

# **SUJATA NIVAS CO-OPERATIVE HOUSING SOCIETY LTD.**

REGD. NO. BOM/HSO-259 OF 1962  
1/C3/3, S.V. ROAD, BANDRA WEST, MUMBAI- 400050

**Minutes of the Special General Body Meeting held on 27<sup>th</sup> August 2023 at 12 noon at the Society premises**

**Following were present**

<b>Sr. No.</b>	<b>Name of Resident/ Member/ Associate member</b>	<b>Flat No.</b>
1.	Dr. Renu Patel	3
2.	Mr. Ashish Ghone	6
3.	Mr. Vaspar Dandiwala	8
4.	Ms. Rika Chaudhry	10
5.	M/s. BUILD, Ms. Rathna Mariadoss	11
6.	Ms. Nirmala Samant Prabhavalkar	13
7.	Mr. Soomar	14
8.	Mr. Rajiv Ramnani	16
9.	Mr. Manoj Alimchandani	18
10.	Ms. Jitksha Parikh	19
11.	Ms. Anita Brij Narayan	20
12.	Mr. Shyamji Gala	21
13.	Ms. Namrata Biyawat	22

**Following were the Representatives from the Bidders**

**Mr. Saket Kamorkar** from Pranav Construction Pvt Ltd

**Mr. Deepak Raul** from Inspiria Realty & Infra Pvt. Ltd.

**Mr. Mohan Dikonda** from Gurupkrupa Realcon

**Also present were:**

**Mr. Dheeraj Gadkar** – PMC Head – Shilp Associates

**Adv. Devang Mehta** – Partner – M/s. S L Partners

The Chairperson, briefly reported about the Redevelopment process carried out till date.

The Jt. Secretary, Ms. Rathna Mariadoss then read the Minutes of the previous SGM held on 12<sup>th</sup> August 2023, which were already circulated to the Members.

The Chairperson then requested, Mr. Dheeraj Gadkar to help with the opening of the Tenders. Carpet Area, Corpus, Rent and Parking details were read out to the members by the PMC

At this juncture, Mr. Manoj Alimchandani raised the following questions:

1. He would like to know who are the A List developers, the Managing Committee has communicated directly for getting the Tenders
2. The Latest Notice for today's SGM is only 3 ½ days which is actually less as per the MCS Act and Bye Laws

He also emphasized that the same should categorically be in minutes of today's meeting.

PMC brought to notice of all that the Tender Notice has already been put up **twice** in the Newspapers and the Committee and other Members have already approached A List Builders such as Kolte Patil, Kalpataru, Rustomjee, Sadguru, K L Developers, and the same issue has been discussed many a times in the previous meetings also.

Adv. Devang Mehta further added that once a Public Notice is put up, there is no law that one has to approach A Lister or B Lister Developer, whoever wants to come will have to purchase the tender of the society. Having said that, inspite of the Notice given to Big developers, they chose not to come, once the Notice is published, it is the Developers job to bid.

With regard to the Notice period, the date of the present Meeting was decided in the last SGM held on 12<sup>th</sup> August 2023 and members had enough notice time. The last Notice was just a reminder, so if today's meeting was decided in the last SGM then the adequate Notice period is in compliance with the Maharashtra Co-operative Societies Act.

Mr. Manoj Alimchandani thereafter replied that he is well aware of the laws and that the names that were read out in the Minutes, only few members who were present for the meeting were aware of the dates.

Adv. Dewang mentioned that those who were present for the Meeting had decided the date of the Meeting and the Minutes read out clearly mentions the date for the meeting. Whether one is present for the meeting or not, the decision taken by the General Body is binding upon all.

### **Tender bids were opened by the PMC**

Any three members from the floor were asked to sign on the envelopes:

#### **1. Pranav Constructions Pvt. Ltd. (PCPL)**

PCPL had submitted a Cheque for Rs.50,00,000/- (Rupees Fifty Lakhs). As per the Tender Clause the Bidder is disqualified as it is clearly mentioned that a Demand Draft for Rs.50,00,000/- needs to be submitted as EMD along with the Tender

Mr. Saket, the Representative from PCPL, requested, if he can re-submit, however, the members and the Bidders who were present raised the objection stating that the Tender conditions very clearly mention that the Draft has to be submitted and **hence the Offer of PCPL stands disqualified.**

