

NAVJIVAN CO-OPERATIVE HOUSING SOCIETY LTD.

Registered under Mumbai Co-operative Societies Act, VII of 1925

(Now Maharashtra Co-operative Societies Act, 1960)

Regd. No. BOM/WD/HSG/T.C. 366/84-85

DR. D. BHADKAMKAR MARG,

MUMBAI-400 008.

email : navjivansociety@gmail.com

Office Tel.: 022-4967 8512

Our Ref. NCHS/ 1909 /2025

Date : 15/12/2025


NOTICE OF SPECIAL GENERAL BODY MEETING

NOTICE is hereby given to all the members of Navjivan Co-operative Housing Society Ltd., Dr. D. Bhadkamkar Marg, Mumbai – 400 008, that a Special General Body Meeting (SGM) of the Society will be held on Sunday, 21st December 2025 at 02.30 p.m. in the Community Hall, to transact the following business:

AGENDA

1. To consider, discuss, and evaluate the feasibility reports, presentations, credentials, experience, scope of services, submitted by the PMC's based on the resolutions passed in the previous SGM dated 05/01/2025.
2. To appoint one Project Management Consultant (PMC) / Architect from amongst the firms short-listed by the managing committee for the redevelopment of the Society, and to approve and finalise the scope of work, professional fees, terms and conditions.
3. To authorize the Managing Committee to take all necessary steps, actions, and decisions required for giving effect to the above resolution, including correspondence with authorities and professionals, in accordance with law.

For NAVJIVAN CO-OP. HOUSING SOCIETY LTD.


Satish Bokadia

Hon. Gen. Secretary

Note:

1. This SGM is called in accordance with provisions of the law and opinion received from the learned Advocate Umeshchandra Yadav. The opinion is uploaded on the website.
2. If the meeting is adjourned for want of quorum, the same shall be held after half an hour on the same day with the same Agenda, whether there is quorum or not.
3. Entry will be restricted to only members of Navjivan Co-op. Housing Society who are entitled under the law to vote.
4. Please note that the members attending SGM has to maintain proper protocol and discipline.
5. Any question or business arising out of Agenda or any additional suggestion by members for which 3 days clear notice has to be given in writing before the Special General Body Meeting to Hon.Gen.Secretary at society office to facilitate discussion.



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The Roadmap for Redevelopment

Dear Members,

We are pleased to inform you that in the Special General Body Meeting held on 5th January 2025, our society unanimously resolved to proceed with the redevelopment of our premises. With this decision, our journey towards redevelopment officially began.

As per the approval of the Special General Body, the society requested feasibility reports from six shortlisted vendors. The feasibility reports were duly submitted, analysed, and comparative statements were prepared and circulated among all members for their review.

Subsequently, presentations by each of the six vendors/consultants were organised at our community hall, giving members an opportunity to understand their proposals in detail. The society also uploaded the profiles of all six vendors on the society website for easy access and reference.

To further evaluate the vendors, additional details regarding their company profiles, experience, and capabilities were requested. Based on the information received, another comparative statement was prepared, which is attached herewith for your kind perusal.

After a thorough review of the submissions and presentations, your Managing Committee had in their managing committee meeting held on 26th November 2025 passed a resolution to go to the SGM to finalise the PMC for redevelopment of the society. Subsequently, the managing committee has shortlisted the following vendors for consideration in the next stage of the redevelopment process:

1. M/s Headway Development Management LLP (17)
2. M/s Vivek Bhole Architect Pvt Ltd (16)
3. Chawla Architects and Consultants Pvt. Ltd (10)

A presentation and interaction with members by the above PMC has been scheduled at 8pm onwards in community Hall as under:

Tuesday 16th December 2025 - M/s Headway Development Management LLP


Wednesday 17th December 2025 - Chawla Architects and Consultants Pvt. Ltd

Thursday 18th December 2025 - M/s Vivek Bhole Architect Pvt Ltd

We thank all members for their continued support and active participation in this important journey for our society.

Warm Regards,

FOR NAVJIVAN CO-OP HSG. SOC LTD.


Satish Bokadia

Hon. Gen. Secretary

Encl: Comparative Statement.

