

'D' HERITAGE CO-OPERATIVE HOUSING SOCIETY LIMITED

Address: PLOT NO-04, SECTOR-01, Vashi, Navi Mumbai - 400 703.

REG NO. - N.B.O.M/CIDCO/HSG/(T.C)/10587/DR/YEAR - 2025 - 26

Date: - 29/06/2025

RESOLUTION OF 3RD SPECIAL GENERAL BODY MEETING

'D' Heritage Co-operative Housing Society Limited has conducted a Special General Body meeting on **29TH June 2025 at 9:00 AM** at **1st Floor, Mahatma Jyotiba Phule Smruti Bhavan, Plot No. 12-13, Sector - 03, Vashi,** Notice and Agenda had been issued to society members dated 15/06/2025,

The meeting was about to start at 9:00 PM but required numbers of members were not present, but after 40 mins the Quorum was complete which was counted by Mr. Vijay Mhatre from the office of the Dy. Registrar (CIDCO) after verifying the identity of all the society members which was also recorded.

The meeting was started by Mr. Vijay Mhatre and Hon. Chairman Mr. Mahadev Rajaram Dumbre.

The following resolutions were unanimously / majority passed in this meeting: -

Agenda & Resolutions for the Special General Body Meeting:

Agenda No. 01: - Presentation by Shortlisted Bidders:

Resolution: - The General Body duly noted and recorded the offers submitted by all nine bidders as follows: -

1. METRO LIFESCAPES INDIA LLP



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2. MAYURESH LAND DEVELOPERS PVT LTD
3. PLATINUM GROUP (UPSCALE VENTURES)
4. LAL GEBI INFRA PVT LTD
5. MAITHILI BUILDERS PVT LTD
6. AVVAD SPACES
7. SHREE SAI DEVELOPERS
8. PARADISE INFRA CON PVT LTD
9. NDW DEVELOPMENT PVT LTD

Out of which the highest bids of the bidders during the tender opening conducted on 04/05/2025 were the final shortlisted bidders which are as follows: -

- M/s Mayuresh Land Developers Pvt. Ltd.
- M/s NDW Development Pvt. Ltd.

Agenda No. 02: - Approval of Builder / Developer

Resolution: - The General Body, after reviewing the presentations made by the PMC and engaging in detailed discussions, noted that Mr. Vijay Mhatre requested the members of the Society to raise their hands if they were in favour of selecting M/s Mayuresh Land Developers Pvt. Ltd. as the final developer for the redevelopment of 'D' Heritage Co-operative Housing Society Ltd. All members present at the meeting unanimously raised their hands and confirmed their approval for the selection of M/s Mayuresh Land Developers Pvt. Ltd. as the developer.

Again, Mr. Vijay Mhatre asked the society members to raise their hand if they are in the favour of selecting M/s NDW Development Pvt. Ltd. as the



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final developer of 'D' Heritage Co-operative Housing Society Limited. No member of the society present raised their hands in support of this proposal.

Thus, the General Body RESOLVED to approve and appoint:

→ **M/s Mayuresh Land Developers Pvt. Ltd.**

as the final Builder / Developer for the redevelopment of 'D' Heritage Co-operative Housing Society Ltd.

The offer given by M/s Mayuresh Land Developers Pvt Ltd is as follows: -

1. Members Proposed Carpet Area in New Building

Sr. No.	No. of Units	Existing Carpet Area	Proposed Carpet Area (RERA)
1	192	165.28 Sq. Ft.	485 Sq. Ft.
2	96	267. Ft.	635 Sq. Ft.

2. Rent Payment

Sr. No.	No. of Units	Existing Carpet Area	Rent for 1 st Year
1	192	165.28 Sq. Ft.	Rs 20,000/-
2	96	267 Sq. Ft.	Rs 25,000/-

Note 1: - Rent escalation @ 5% for the first year and 10% Annually thereafter.

3. Corpus Fund

Sr. No.	No. of Units	Existing Carpet Area	Corpus
1	192	165.28 Sq. Ft.	Rs 1,00,000/-
2	96	267 Sq. Ft.	Rs 1,50,000/-

4. Deposit

The Developer shall pay Rs. 50,000/- as a Refundable interest free deposit amount to each member.



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5. Brokerage

➤ The Developer shall pay brokerage to the members as follows: -

a) In case of Rental Period of 11 Months and renewed every 11 months - One Month's Rent for first 11 months and thereafter ½ month's rent on every renewal.

OR

b) In case of rental period of 3 years – 1.5 Months' rent.

Whichever is applicable.

6. Shifting Charges - The Developer shall pay shifting charges of Rs 20,000/- to each existing members.

The above resolution is unanimously approved.

Agenda No. 03: - Authorization to Finalize Agreement Drafts

Resolution: - The General Body RESOLVED to authorize the Managing Committee along with the appointed Project Management Consultant **M/s Sawant Liasoning and Consultant Private Limited** to finalize the Draft Development Agreement and Draft Power of Attorney in consultation with legal advisors, incorporating any suggestions approved in this meeting.

It is placed on record that the **Draft Development Agreement** and **Draft Power of Attorney** were already submitted by the Project Management Consultant to the Society in hard copy on 09/06/2025 and in soft copy on 11/06/2025 for the review and consideration of the Committee and members. The said drafts shall form the basis for finalization in the best interest of the Society, ensuring compliance with statutory and procedural requirements.

The above resolution is unanimously approved.



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Agenda No. 04: - Authorization to Execute Development Agreement and Power of Attorney

Resolution: - The General Body RESOLVED to authorize the Managing Committee members to sign and execute the Development Agreement and Power of Attorney on behalf of the Society for the redevelopment project, in accordance with the terms approved in this meeting.



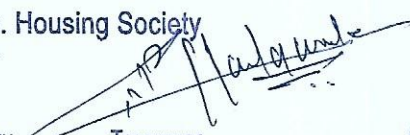
All the above resolutions are unanimously approved.

The meeting was conducted in accordance with the applicable provisions of the Society's Rules and Regulations.

Apart from the Agenda of the Meeting, no other topics were discussed as there was no discussion.

The Chairman thanked all the member's present and declared the meeting closed.

For "D" Heritage Co-op. Housing Society

 Chairman	 Secretary	 Treasurer
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