#### **2. Inspiria Realty & Infra Pvt. Ltd.**

Submitted the Demand Draft of Rs. 50,00,000/-

#### **3. Ekta World**

Ekta World has submitted a Letter stating that I/We hereby undertake to submit the Pay Order in favour of the Society of Rs.50,00,000/- towards the EMD immediately after we have been selected as the developer based on our offer. **Hence, Ekta World disqualified**

**4. Roswalt Realty Pvt. Ltd.**

Submitted the Demand Draft of Rs. 50,00,000/-

**5. Romell Real Estate Pvt. Ltd.**

Submitted the Demand Draft of Rs. 50,00,000/-

**6. Gurukrupa Realcon**

Submitted the Pay Order of Rs. 50,00,000/-

**7. Platinum Corp**

Submitted Cheque for Rs.50,00,000/- **Hence disqualified**

Out of Seven Bids, the Society has received Four Demand Drafts, Two Cheques and One Undertaking.

General Body has decided that the Society will accept the Offer from the Bidders who are submitting Demand Drafts which was also accordingly stated specifically in the Tender and also discussed at length in the 1<sup>st</sup> and 2<sup>nd</sup> Pre-Bid meetings. The same was also announced by one of the bidders representative who attended the 2 Pre Bid meetings, Mr. Deepak Raul, **Inspira Realty & Infra Pvt. Ltd. that in all fairness the bidders who submit DD be considered in further process was discussed and explained to all bidders**, hence the Offers of only those Bidders who have submitted Demand Drafts were read out.

By show of hands of the majority decision, it was decided to read out the offers of the Bidders who submitted Rs. 50,00,000 DD and others were disqualified.

**Proposed by:** Dr. Renu Patel

**Seconded by:** Mr. Ashish Ghone

**Objected by:** Mr. Manoj Alimchandani

**Carried out by Majority decision**

**The following offers were read out:**

<b>Bidder</b>	<b>Carpet Area</b>	<b>Corpus</b>	<b>Rent</b>	<b>Car Parking</b>	<b>Commercial</b>
<b>Inspiria Realty Infra Pvt. Ltd.</b>  <b>Under 33(7)(B)</b>	Residential - 12 % extra on existing area	Rs.800/- per sq. ft. on existing carpet Area	Rs.100/- per sq.ft on existing Carpet Area	One Car Park per Member - Mechanical / Tower	NO Offer
<b>Under 33(11) - PTC</b>	27% Extra Carpet Area on existing area	Rs.1200/- per sq. ft. on existing carpet area	Rs.100/- per sq.ft. on Existing Carpet Area	One Car Park Per Member	NO Offer
<b>Roswalt Realty Pvt. Ltd.</b>  <b>Under 33(11) - PTC</b>	35% Extra Carpet Area on existing area	Rs.3000/- per sq.ft. on existing carpet area	Rs.250/- per sq.ft. on existing Carpet Area	As per MCGM Policy	NO Offer
<b>Romell Real Estate Pvt. Ltd.</b>  <b>Under 33(11) - PTC</b>	32% Additional Rera Carpet including fungible for Residential	Rs.2000/- per sq.ft. on existing carpet area	Rs.150/- per sq.ft. on existing Carpet Area	As per MCGM Policy	NO Offer
<b>Gurukrupa Realcon Pvt. Ltd</b>  <b>Under 33(11)</b>	48% Additional on existing Carpet Area	Rs.2500/- per sq.ft.	Rs.55000/- per month for the first year	1 Car Park to each member	NO Offer

Dr. Renu Patel wanted the PMC to study the financial background of all the Four Bidders. PMC informed that the Technical Aspect will be taken care by the PMC, the Chartered Accountant will look into the financial aspects and the Legal Experts will study the legal part of the Bidders. All these will be brought to the Notice of the Members and the Members will have to take the decision, the PMC, CA, Legal Firm, MC will not take any decision as per 79A, but the General Body will decide.

Ms. Nirmala Samant Prabhavalkar also added that the Projects that are completed by the Bidders, the OC that has been received for the projects should also be looked. Project visits should also be arranged. The PMC agreed to the same and also extended support stating that a technical person from M/s. Shilp Associates will also join during the visit.

The Meeting ended with vote of thanks.

**For Sujata Nivas CHSL**



Jt. Secretary

