

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/ 1960 /2026

Date : 22/01/2026

To,
The Members of
Navjivan Co-op. Hsg. Soc. Ltd.
Dr.D.B.Marg,
Mumbai – 400 008.

Dear Members,

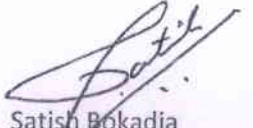
Sub: Draft copy of Minutes of Special General Body Meeting held on Sunday, 21st December 2025.

Please find herewith draft copy of minutes of **Special General Body Meeting held on Sunday, 21st December 2025.**

This draft minutes is sent to you to enable you to give your observations if any in writing within 15 days of receipt thereof by you as per approved Bye-laws of the society.

Thanking you,

Yours truly,
For NAVJIVAN CO-OP. HSG. SOC. LTD.


Satish Bokadia
Hon. Gen. Secretary.



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DR. D. BHADKAMKAR MARG,
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Office Tel.: 022-4967 8512

Our Ref. NCHS/ 1909 /2025

Date : 15/12/2025

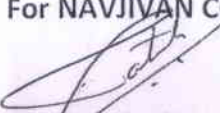
NOTICE OF SPECIAL GENERAL BODY MEETING

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.



Minutes of Special General Body Meeting held on Sunday 21st December 2025 at 02.30pm

Special General Body Meeting of Navjivan Co-operative Housing Society Ltd, was held on Sunday 21st December 2025 at 02.30pm in the community hall in the premises of the society to transact the following.

The chairman informed members that although the minimum quorum has been fulfilled, there were a lot of members still waiting outside to enter the premises, hence the meeting was adjourned till 3.00pm.

As per SGM attendance register, there were total 381 members present at the meeting.

Managing Committee Members Present are as under:

Shri Jayesh N Doshi (Chairman)	Shri Mahendra Shah
Shri Satish S Bokadia (Hon.Gen.Sec)	Shri Bhupendra Jogani
Shri Haresh Doshi (Treasurer)	Shri Kalpesh Bhimani
Shri Vijayendra Mehta	Shri Sandeep Salecha
Shri Kishore Bhansali	Shri Namdeo Sarode
Shri Harish Ahuja	Smt Kalaben Shah
Shri Sanjay Jain	Smt Babita Bhansali
Shri Sanjay Sakaria	

Shri. Jayesh N Doshi, the Chairman presided the meeting and welcomed all the members present. He further appreciated members present and requested them to follow the agenda of Special General Body meeting. Chairman further informed that in case any member present in the meeting had any objection, the same shall be recorded in the meeting itself. He further informed that any objection and/or observation not recorded in general body meeting and received after the General Body meeting will be considered invalid and will not be recorded. The Chairman repeatedly announced that entry / presence of persons in **Special GENERAL BODY MEETING** is restricted only to Registered members of Society and one Registered member per flat - unit is allowed to be present in the Meeting. He requested that if any non-members is present in the meeting should leave the meeting.

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.

The chairman appraised the members present about the process adopted. He mentioned that after the SGM held on 05/01/2025, the draft minutes were circulated. Mails were sent to all the six shortlisted consultants asking them for a revised quote for feasibility of the society. Subsequently all the shortlisted consultants/architects provided their quotes. The society provided them hard copies and/or soft copies available with the society which consisted of

1. P.R Card	4. CTS Plan
2. Index 2	5. Society Map
3. Registration Certificate	6. Unit No.Building wise



Digital copies were also provided to the consultants. A website namely navjivansociety.in was also created for our society. Meetings were held with the consultants with the managing committee and finally, a comparison statement of the feasibility report was circulated to all members of the society. Presentation was also given by all the six consultants at various dates.

