

# 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.

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Office Tel.: 022-4967 8512

Our Ref.

## CIRCULAR TO ALL MEMBERS

Date :

### **Subject: Appointment of Advocate for Society Redevelopment – Convening of Special General Body Meeting**

Dear Members,

It is hereby informed that the Managing Committee had convened three meetings along with one adjourned meeting to deliberate upon, inter alia, the appointment of an Advocate to represent the Society in its redevelopment process which was presided by me, as the Chairman of the society. However, all the said meetings could not be conducted due to lack of quorum.

It may be noted that the Special General Body had earlier, by way of a resolution, authorized the Managing Committee to appoint an Advocate on behalf of the Society. Notwithstanding the same, the Managing Committee, in one of its meetings, decided that such appointment should be placed before the General Body for wider participation and transparency, and that the Advocate be appointed through a resolution passed by the General Body.

In continuance to this, the Society had sent a mail with a common format along with the defined scope of work to shortlisted Advocate firms. Based on the responses received, a comparative statement was prepared and kept for discussion in the managing committee meetings. However, due to lack of quorum in the Managing Committee meetings, the matter could not be concluded.

Considering that:

- the appointment of an Advocate is a matter of significant importance in the redevelopment process; and
- the Managing Committee has resolved to place the matter before the General Body for final decision,

**In exercise of powers conferred under Bye-law No. 96 of the Model Bye-laws of the Society, I, Shri Jayesh N. Doshi, Chairman of the Society, hereby convene a Special General Body Meeting (SGM) of the Society. The agenda for the said meeting, along with the comparative statement received from all the Advocate firms, is enclosed herewith.**

The documents are available for inspection in the society office between 1.00pm to 2.00pm

Members are requested to kindly attend the said meeting and ensure that quorum is maintained so that an informed and timely decision can be taken in the larger interest of the Society.

Your cooperation in expediting the redevelopment process is highly solicited.

By Order of the Chairman,

Shri Jayesh N. Doshi

Hon. Chairman

Navjivan Co-operative Housing Society Ltd.



1	<b>Name of Firm</b>	<b>Messrs. Kanga and Company</b>	<b>Trilegal</b>	<b>Economic Laws Practice</b>	<b>DSK Legal Advocates &amp; Solicitors</b>	<b>Khaitan &amp; Co</b>
2	<b>PAN No</b>	AAAFK9525E	AACFT1571F	AABFE1263G	AACFD6078P	AAFFK0088D
3	<b>Company Mumbai Address</b>	Readymoney Mansion, 43, Veer Nariman Road, 1st floor, Fort, Mumbai 400001	One World Centre, 10th Floor, Tower 2A & 2B, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013.	9th floor, Mafatlal Centre, Vidhan Bhavan Marg, Mumbai 400021	1701, One World Centre, Floor 17, Tower 2B, 841, Senapati Bapat Marg, Mumbai 400013	(a) One World Centre, 10th, 13th and 14th Floor, Tower 1C, 841 Senapati Bapat Marg, Mumbai - 400 013; and (b) One Forbes, 3rd and 4th Floors, No 1, Dr V.B. Gandhi Marg, Fort, Mumbai - 400 001.
4	<b>Name of Bodies registered with (e.g., Bar Council, legal associations, etc.)</b>	Bar Council of Maharashtra & Goa	All of the firm's practising lawyers are members of the respective State Bar Councils in India. In addition, the firm is a Group-level member of the International Bar Association, while several partners within the firm are individual members of the Inter Pacific Bar Association.	1. Bar Council of Maharashtra and Goa; 2. Ministry of Micro, Small and Medium Enterprises of India; 3. Export Promotion Council for Eous & SEZ Units.	Bar Council of Maharashtra & Goa, IMC Chamber of Commerce and Industry, The Society of Indian Law Firms Indo-Belgian-Luxembourg Chamber of Commerce & Industry, Indo French Chambers of Commerce, India Infrastructure Forum, Boardstewardship Pvt. Ltd. and ICC India	Bar Council of Maharashtra & Goa (MAH-LF-158/2017)
5	<b>No. Of employees registered with the company</b>	38 Associates and 11 Partners	151 Partners 951 Lawyers 8 Trainee Associates 585 Support Staff 1695 Total	333, out of which, 63 are support staff	300+	~1,500

