

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: 18.04.2025

To
All Members

NOTICE FOR THE SPECIAL GENERAL BODY MEETING (REDEVELOPMENT)

(ONLY FOR THE MEMBERS)

Notice is hereby given to all the members of Anjali Co-Operative Housing Society Ltd; that Special General Body Meeting of the society members will be held on 04th May 2025 at 4.00 pm in the society premises to transact following business.

1. To revalidate the tender document for the further period up to 31.10.2025
2. To approve the deviations on certain parameters mentioned in Final Tender Document. (Detailed list attached)

NOTES:

1. If there is no quorum at 4.00 pm on the meeting date, the meeting shall be adjourned and reconvened after 30 minutes at the same date, at the same place and at such meeting the business on the agenda will be transacted as per provision in GR, provided quorum is full.
2. As per provisions of the Act and Bye-Laws, only Members, Associate Members, Joint Members and Provisional Members are allowed to attend the meeting.
3. No Proxy or holder of Power of Attorney authority is allowed to attend the meeting.
4. An explanatory note on Agenda Item Number 01 & 02 is enclosed for information of members.



SECRETARY
Anjali CHS Ltd
Date: 18.04.2025



To carry forward the redevelopment work, Managing Committee recommend following deviations / modifications to finalise the developer.

Sr. No.	Condition as per Final Tender Document	Deviation / Modification Recommended by Managing Committee	Justification
1.	Validity of Tender: 180 days from the date of opening of Tender. (Page No. 02)	Managing Committee recommend to Revalidate the tender document till 31.10.2025	If it is not revalidated by SGBM, Managing Committee will have to initiate retendering process which is disadvantageous. Managing committee recommends for approval.

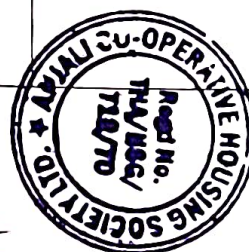
2.	Conditions as per Final Tender Document	Deviation / Modification Recommended by Managing Committee	Justification
(2) A	Eligibility criteria for bidders: The bidder must possess a minimum of 05 years of experience in executing redevelopment projects valued between Rs. 70 Crores to Rs. 100 Crores or 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. (Page No. 02)	Revised 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 or Bidder should have successfully completed redevelopment projects of min 40,000 Sq. Ft. to 1,00,000 Sq. Ft in Mumbai Metropolitan Region having 20 or more existing members.	Managing committee's [MC] recommendation for approval is in the larger interest of all society members. [If deviation / modification is not approved by the SGBM, MC will have to shortlist only those bidders in second phase, who have completed the redevelopment project as per original tender criteria. However, these eligible bidders had offered less percentage of additional free carpet area, ranging from 30 to 39% only. Else MC will have to initiate Re-tendering process which will lead to significant delay. Managing Committee recommends for approval.
(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.	Revised Condition: Amount payable to each member towards Rent (with 10% rise every year up to Repossession) + Brokerage for alternate accommodation + transportation charges for the duration of redevelopment.	One of the bidder M/S. Sharda Group of Builders and Developers has offered 50% corpus fund payment at the time of C.C. / vacating and handing over key and remaining 50% corpus funds payment at the time of O.C. / possession. As informed in presentation meeting, he had requested members, to utilise corpus funds towards the deposit for alternate accommodation and



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	(Page No. 05, Point NO. 05)		no separate deposit will be provided to the members. The above option is more advantageous as members will get lump sum amount of corpus at the time of vacating of flat. Managing Committee recommends for approval.
(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. (Page No. 08, Point No. 09)	To accept the terms offered by three bidders with respect to Security Deposit, as it is.	This will facilitate appropriate utilisation of funds towards the redevelopment of our project only. It will also help to complete the project within stipulated time line. There will not be any liquidity crunch to the prospective developer. Managing Committee recommends for approval.
(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 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	Revised Condition: Deviation required in final tender document, as no one is ready to give Bank Guarantee as per the condition stipulated in final tender document.	Short listed bidders are ready to purchase TDR in the name of society at the time of sanctioning of plan. Flats equivalent to Bank Guarantee amount be lien marked. Managing Committee recommends for approval as it is in the interest of all society members.

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	some mutually agreed upon percentage/amount will be kept back and released only after completing the entire construction works in totality. (Page No. 23, Point No. 17)		
(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.) (Page No. 29, Point No. 02)	Revised Condition: Slab to Slab above residential floors height will be 2.99 Mtr. Clear height i.e. finished floor to bottom of the slab.	As per UDCPR norms minimum 3.05 Meters i. e. 10 Ft. Modification recommended, Slab to Slab above residential floors height will be 2.99 Meters i.e. 9.80 Ft. Difference: 0.20 Ft. i.e. 2.04 Inches as per UDCPR norms. Managing Committee recommends for approval.