During the ongoing process, the society had also asked for opinion from the federation and the lawyers for various queries which have also been uploaded on the website. Some additional details about their company were also asked from the consultants. A tabulated comparison statement was again made and was put up within the managing committee. The managing committee then decided to short list three consultants namely

1. Headway Development Management LLP
2. Vivek Bhole Architects Pvt Ltd
3. Chawla Architects And Consultants Pvt Ltd

and then share the same with the members of the society. The Managing committee also requested them to give a presentation to the members of the society once again. A circular with a roadmap was circulated to the members and a presentation based on feasibility report was given by the shortlisted consultants accordingly

The chairman placed on the table all the communication sent, reports, opinions, documents received from the consultants and requested the members that in case anyone wanted to review or look at the documents was free to do so.

The members requested based on the documents present the general body should go ahead at the second agenda to finalise the Project Management Consultant (PMC).

Agenda 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.

The chairman asked the members present that based on the reports present whether the decision be taken by voice/raise of hands or by ballot voting. The members present unanimously preferred to go through ballot voting.

The Hon.Gen.Secretary then arranged for the ballot voting. A Pink paper was provided to the member on which they had to mention the serial number of the consultant they preferred. The chairman mentioned that the serial will be based on the circular provided ie.

1. M/S Headway Development Management LLP
2. M/S Vivek Bhole Architects Pvt Ltd
3. M/S Chawla Architects And Consultants Pvt Ltd.



A Total of 319 votes were counted as under:

Sr No.	Name	
1.	M/S Headway Development Management LLP	272
2.	M/S Vivek Bhole Architects Pvt Ltd	4
3.	M/S Chawla Architects And Consultants Pvt Ltd.	41
	Invalid Votes	2
	Total	319

It was thus resolved as under:

“RESOLVED THAT pursuant to the provisions of the applicable Cooperative Societies Act, Rules and Bye-laws of the Society, and after evaluation of the shortlisted consultants, the members have approved and appointment of M/s Headway Development Management LLP as the Project Management Consultant (PMC) for the redevelopment project of the Society, by majority through ballot voting.”

RESOLVED FURTHER THAT M/s Headway Development Management LLP shall carry out all duties and responsibilities as PMC, including but not limited to planning, coordination, monitoring, and supervision of the redevelopment project, as per the agreed terms and scope of work.

RESOLVED FURTHER THAT the Managing Committee of the Society be and is hereby authorized to finalize, execute, and sign the PMC agreement, related documents, correspondence, and to do all such acts, deeds, and things as may be necessary to give effect to this resolution.”

Proposed by: Mukesh Rajani (15/44)

Seconded by: Sashikant Shah (12/3)

Agenda 3: To authorize the Managing Committee to take all necessary steps, actions, finalise and sign LOI/ agreement and decisions required for giving effect to the above resolution, including correspondence with authorities and professionals, in accordance with law.

The chairman briefed the members present that it was necessary to communicate with various authorities, departments, appoint advocates, take legal advises etc to pursue with the redevelopment process for which the following resolutions were passed as under:

“RESOLVED THAT the members of the Society hereby authorize the Managing Committee to take all necessary steps, actions, and decisions required for giving effect to the above resolution passed in Agenda No.2, including but not limited to correspondence, submissions, applications, compliances, and follow-ups with all concerned statutory authorities, government departments, professionals, and other stakeholders, strictly in accordance with law and as per the bye-laws adopted by the society.

Proposed by: Babulal Jain 16/11

Seconded by: Nimesh Patel 10/7



RESOLVED FURTHER THAT the Managing Committee be and is hereby authorized to appoint an Advocate / Legal Consultant on behalf of the Society for the redevelopment process and fix their remuneration, including but not limited to vetting of documents, drafting and reviewing agreements, providing legal opinions, representing the Society before authorities, courts, tribunals, and other forums, as and when required.

RESOLVED FURTHER THAT the Managing Committee be and is hereby empowered to sign, execute, submit, and correspond in respect of all documents, applications, affidavits, agreements, and writings necessary to implement the above resolutions.”

Proposed by: Chandresh Shah 4/15

Seconded by : Sunil Sharma 15/1

The meeting ended with vote of thanks to the chair.

CONFIRMED

Sd/-

Shri Jayesh N Doshi (Chairman)

Sd/-

Shri Satish Bokadia (Hon.Gen.Secretary)

