thereafter, Mr. Sandeep Pable, being a member of the Managing Committee, read out the agenda items of the meeting to the members present.

Members Present Count – 99

Agenda No. 1 – To read and adopt the Minutes of the Special General Body Meetings held on 18th April 2025, 5th October 2025 and 2nd November 2025.

Mr. Sandeep Pable, a member of the Managing Committee, read out the agenda item and requested the members present to consider and adopt the Minutes of the aforesaid Special General Body Meetings.

During the deliberations, certain members expressed their reservations regarding the approval of the said Minutes and referred to the concerns and observations previously communicated by them through email. After affording the members an opportunity to express their views and upon completion of the discussions, the Chair decided to ascertain the sense of the house by way of a show of hands.

Accordingly, the members present were requested to indicate their concurrence or dissent by raising their hands. The votes were counted and recorded as under:

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Number of members dissenting to the approval of the Minutes: 25

Number of members concurring with the approval of the Minutes: 54

Since the number of members concurring with the approval of the Minutes exceeded the number of members dissenting thereto, the Minutes were declared duly adopted, confirmed and approved.

RESOLVED THAT, the proposed Minutes having received the requisite majority of votes, the Minutes of the Special General Body Meetings held on 18th April 2025, 5th October 2025 and 2nd November 2025 were declared duly adopted, confirmed and approved

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Agenda No. 2 – To read, explain, consider and approve the Draft Development Agreement

Mr. Sandeep Pable, a member of the Managing Committee, read out Agenda No. 2 and invited Shri. Amit Mishra, Advocate & Solicitor, to explain and deliberate upon the Draft Development Agreement proposed to be entered into between Pruthvi Enclave Co-operative Housing Society Ltd. of the First Part, the existing 140 bona fide members of the Society of the Second Part and M/s. Sumit Woods Limited of the Third Part.

At the outset, Shri. Amit Mishra expressed his appreciation to all members and particularly acknowledged the active participation and valuable inputs received from various members, including the women members of the Society, which had contributed significantly towards finalization of the Draft Development Agreement.

Shri. Amit Mishra thereafter explained in detail the contents, legal implications, significance and various provisions contained in the Draft Development Agreement. He clarified that the deliberations under the present agenda were confined to the legal and contractual aspects of the Draft Development Agreement and that issues pertaining to planning, design, commercial implementation and execution would be addressed separately in consultation with the Developer at the appropriate stage.

It was noted that members had been requested under the meeting notice to submit their suggestions and queries in writing within the stipulated period and that Shri. Amit Mishra was present to clarify such queries. Accordingly, the concerns and suggestions received through email communications were taken up for consideration.

The queries raised by Mr. Ashit Sheth and Mr. Mukul Gandhi were discussed in detail and Shri. Amit Mishra provided the necessary clarifications on the points raised. Certain suggestions and modifications found acceptable and beneficial to the Society were considered and agreed to be

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suitably incorporated in the Draft Development Agreement. It was further informed that the revised Draft Development Agreement would be circulated to all members for their information and reference.

During the course of the meeting, Mr. Santosh Khatale and Mr. Ashok Annamalai raised certain queries, for which Mr. Amit Mishra provided the necessary clarifications. Shri. Amit Mishra further requested that priority be given to addressing the queries and concerns submitted to the Managing Committee through email by the members. Respecting their request and with the concurrence of the members present, it was decided to first take up and discuss the points raised by those members who had formally communicated their queries to the Managing Committee via email, and thereafter proceed with the discussion on the remaining members' queries.

Mr. Sandeep Pable read out the concerns received from Mrs. Manda Shivaji Morde. Shri. Amit Mishra provided clarifications on the points raised and it was noted that the concerns had been duly addressed. Members were further informed that any additional clarification, if required, could be sought through the Managing Committee.

Mr. Sandeep Pable also read out the concerns received from Mr. Ajit Raut and Mr. Kamlesh Gala. Shri. Amit Mishra clarified that certain issues raised therein were beyond the scope of the legal discussion and would require commercial discussion and consultation with the Developer. He further stated that, wherever considered necessary and found to be in the interest of the Society, suitable amendments may be incorporated in the Draft Development Agreement after obtaining the Developer's response and in consultation with the Managing Committee.

