

# ANJALI CO-OPERATIVE HOUSING SOCIETY LTD.

Regd. No. TNA / HSG / 712 / 70  
Plot No. 20 / 21, Ravi Industrial Estate, Panch Pakhadi, M. D. Marg, Thane 400 602

Date: 10<sup>TH</sup> May 2025

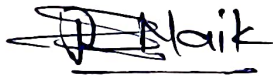
To  
Members  
Anjali CHS Ltd.  
Thane 400 602

**Subject: Final minutes of the SGBM dated 04<sup>TH</sup> May 2025**

Draft minutes of the Special General Body Meeting held on Sunday dated 04<sup>th</sup> May 2025 were circulated among the members on 06<sup>th</sup> May 2025.

Members were asked to submit their observations, if any, about the draft minutes to the Managing Committee on or before 08<sup>th</sup> May 2025. We have not received any suggestion / observation on draft minutes. Hence, minutes of SGBM dated 04.05.2025 were finalised in the Managing Committee Meeting dated 09.05.2025.

We are circulating final minutes of SGBM dated 04.05.2025 among the members.



SECRETARY  
Anjali CHS Ltd  
Date: 10.05.2025



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Date: 10<sup>th</sup> May 2025

## FINAL MINUTES

Final minutes of Special General Body Meeting for Re-development held on 04<sup>th</sup> May 2025 at society premises.

As per notice circulated among the members on 18<sup>th</sup> April 2025 for Special General Body Meeting, the meeting was held at the premises of Anjali Co-Operative Housing Society Ltd. on 04<sup>th</sup> May 2025 at 4.00 p.m. According to guidelines of G.R. dated 04<sup>th</sup> July 2019, quorum required was 2/3<sup>rd</sup> i.e. (36) members of the total 54 members of the society. At the time of meeting quorum was not as required. Therefore, as mentioned in terms of notice of the meeting the Special General Body Meeting was adjourned and reconvened at 4.30 p.m. when the quorum was full. Out of 54 members 43 members were present for the meeting including Managing Committee Members.

Chairman welcomed the members and sought their co-operation to carry out the business of the meeting smoothly.

**AGENDA ITEM NO. 01:** To obtain approval to revalidate the tenders for Re-development for further period up to 31<sup>st</sup> October 2025.

Secretary explained to the members who attended the meeting the circumstances as to why the developer could not be finalised within 180 days from the date of opening of the tenders. Further, secretary also informed that we are now nearby to finalisation of developer and if the extension is not granted, Managing Committee need to initiate retendering process which leads to significant delay in redevelopment.

One of the members Mr. Vaibhav Vaidya suggested to revalidate the tender till 31.12.2025. However, Committee Members explained the "pros and cons" of the situation to the members up to the satisfaction.

After the detailed discussions, following resolution was passed on committee's recommendation.

### **RESOLUTION NO. 01:**

It was resolved that the tenders for Re-development be and here by revalidated up to 31<sup>st</sup> October 2025 subject to confirmation from the respective shortlisted developers.

**PROPOSED BY:** Mr. Vaibhav Vaidya

**SECONDED BY:** Mr. Pravin Jadhav

Passed unanimously



*[Signature]*

**AGENDA ITEM NO. 02:** To approve committee's recommendations for deviations on following certain parameters or terms and conditions mentioned in Final Tender Document.

