

TILAK NAGAR TRIBHUVAN CO-OP. HSG. SOC. LTD.

(Regd. No. BOM/W-M/HSG. (OH) 4547 OF 1989-90)

Building No. 128, 129 & 130, New Tilak Nagar, Chembur, Mumbai - 400 089.

Ref. No. _____

Date : _____

Date: 09/06/2025

To
M/s Ellora Project Consultant Pvt Ltd
317-321, Ninad Chs, Ltd Bidg No 7
Kher Nagar, Servic Road Bandra €
Mumbai 400051

Sub ; Preparing Tender Draft for our society.

Ref; Passing Resolution by MCM for acceptance of Feasibility.

Resp/Sir

With reference to the above subject Feasibility report was submitted to the society by your representative, and as per procedure SGM for the same was conducted in the society premises on 01/06/2025 at 16.00 hrs along with your team .

After the presentation the procedure laid in 79 A, notice for 7 day was given for viewing the feasibility report to the members, and a Resolution was passed thereafter in MCM held on 09/06/2025 [copy attached] .

Only one suggestion received [copy attached].

You are requested to please fix date & time of the meeting to be held for discussion and finalising the tender Draft in the SGM.

Please confirm the above matter in writing and in what's App of the undersign.
To fix the place of meeting and convey the same to members.

Thanking you

ANIL MAGOO

On /behalf of MCM

9820279930



From,
DR. Jehangir Khan,
128/4543, 5th Floor,
The Tilak Nagar Tribhuvan CHS
New Tilak Nagar, Chembur,
Mumbai - 400089.
Dated: 5th June 2025.

To,
The Secretary / Chairman,
The Tilak Nagar Tribhuvan CHS,
New Tilak Nagar, Chembur,
Mumbai - 400089.



05/06/2025

Subject: Suggestions for the Feasibility Report prepared by ELLORA Project Consultants Pvt. Ltd. (PMC) for the above mentioned The Tilak Nagar Tribhuvan CHS

Respected Sir,

I, DR. Jehangir Khan, hereby give my suggestions for the Feasibility Report prepared by ELLORA PMC, for the above mentioned The Tilak Nagar Tribhuvan CHS

- ① Kindly include our above mentioned Society in LIG Category, According to the Maharashtra Government G.O. of the Year 2023 (16th March 2023)
- ② Kindly include TDR for unutilized FSI in our Society's Redevelopment, Since our Society falls in the Funnel Zone of Mumbai Airport.
- ③ The Rent has to be more than Rs 100/- per square foot for each member. The Corpus has to be more than Rs 5 Lakh for each member.
- ④ The R.G. Plot Area can be shifted and then our Society can utilize the extra FSI generated.
- ⑤ Kindly include PRO RATA FSI for each member.

(P.T.O....)

- ⑥ The Construction Cost is less than Rs 3,000/- FOR OUR PROJECT SINCE OUR PROJECT DOES NOT HAVE UNDERGROUND BASEMENT OR ANY OTHER EXPENSIVE AMENITIES
- ⑦ The Sale PRICE OF SALABLE Residential Flats in the Redeveloped Building will Be much more than The what is mentioned in the Feasibility Report.
- ⑧ The Sale PRICE of Commercial Shops/Garages etc. in the Redeveloped Building will Be much more than what is mentioned in the Feasibility Report.
- ⑨ The Landing Cost of OUR PROJECT will Be much less than what is mentioned in the Feasibility Report.
- ⑩ The PROFIT To the Builder will Be much more than what is mentioned in the Feasibility Report
- ⑪ Each member of OUR Society has To Get more than 800 SQUARE Feet OF Carpet AREA in the Redeveloped Building.
- ⑫ The Miscellaneous expenses To the Developer will Be much less than what is mentioned in the Feasibility Report.
- ⑬ The Feasibility Report Prepared by the ABOVE mentioned ELLORA Project Consultants Pvt. Ltd. (PMC) has many mistakes / errors and therefore ~~cannot Be Accepted and Approved.~~ can Be corrected.

Thanking you,
Regards



Yours Faithfully

DR. Jehangir Khan.

TILAK NAGAR TRIBHUVAN CO-OP. HSG. SOC. LTD.

(Regd. No. BOM/W-M/HSG. (OH) 4547 OF 1989-90)

Building No. 128, 129 & 130, New Tilak Nagar, Chembur, Mumbai - 400 089.

Ref. No. _____

CIRCULAR

Date : _____

Date; 24/05/2025

SPECIAL GENERAL BODY MEETING TO BE HELD DATE ; 01/06/2025

Dear members,

An SGM was arranged on 18/05/2025 at 11.00 AM in society premises. Which was canceled for some unavoidable circumstances.

The said SGM is proposed by appointed PMC on his availability on 01/06/2025 at 16.00 hrs in society premises.

As as per the progress of work of Redevelopment of our society following 79 A, Presentation of feasibility report prepared by ELLORA CONSULTANT for discussion & knowledge of members.

Agenda ; 1] Presentation of feasibility Report by Ellora Consultant Pvt Ltd.

2] Removing of trees on the pipelines of the building and plastering of leakage area

ANIL MAGOO

Secretary

On behalf for managing committee

Date ; 24/05/2025



Note

If there is no Quorum at the time of meeting, meeting shall stand Adjourned for half an hour, the adjourned meeting shall be conducted at the same place after half an hour as per schedule time of meeting. The business on the agenda shall be transacted on the numbers of members present.

Copy to MTNL & DCI

To please nominate your representative with letter of authority to attend the above meeting & vote in the Special General Body.

MINUTE BOOK

मिनिट बुक

MEETING NO. / सभा क्र.

Meeting date 09/06/2015

WhatsApp Messing

Date तारीख

04/06/2015

REMARKS

RESOLUTION NO.

ठराव नं.

PRESENT MEMBERS AND RESOLUTIONS

हजर सभासद व ठराव

शेरा

Managing committee meeting held today in Society office on 09/06/2015.

- Agenda ① To read & confirm last minutes of 24/05/25
- ② Resolution to be passed for acceptance of feasibility Report after SCM meeting finding on 01/06/25. & Letter to SLBC for tender process.
- ③ To pass Monthly Expenses from Dec 24 till March 2015.
- ④ Deccoding of Budget Rollout for repair of 128, 129, 130. leakage remedy. Plants as discussed in SCM and SCM permitted the same.

- 1) Anil Magoo
- 2) BL Mehta
- 3) Vithal Dhoni
- 4) Kanika Kulkarni
- 5) Janghun
- 6) Vandana Telere
- 7) Sandeep Soodher
- 8) Swati 2

129/4576

129/4568

129/4567

128/4545

128/4543

130/4602

130/- 4601

130 4602

Sub.

Banner

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Adade

Dr

नं पनाप्रकाशने

Spencer

4592

- ① Minutes of the last meeting were read confirm
- ② members agreed to pass Resolution to adopt the Feasibility Report given by anil Shera and put after giving chance as per and waiting for suggestions from members, Only one suggestion from Mr Janghun Saman Khan was received which was read in the meeting for members to SLBC and put as per notice dt 24/6/25 members were invited in Society office from