[EXPLANATORY NOTE FOR AGENDA ITEM NUMBER 01 & 02 OF SGBM DATED 04th May 2025]

PREAMBLE:

After the finalization of existing Carpet area of all the existing flats and appointment of Architect / PMC in respective Special General Body Meetings, "Draft of Tender Form" for the Re-development of Anjali Co-Operative Housing Society Ltd was circulated among all members on 11TH March 2024 for their perusal and Managing Committee had requested members to submit their constructive suggestions before finalisation of Tender Form. The response to the circulation of "Draft Tender Form" from Society members was very nominal viz. only 10 to 12 members responded with their suggestions to the circular dated 11TH March 2024.

The suggestions received had been submitted to Architect / PMC viz; M/S. Ambiaance Design Pvt. Ltd. on 02ND April 2024 for their study. After gone through these suggestions, Architect / PMC informed Managing Committee to call "Joint Meeting" of Managing Committee Members, Architect / PMC, and the members who have given suggestions, presuming that other members of the Society had accepted the "Draft Tender Form" as it is. Such a "Joint Meeting" was arranged in PMC's office on 10TH May 2024; which ran over nearly three and half hours with satisfactory discussions on each and every suggestion of those members. Thereafter, Architect / PMC accepted realistic suggestions of the members and prepared a "Revised Draft of Tender Form" and forwarded the same to Managing Committee of Anjali CHS Ltd. for vetting by society's Legal Advisor.

The Legal Advisor had scrutinized and approved the "Revised Draft of Tender Form" subject to certain suggestions under "Eligibility Criteria for Bidders" viz;

- "The Bidder must possess a minimum 05 years of experience in executing Re-development projects valued between Rs. 70 Crores to Rs. 100 Crores or higher and further the bidder



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should have successfully completed at least one Re-development project of minimum 1,00,000 Sq. Ft to 1,50,000 Sq. Ft. in Mumbai Metropolitan region having 40 or more existing members."

- Legal Advisors second suggestion was for Architect / PMC and Managing Committee to adhere to all the terms and conditions of the "Final Tender Form" along with other important Terms and Conditions which are not covered in the "Final Tender Form" to be incorporated in the Development Agreement.

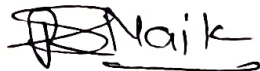
The above suggestions were discussed with Advocate by Key Managing Committee Members and it was explained that, to refrain from the restrictions in the Tender Form it is always advisable to keep the Tender Document flexible.

Thereafter, Secretary in monthly meeting, requested to the Committee Members to accept the legal Advisors suggestions unanimously. Further, in terms of Point No. 15 [C] of G. R. Dated 04TH July 2019 and as suggested by Legal Advisor, discussions were done on suggestions given by Legal Advisor and the Revised Draft Tender Form was accepted by the Managing Committee unanimously and the same Tender Form accordingly conveyed to Architect / PMC M/S. Ambiaance Design Pvt. Ltd. to prepare "Final Tender Form" at the earliest. Thereafter, Architect / PMC M/S. Ambiaance Design Pvt. Ltd. prepared "Final Tender Form" and conveyed to Managing Committee. Further to that, again Managing Committee approached Legal Advisor for final vetting. Managing Committee in its monthly meeting dated 12TH July 2024 finalised following dates and accordingly conveyed to Architect / PMC vide its letter dated 20TH July 2024.

- Issue of Tender: From 22.07.2024 to 12.08.2024 (22 days, including both)
- Submission of Tender: 28.08.2024 (Between 11.00 a.m. to 5.00 p.m. at Society Office)
- Opening of Tender & Place: 28.08.2024 in Society Office (7.30 p.m. onwards)

Thereafter, Architect / PMC, M/S. Ambiaance Design Pvt. Ltd. had issued "Tender Notice" on 22nd July 2024.

Final Tender Document, List of Ten short listed bidders Notice dated 10.10.2024, List of Four short listed bidders Notice dated 18.11.2024 & Addendum to Notice dated 18.11.2024 issued on 19.11.2024. All the enlisted documents / notices / circulars; Email to all the members on 22.11.2024 & physically distributed among the members thereafter for their perusal.



SECRETARY

Anjali CHS Ltd

Date: 18.04.2025