Sr. No.	Conditions as per Final Tender Document	Revised Conditions / Deviations placed before Special General Body Meeting Dated 04.05.2025 for approval
(2) A	Eligibility criteria for bidders: The bidder must possess a minimum of 05 years of experience in executing redevelopment projects valued between Rs. 70 Crores to Rs. 100 Crores or higher and further the Bidder should have successfully completed at least One redevelopment project of min 1,00,000 Sq. Ft. to 1,50,000 sq. ft in Mumbai Metropolitan Region having 40 or more existing members. (Tender Page No. 02)	The bidders should have successfully completed one project of minimum 40,000 Sq. Ft. to 1,00,000 Sq. Ft. in Mumbai Metropolitan Region having 20 or more existing members. Other part of eligibility criteria for bidders shall remain unchanged.
(2) B	Amount payable to each member towards Rent (with 10% rise every year up to repossession) + Refundable/ Non-Refundable Deposit (interest free) + Brokerage for alternate accommodation + transportation charges for the duration of redevelopment. (Tender Page No. 05, Point NO. 05)	Amount payable to each member towards Rent (with 10% rise every year up to repossession) + Refundable/ Non-Refundable Deposit (interest free) <b>OR AS PER THE TERMS FIXED WITH PROPOSED DEVELOPER</b> + Brokerage for alternate accommodation + transportation charges for the duration of redevelopment.
(2) C	Security deposit to be taken from the prospective developer at the time of signing of development agreement only. This security deposit of Rs. 5,00,00,000/- (Rupees Five crores Only), to be retained by the society as guarantee amount for timely completion and assurance for quality of work and part of this amount i.e. 3,00,00,000/- (Rupees Three Crore only), designated as liquidated damages, is to be released after Occupation/Repossession and balance amount i.e. 2,00,00,000/- (Rupees Two Crore only) to be released after completion of defect liability period defined by RERA from the date of occupation certificate. (Tender Page No. 08, Point No. 09)	Out of Three shortlisted bidders, Two bidders were prepared to pay Security Deposit and one bidder was prepared to purchase full TDR from TMC in the name of Anjali CHS Ltd. at the time of CC. However, the bidders were not ready to wait for the release of the Security Deposit up to the completion of Defects Liability Period as per RERA. Therefore, it was proposed by MC to accept the terms offered by bidders.
(2) D	The developer shall submit a bank guarantee from any Nationalized Bank of 20% of the Redevelopment Project Cost as per Govt. guidelines for redevelopment of	Some of the shortlisted bidders were offered lien on flats worth 20% of the redevelopment project cost. Whereas, some of the bidders were



*[Handwritten Signature]*



	Co-Op. HSG. SOC. Dt. 4th July 2019. This Bank guarantees shall be released as per terms decided and agreed upon Release Schedule on completion and finishing of work lots by the Bidders some mutually agreed upon percentage/amount will be kept back and released only after completing the entire construction works in totality. (Tender Page No. 23, Point No. 17)	ready to purchase TDR from Corporation at the time of CC. As, none of the shortlisted bidders were prepared to give Bank Guarantee as per conditions stipulated in Final Tender Document, it is proposed to accept the terms offered by the bidders in the larger interest of society members.
(2) E	Slab to slab and above residential floors height will be as per UDCPR norms (min 3.05 Mtr. clear height i.e. finished floor to bottom of the slab.) (Tender Page No. 29, Point No. 02)	One of the bidders offered slab to slab above residential floor height of 2.99 meters i.e. 9.80 Ft. Difference is 0.20 Ft. i.e. 2.04 inches. It is proposed to accept the terms offered by the bidders in the larger interest of society members.

Secretary explained in respect of all the above Five (05) tender conditions and deviations as per offers of bidders. Secretary, also appealed to the members of Anjali Co-Operative Housing Society Ltd to approve all the above Five (05) deviations from original tender conditions in the larger interest of the society members. One of the members Mr. Nainesh Dolas raised few observations in respect of the above Five (05) points. He also suggested to incorporate the word "Interest Free Security Deposit" in the minutes as well as in final tender document. There upon one of the committee member informed that the same is already incorporated in final tender document. Thereafter, other member Mr. Arvind Joshi explained the importance of approval from SGBM in respect of above mentioned deviations in detailed to all the members. After some further discussions following resolution was passed on recommendations of Managing Committee.

**RESOLUTION NO. 02:**

It was resolved that all the Five (05) deviations stated above be and hereby approved.

**PROPOSED BY:** Mr. Nainesh Dolas

**SECONDED BY:** Mr. Arvind Joshi

**Passed unanimously**

As all the Two (02) agenda items were discussed and resolved, the secretary announced the closure of the Special General Body Meeting and thanked all the members for their co-operation.



Mr. Rajiv S. Naik  
Secretary  
Anjali CHS Ltd.  
Dt. 10<sup>th</sup> May 2025