	Arch Asso	Vivek Bhole	Headway	Chawla	Mangurdekar	Knight Frank
1. Company name	M/s ARCHITECTURAL ASSOCIATES	M/s Vivek Bhole Architects Pvt Ltd	M/s HEADWAY DEVELOPMENT MANAGEMENT LLP	M/s CHAWLA ARCHITECTS AND CONSULTANTS PVT LTD	M/s MANGURDEKAR & ASSOCIATES	Knight Frank India Pvt Ltd
2. Date of incorporation	ESTABLISHED 1942. Partnership reconstituted in 2003	15 th May 2007	2016	05/04/1976	23-12-2011 as PMC	
3. Type of Company						
4. (proprietor/ partnership/llp/ pvt ltd/ public ltd)	PARTNERSHIP as restricted by Council of Architecture	Private Limited	Limited Liability Partnership	Pvt. Ltd.	Partnership	Private Ltd
5. Company gst number	27AAKFA0570H1ZL	27AACC4826C1ZD	27AAJFH4632E1ZI	27AAACC4604P1ZJ	27AASFM4915A1ZA	27AAACK1544J1ZM
6. Company pan number	AAKFA0570H	AACCV4862C	AAJFH4632E	AAACC4604P	AASFM4915A	AAACK1544J
7. Company Address and their branches (if any in Mumbai)	Architectural Associates, 13-B, Hindustan Kohinoor Premises Co Op Soc. Ltd, LBS Marg, Vikhroli (W), Mumbai 400 083	Corporate Office Add :- 1st Floor, Pinnacle Business Park, Mahakali Caves Road, MIDC, Andheri - East, Mumbai - 400 093. Branch Office Add :- C- 104, First Floor, Shri Sai Towers, Sodawala Lane, Borivali - West, Mumbai - 400 092	312, A to Z Industrial Estate Ganpatrao Kadam Marg Lower Parel (West) Mumbai 40013	Hari Chambers 3rd Floor, 58/64 Shaheed Bhagatsingh Road, Fort, Mumbai - 400 001	'Alka' Bungalow, Plot No. 21-A, Police Officers' Society Ltd., Fisheries University Road, Versova, Andheri (West), Mumbai 400061	Pavile House, 1st Floor, Off Veer Savarkar Marg, Twin Tower Lane Prabhadevi, Mumbai 400025
8. Name of relevant authorities or professional bodies Registered with (pls provide date of registration also)	COUNCIL OF ARCHITECTURE valid till 31st DEC 2031 REGISTRATION OF FIRMS : 21 APRIL 2004	1.MHADA -- 05th September 2023 2.PWD -- 02nd July 2025 3.HPCL -- 03rd July 2025 4.SRA -- 22nd April 2025 5.MSIDC -- 03rd July 2025 6.MSRTC -- 21st May 2025 7.LIC -05th September 2024	Mr. Jinay Dhanki - Registered with BMC as a licenced surveyor and a site supervisor.	Mr.Hitesh Chawla Council of Architecture Reg.No CA/94/17736 The Indian Institute of Architects Membership No.A10106 PEATA Membership No. C/67/1908 The Institution of Valuers M.No.F-20410 Mr R.R.Chawla Council of Architecture Reg.No.CA/76/2976 The Indian Institute of Architects Membership No.A04507 PEATA Membership No. C-4/105 The Institution of Valuers Reg.No.CAT/I-138 of 1973	MCGM Licence No M/173/LS dated 15-11-1980 COA - CA/1995/17979 dated 02-01-1995	not provided
9. Number of employees under payroll of your above-mentioned company	8 + 4 CONSULTANT ASSOCIATES	141 Nos.	11 Nos 59 of NKPC = 70 (List of 59 Employees separately attached)		12 (As and when the projects moves to further stages of redevelopment i.e construction, we will be increasing our staff strength appointing various technical and legal team to strengthen our team.)	
10. Name of point of contact with number in your team	AR. ABHIJIT SAWANT 9820198294	Mamta Patwardhan - 8898000228 Devendra Baing - 9702223880 Shivani Jadhav - 8850241634	Mr. Jinay Dhanki - 9870985005 Tejasvi Borade - 9892774338	Mr.Hitesh Chawla (M) 9821044222 E-mail : chawlahitesh69@gmail.com	Mr. P.R. Mangurdekar 9820546707 Mr. T.K. Devadiga 7304069062	Aditya Bansal 9867211250 Janish Suratwala 9819125613



	Arch Asso	Vivek Bhole	Headway	Chawla	Mangurdekar	knight Frank
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Fees Included						
On Appointment						500,000.00
Till tendering	150,000.00					
Scrutiny	50,000.00					
Selection of Developer			1,200,000.00		50,000.00	
Total	200,000.00		1,200,000.00		50,000.00	
Professional Fees	1.5% of construction cost	2.5% of actual rehab cost	1% of construction cost	Will be reasonable. Not clear	0.5% of construction cost	2% of developer Acquisition cost
Notes	includes		Other charges			
	a. Principal Consultant b. Municipal Liaoning c. Structural Consultant d. Legal Advisor	till defect liability period	Cost of station survey 12/- sq mtr flatwise survey as pr mhada 3/- sq ft Concept design with render of views 4,00,000/-			
doesnot include	Fees of CA and MEP Consultant	Legal Charges	- Cost of procurement info like DP/TP/Traffic remarks, approved plans etc and all other relevant documents - Tender Advt in paper - Fees of professional like legal consultant, structural auditor, surveyor etc - Architectural Planning Detailed financial analysis/audit of developers from CA	not provided	- Charges for procuring total station survey - Charges for obtaining DP Remark, RL Remark - Any other charges, NOC/Documents required during course of project towards redevelopment	Any third party vendor cost



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B	Company Profile						
1	33(5)	3	1				
	33(7)	9	3	1	3	7	2
	33(9)	9	2	15	2	2	3
	33(11)	20	4	9			
	33(12)	1				1	
	33(19)+(24)	2	1	1	1	1	
	33(20B)		1	3	1	1	
	Total	44	12	29	7	12	5
	Tendering	7	3	12		4	
	Feasibility	9	3	6		9	
	DA/Developr Appointed	18		8			
	Developer Selection	8	4	2			
	Construction	3	2				
	Design development						
2	Worked with Associates						
3	References	8	12	10	not given		not given
4							
5	Legal cases on company	None	None	None	not given		None
6	Team		list of staff provided approx 100+		14 not given		6
C							
1	Fee Structure	details provided	in another sheet				
2	Not included in fees	details provided	in another sheet				
3	Annual Income	ITR	Turnover	ITR	ITR	ITR	in lakhs (Turnover)
	2021-22		87,060,786.00	1,638,970.00	-	570,330.00	58,057.00
	2022-23	239,850.00	275,402,132.00	2,854,450.00	-	788,080.00	67,093.00
	2023-24	178,640.00	153,441,915.00	4,044,420.00	1,233,785.00	726,710.00	81,931.00

