

POONAM PROPERTY COOPERATIVE HOUSING SOCIETY LIMITED

Regd. No. BOM/HSG/3780/of 26 Sep 1972

ADDRESS: B2 Poonam Apartment, Shiv Sagar Estate, Dr. A.B. Road, Mumbai – 18.

Mobile: 7021863066 **EMAIL:** poonam.apartments@gmail.com

WEBSITE: <http://poonamapartments.com>

Date: 23rd April 2025

NOTICE

Notice is hereby given that a Special General Meeting of the members of Poonam Property Co-operative Housing Society Ltd. will be held on Sunday, 18th May 2025 in 2 (Two) sessions at 9.00 a.m. to 12.00 p.m. & 2.00 p.m. to 5.00 p.m. on the Opla in the garden of the society.

All the members are requested to be present on time.

Agenda

To approve and appoint one of the four shortlisted Project Management Consultants for taking forward the proposed Redevelopment of the society. (Annexure – A Explanatory Note)

For Poonam Property CHS Limited

Hon. Secretary



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Annexure - A

Explanatory Note:

The Managing Committee published notices in leading newspapers, inviting quotations from Project Management Consultants to advise the society and carry out responsibilities in accordance with the guidelines of Section 79A.

To Promote transparency, society members were also encouraged to recommend suitable candidates they were acquainted with. Ample time was given to allow maximum participation, resulting in expressions of interest from 22 Project Management Consultant firms.

The bids submitted by all interested and eligible tenderers were thoroughly evaluated by the combined panel of the Managing Committee (M.C.) and the Redevelopment Committee (R.D.C.). The evaluation was based on a set of predefined criteria, which included, among other factors, the firms experience, team strength, market reputation, portfolio of completed projects, etc.

Each firm's representatives were invited for individual interviews, during which their claims and credentials were verified to the extent possible.

Following a comprehensive due diligence process, the M.C. and R.D.C. jointly deliberated and shortlisted six firms. This was further refined to finalize the following four firms (in no particular order):

1. Palash PMC
2. CY Corp BNSA Studio
3. Sunil Ambre and Associates
4. Supreme Engicons (I) Pvt. Ltd.

All four shortlisted firms have been invited to prepare presentations for the General Body. Each firm will be allotted 60 minutes in total—this includes 15 minutes dedicated to addressing any questions or concerns raised by the members.

If quorum is not met at the 9:00 a.m. meeting will be adjourned for 30 minutes, and the adjourned meeting will commence promptly at 9.30 a.m. for the first two presentations.

The morning session will conclude by 12:00 p.m. followed by a lunch break from 12:00 p.m. to 2.00 p.m.



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The evening session will resume at 2:00 p.m. with the remaining two presentations from the PMC and will conclude at 5:00 p.m. Each firm will be allotted 60 minutes in total—this includes 15 minutes dedicated to addressing any questions or concerns raised by the members.

Following this, the General Body will deliberate-without the presence of any PMCs to decide on the final selection and appointment.

All members are urged to attend this important meeting, which marks a significant step in the society's Redevelopment process, and to share their valuable feedback and observations with the Managing Committee (M.C.) and Redevelopment Committee (R.D.C.) for consideration on merit.

For any additional information or clarification, members may visit the society office with a prior appointment or submit their queries in writing

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KINDLY NOTE:

1. The Members are requested to send their queries in writing at least 3 days before the SGM to the Society Office to allow office bearers to provide suitable answers. Only questions submitted in writing within this stipulated time period will be taken on record.
2. The first session will commence at 9:00 a.m. In the event of a lack of quorum, the meeting will be adjourned for 30 minutes. The adjourned meeting will reconvene at 9:30 a.m. at the same venue, in accordance with the provisions of Rule 60(10) of the MCS Act, 1960, and the business listed on the agenda will be conducted, with or without quorum.
3. The second session will reconvene at 2:00 p.m. at the same venue, in accordance with the provisions of Rule 60(10) of the MCS Act, 1960, to continue with the agenda items.
4. Only members are authorized to attend and vote in the meeting. In the case of 1st member, Joint member / Associate member can attend the meeting with written permission from 1st member, provided the written consent from 1st member is lodged in the Society's office at least 48 hours before the start of the meeting.
5. Members are requested to adhere to a strict "Code of Conduct" during the SGM. Any member who wishes to speak will do so only with explicit permission of the Chairman or any other Managing committee who is functioning as the "Presiding Officer" for the meeting. Members will not indulge in shouting from their seats or engage in cross talk between themselves or with any member on the dais, whilst the main discussion is being conducted through the Speaker's mike, in such manner that it would disrupt the conduct of the meeting.
6. Members attending the SGM are kindly requested to sign the attendance register before taking their seats. Those who have already signed during the morning session need not sign again in the evening. Members attending only the evening session are requested to sign the register at that time. Your cooperation with the management is appreciated. The members are requested to carry their Notice while attending the meeting.

