

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; 24/12/2025

To,

The
Dy. Registrar of Co-op Society
2nd floor MAHADA
Bandra [E] Mumbai

Sub; SGM held on 20/12/2025 for Redevelopment of our Society Tilak Nagar
Tribhuvan co-op Hsg society ltd.
Ref ; your office letter dt 03/12/2025

Dear Sir,

With reference to your office order mentioned above and meeting held in
presence of authorised representative Dy Registrar, Mr Pramod Kulkarni co -
operative offer Gr II in our abovementioned society.
Meeting was conducted as per agenda circulated earlier. 03/12/2025

Documents to be circulated are as under ;

- 1] video Recoding of SGM held on 20 Dec 25 [Pen drive attached
- 2] Minutes of the meeting.
- 3] Copy of notice, with Agenda
- 4] Members consent on Rs 100 stamp paper.

Thanking you

This is for your perusal and further action.

ANIL MAGOO

Secretary /behalf of managing committee.

Da ; all above 4 document.



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MINUTES OF THE SPECIAL GENERAL BODY MEETING of Tilak Nagar Tribhuvan Co-operative Housing Society Ltd.

A Special General Body Meeting (SGM) of *Tilak Nagar Tribhuvan Co-operative Housing Society Ltd.* was held on Saturday, 20th December 2025 at 11:30 a.m., as per the Notice dated 04/12/2025, for the purpose of selection of Developer for redevelopment of Society Buildings Nos. 128, 129 & 130.

Attendance & Quorum

Out of the total 76 members of the Society, 65 members were present. As the quorum was duly fulfilled, the Hon. Secretary declared the meeting open and commenced the proceedings as per the agenda.

The meeting was attended by:

- Shri Pramod Kulkarni, Representative from the Office of the Deputy Registrar, Authorised Officer Class-II
- Mr. Vikas Kerkar and Mr. Sahil Rajak, Representatives of M/s Ellora Project Consultants (PMC)

The Authorised Officer instructed that only **Bonafide Members** of the Society were permitted to attend the meeting. Members wishing to attend were required to sign the **Attendance Register**. Any member refusing to sign was not permitted to remain in the meeting.

It was further informed that the meeting was under **video surveillance and video recording**, and that no unknown or unauthorised person would be allowed to participate. The responsibility of identifying members was placed upon the **Chairman and Secretary**.

The Chairman and Secretary verified each member in the presence of the Authorised Officer. A total of **65 Bonafide Members** were confirmed as present. The count of members present was verified by the PMC representatives and the Authorised Officer, and a declaration confirming by Chairman and Secretary was recorded on video.

Upon confirmation that all present members were Bonafide and authorised, the Authorised Officer permitted commencement of the meeting.

As the Society's Chairman **Mr. Sandeep Sodhani** was present,



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He thanked the members and requested the Hon. Secretary to proceed as per the agenda.

AGENDA NO. 1

To read out the shortlisted comparative statement submitted by the PMC

The Hon. Secretary requested Mr. Vikas Kerkar (PMC) to present the comparative statement.

Mr. Kerkar informed the members that the redevelopment process was conducted strictly as per Section 79(A) Guidelines of the Government of Maharashtra. He stated that during the earlier Special General Body Meeting held on 23/11/2025, members were informed about the procedure followed, offers received, and revised offers submitted by developers.

He further informed that only final offers were being presented and read out the comparative statement as under:

Sr. No.	Particular	Haware Housing	Raviraj	Om Sai
	Area	(RERA)795 Sq.ft. + 44 Sq.ft. (Service Area) = 839 Sq.ft.	(MOFA) 750 Sq.ft.	(MOFA) 750 Sq.ft.
2	Rent - 1st Yr	Rs. 45,000/-	Rs. 35,000/-	Rs. 44,000/-
	- 2nd Yr	Rs. 45,000/-	Rs. 45,000/-	Rs. 48,400/-
	- 3rd Yr	Rs. 50,000/-	Rs. 50,000/-	Rs. 53,240/-
3	Corpus	Rs. 1,11,000/-	Rs. 1,00,000/-	Rs. 5,50,000/-
4	Brokerage	Rs. 45,000/-	Rs. 35,000/-	Rs. 44,000/-
5	Shifting	Rs. 20,000/-	Rs. 12,500/-	Rs.25,000/-
6	Re-shifting	Rs.20,000/-	Rs.12,500/-	-

AGENDA NO. 2

Selection of Developer as per Section 79(A) Circular dated 04 July 2019

The Hon. Secretary called out the names of the shortlisted developers one by one and requested members to raise their hands in favour of their preferred developer.

1. M/s Haware Housing

- o 59 out of 65 members raised their hands in favour.
- o Voting was counted by Mr. Vikas Kerkar and Mr. Sahil Rajak, who confirmed the count.

2. M/s Raviraj Bokadia Realty

- o No member raised their hand.

3. M/s Om Sai (PM INFRA)

- o No member raised their hand.



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Members were then asked if anyone was against the selection of M/s Haware Housing, or if anyone was neutral. No hands were raised.

As a clear majority supported M/s Haware Housing, the following resolution was passed:

RESOLUTION

"RESOLVED THAT M/s Haware Housing is hereby selected as the Developer to redevelop our building of Tilak Nagar Tribhuvan Co-operative Housing Society Ltd." Bldg no 128/129/130

Proposed by: Mr. Mahajan (Bldg. No. 128 Room No. 4536)

Seconded by: Mr. Sambhaji Babar (Bldg. No. 128, Room No. 4530)

Result: Carried by Majority (59/65 members)

(Voting conducted by show of hands)

Member Objections & Clarifications

Mr. Talib Ansari complained about **Agenda no1**; and said that selection is not as per procedure laid down, Mr Dinesh Yadav read the proposal with his objection & grievances in favour of Raviraj stating that a revised offer was submitted one day prior to the SGM and should be considered, for which members did not respond & were least bothered.

However, none of the members voted in favour of **M/s Raviraj Bokade** supporting his last-minute offer for consideration.

The Chairman confirmed whether any member supported the objections raised. The majority of members rejected the objections and showed no interest in reconsidering last-minute offer of M/s Raviraj proposal.

Mr. **Sambhaji Babar** stated that the revised offer was unacceptable as it involved reduction and later increase of benefits, which was not considered ethical he stated he have wasted percuss time of society.

AGENDA NO. 3

To obtain consent in favour of the selected Developer

The Hon. Secretary read out the **Consent Form** in the presence of members, the Authorised Officer, and PMC representatives. Members were requested to sign the consent forms in front of the camera.



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Out of 65 members present, 62 members signed the consent forms.
The following members signed the attendance register but did not sign the consent form:

- Mr. Talib Ansari
- Mr. Sadanand Rao
- Mr. Dinesh Yadav
- Mr. Kunal Singh

Vote of Thanks

The meeting concluded with a vote of thanks to Authorised Officer, and PMC for conducting the meeting in a smooth, transparent, and peaceful manner.

The Hon. Secretary also thanked all members for their overwhelming support towards redevelopment and requested to continued cooperation in future proceedings.

For Tilak Nagar Tribhuvan Co-operative Housing Society Ltd.

Secretary
(On behalf of Managing Committee)

Date: 24 /12 / 2025