During the discussions, certain members raised queries relating to planning and execution aspects of the redevelopment project. It was clarified that the present agenda was restricted to the legal and contractual aspects of the Draft Development Agreement and that issues relating to planning, design and execution would be deliberated upon separately at the appropriate stage. Members were also informed that the Special General Body would consider and finalize such matters in due course.
Mr. Sandeep Pable further informed the members that the Managing Committee had earlier invited interested members to participate in the Planning and Execution Team and reiterated that any member desirous of contributing to the redevelopment process could still communicate their willingness to the Managing Committee.
After detailed reading, explanation, deliberations and consideration of the suggestions received, the following resolution was placed before the house:

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RESOLVED THAT, after detailed deliberations and consideration of the suggestions and amendments, the Draft Development Agreement proposed to be executed between Pruthvi Enclave Co-operative Housing Society Ltd. of the First Part, the existing 140 bona fide members of the Society of the Second Part and M/s. Sumit Woods Limited of the Third Part be and is hereby approved and adopted.

RESOLVED FURTHER THAT, the Development Agreement be signed, executed, entered into and registered before the competent Sub-Registrar of Assurances, Mumbai, in accordance with applicable laws and regulations, for the purpose of redevelopment of the Society's property.

Proposed By: Mr. Milind Satam
Seconded By: Mr. Mahesh Mahindalkar
Result: The resolution was put to vote and, having received the requisite majority, was carried and declared duly passed.

During consideration of the above resolution, Mr. Ashok Borkar raised certain additional queries and sought further clarification. Shri. Amit Mishra informed the members that adequate opportunity had earlier been provided to all members to submit their suggestions and concerns and that detailed deliberations on fresh issues at that stage would require considerable time. Thereupon, Mr. Nitin Keni suggested that Mr. Ashok Borkar may separately compile his pending observations and that a detailed discussion may be held with Shri. Amit Mishra at his office. It was further clarified that any suggestion found to be beneficial to the Society and mutually acceptable could be suitably incorporated in the Draft Development Agreement and that the revised/final Draft Development Agreement would thereafter be circulated to all members.
Mr. Ashok Borkar expressed his concurrence with the aforesaid proposal and, accordingly, the discussion on the agenda item was concluded.

Agenda No. 3 – To approve execution of any ancillary documents, including a Power of Attorney, as may be required to give effect to the aforesaid Indenture.

Shri. Amit Mishra explained to the members present the necessity, scope and significance of approving the execution of ancillary, incidental and supplemental documents, including, if required, a Power of Attorney, for effectively implementing and giving effect to the Development Agreement and the redevelopment of the Society's property. He further apprised the members of the legal and procedural requirements associated therewith.

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Upon detailed deliberations, the following resolution was placed before the house:

RESOLVED THAT, the members present hereby approve and authorize the execution of such ancillary, incidental and supplemental documents, deeds, writings and instruments, including, if and to the extent required, a Power of Attorney, as may be necessary or expedient for giving effect to, implementing and facilitating the execution, registration and performance of the Development Agreement and the redevelopment of the Society's property, subject to applicable laws and regulations.

Proposed By: Mr. Ashok Annamalai
Seconded By: Mr. Mahesh Chatbar
Result: The resolution was unanimously carried and declared duly passed.

Agenda No. 4 – To authorize the Chairman, Secretary and/or Treasurer to sign, execute, enter into, admit execution of and complete registration of the aforesaid documents and other ancillary and incidental documents on behalf of the Society.

Shri. Amit Mishra thereafter explained in detail the necessity, scope, purpose and significance of the proposed authorization. He elaborated upon the requirement for empowering the office bearers of the Society to execute, admit execution of and register the Development Agreement and such other ancillary and incidental documents as may be necessary, in order to facilitate the implementation of the redevelopment project and ensure compliance with the applicable legal and procedural requirements.

Thereafter, the following resolution was placed before the house:

RESOLVED THAT, the members present hereby authorize the Hon'ble Chairman, Mr. Nitin Keni, the Hon'ble Secretary, Mr. Avinash Padwankar, and the Hon'ble Treasurer, Mr. Anurag Sharma, jointly and/or severally, to sign, execute, enter into, admit execution of and complete the registration of the Development Agreement and such ancillary, incidental and supplemental documents, including, if required, a Power of Attorney, before the competent Sub-Registrar of Assurances, Mumbai, and to do all such acts, deeds and things as may be necessary for giving effect to the resolutions passed by the General Body, subject to applicable laws and regulations.

Proposed By: Mr. Rajendra Rasal
Seconded By: Mr. Prakash Lovare

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Result: The resolution was unanimously carried and declared duly passed.

Agenda No. 5 – Any other matter with the permission of the Chair.
There being no further business to transact, the members present expressed their appreciation to the Chair and the Managing Committee for conducting the proceedings in an orderly manner. The meeting concluded with a vote of thanks to the Chair and was, with the permission of the Chair, duly adjourned.

Thanking you.
For Pruthvi Enclave Cooperative Housing Society LTD

Mr. Nitin Keni
(Chairman)

Mr. Avinash Padwankar
(Secretary)

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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.