

SUJATA NIVAS CO-OPERATIVE HOUSING SOCIETY LTD.

REGD. NO. BOM/HSG-259 OF 1962

1/C3/3, S.V. ROAD, BANDRA WEST, MUMBAI- 400050

Minutes of the Second Pre-Bid Meeting held on 1st August 2023 at the Office of Shilp Associates

The following were present for the meeting:

The following were present from M/s Shilp Associates:

Mr. Dheeraj Gadkar, PMC Head

Amit Gangani, PMC Office

Developers:

Mr. Pinakin Mehta, Alliance City Developers & Realtors

Mr. Kavindra Shah, Siddhi Group

Mr. Bhushan Palande, Romell Group

Mr. Deepak Raul, Inspira Realty

Society Members:

1. Ms. Nirmala Samant Prabhavalkar

2. Mr. Zuber Qazi

3. Ms. Rathna Mariadoss

M/s Shilp Associates (PMC) shared the details of the plots, the feasibility of the project, the area bifurcation of all the flats and garages which was placed in the various Special General Body meetings, approved plans and other documents (obtained from MCGM), with the present developers.

PMC further explained the details of the Annexures to the present developers, upon their request.

With regard to the EMD, there were a couple of questions:

- Mr. Deepak Raul from Inspira Realty wanted to know, that at the time of submission of Tender, if a letter is provided by developer stating that they would issue a cheque instead of a Demand Draft, will the developer be disqualified?
- Mr. Pinakin Mehta wanted to know, if the copy of the Demand Draft will be acceptable to the Society, as in few other cases, the Society has taken a lot of time to return the EMD amount, though, they were not selected resulting in the blockage of the EMD amount.

It was made clear to the developers that during the Special General Body meeting (SGM) held on 18th June, 2023 for floating tenders, the General Body of the society decided that the Tender Document should be submitted by developer with Earnest Money Deposit (EMD) Rs. 50 lakhs Advance and the same will be returned interest free to the Developers who are not selected. Hence, any developer issuing a cheque will be have to be disqualified in that respect.

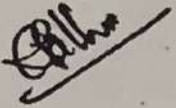
PMC also informed the present developers that the process of 79A Directives is being followed by the Society. The Society wish list is that it needs a good offer with the maximum

benefits and at low risk. The Society is at good lucrative location, good proposal, so accordingly the developers can work it out.

Subsequently, Ms. Nirmala Samant Prabhawalkar also informed the PMC and present society members that the set-back area of the footpath is not availed by society and at present also it may not be possible to get the same due to time lapse, this may further reduce the offer/benefits of the members. There are some correspondences with MCGM in the society office to that effect dating 1970's and 1980's which the present MC may not be aware of and that as a duty she is bringing to the notice of PMC and attendees since she was the Secretary for 20 years and has handed over the MCGM correspondence to the Administrator. The same should be shared with the developers for working out the offers. The PMC asked the present Managing Committee to note the same and share with their office and the prospective bidders for working the best offer in the best interest of the society and its members.

The meeting then ended.

For Sujata Nivas CHSL



Rathna Mariadoss
Jt. Secretary