6	<b>Detail of Members Assigned to the project</b>					
a	<b>Name of Sr Partner</b>	Mr. Shailesh S. Vaidya, Senior Partner, Mr. Kunal S. Vaidya, Partner, Ms. Nikita H. Vardhan, Partner	Monika Bhonsale	Anshuman Jagtap (work experience of over 20 years)	Sajit Survarana (Deputy Managing Partner) Mitali Naik (Partner) Viral Rathod (Associate Parter)	Mr Abhiraj Gandhi
b	<b>Name of Associate</b>	Ms. Bhoomika Shah	1) Maithili Vagal (Counsel) 2) Varun Shah (Senior Associate) 3) Uday Shah (Senior Associate) 4) Paras Shah (Senior Associate) 5) Saeed Pendse (Associate)	Preksha Kanungo (Principal Associate with 10 years of work experience); Akshaan Kanuga (Associate with 4 years of work experience)	Pooja Manihar (Senior Associate) Rhea Redkar (Senior Associate) Aashna Doshi (Associate)	(a) Mr Anirudh Jakhotia; (b) Mr Snehil Singhvi; and (c) Mr Hanumant Chouhan
c	<b>Names of Support Staff</b>	(May be deploying additional associates, if needed.)	Multiple	Manoj Jeevnani (Secretary)	one or more, as required	
	<b>Partner Associated (with company) since howmany years</b>	41 years, 14 years and 18 years, respectively	2	1.5	25 years 15 years 6 years	11 years
	<b>Associate Associated (with company) since howmany years</b>	3 years	2	1.5	1.5 years 1 year 2.5 years	(a) 5 years; (b) 3 years (c) 3 years

7	Point of contact					
	Name	Mr. Kunal S. Vaidya(Partner)	Varun Shah (Sr Associate)	Anshuman Jagtap (Partner) / Preksha Kanungo (Sr Associate)	Pooja Manihar (Sr Associate)	Mr Abhiraj Gandhi (Partner)
8a	<b>Name of societies being represented with number of members</b>	<p>Ongoing/ recently completed matters:</p> <p>(i) Gandhinagar LIG layout (Bandra East, association consisting of several societies, around 570 members);</p> <p>(ii) STS Federation (Bangur Nagar, Goregaon West, 252 members);</p> <p>(iii) Chowpatty Tejkiran Society (Girgaum Chowpatty, near Babulnath temple, 60 members);</p> <p>(iv) Salsa Society (Malabar Hill, around 50 members);</p> <p>(v) Geetanjali Society (off Peddar road, around 10 members);</p> <p>Ruby Vihar Society (Kandivali, 56 Members);</p> <p>(v) Ruby Classic Society (Kandivali, 63 Members),</p> <p>(vi) Beach Queen Society (Versova Andheri, 36 Members);</p> <p>(vii) Satyam Sundaram Premises, Ghatkopar (East), comprising of three societies with approximately 200 members; Raghavji Co-operative Housing Society (Gowalia Tank, Grant Road, approximately 50 members)</p>	<p>33(24) of DCPR, 2034 for Haines MIESCL at Worli.</p> <p>Cluster 33(9) of DCPR, 2034 for Gulmohar Lokmilan Co-operative Housing Society Limited at Chandivali Farm Road, Powai.</p> <p>Cluster 33(9) of DCPR, 2034 for Krishnalaya Cooperative Housing Society Limited and other's at Chunabhatti, Sion, Mumbai.</p> <p>Cluster 33(9) of DCPR, 2034 for STS Apex Federation at Bangur Nagar, Goregaon.</p> <p>Cluster 33(9) of DCPR, 2034 for Navalkar Building at J.S.S. Road, Girgaon.</p> <p>33(11) of DCPR, 2034 (PTC Scheme) of Ruby Vihar at Mahavir Nagar, Borivali.</p> <p>33(7) of DCPR, 2034 for Kalidas Building and Popat Building (amalgamated) at Krantiveer Rajguru Road, Charni Road.</p> <p>Redevelopment of Morena House at Carmicheal Road representing JSW Realty (developer).</p> <p>Redevelopment of Ruparel House at Malabar Hill representing JSW Realty (developer).</p> <p>Redevelopment of Echjay House at Carmicheal Road representing JSW Realty (developer).</p> <p>Redevelopment of Divecha Complex at Village Charai, Panchpakhadi, Thane representing M/s. JVM Spaces (developer).</p>	<p>Societies being currently represented:</p> <p>1. Vaitarna Bheema Worli Sagar Co-operative Housing Society Limited with 104 members;</p> <p>2. T.A. Pai Co-operative Housing Society Limited (Bandra West) with 21 members;</p> <p>3. MIG Adarsh Nagar Co-operative Housing Society Limited with 224 members;</p> <p>4. Obelisk CHSL with 63 members.</p>	<p>As informed, as a firm policy we do not share the list of clients. However, the Managing Committee was informed of the societies represented by us.</p> <p>We are currently representing over 25 Societies located at Malabar Hill, Prabhadevi, Dadar, Santacruz, Bandstand, Pali Hill, Borivali and Navi Mumbai .</p> <p>The project size varying from 2500 square meters to 1 Hector.</p>	<p>We have listed below the details of societies we have recently represented in respect of their redevelopment proposals:</p> <ol style="list-style-type: none"> <li>1. Miami Society (Breach Candy) - 26 Members</li> <li>2. Kripa Nagar Society (Vile Parle West) - 270 Members</li> <li>3. Ajanta Society (Malabar Hill) - 20 Members</li> <li>4. Vishal Society (Andheri) - 232 Members</li> <li>5. Sukhdayak Society (Andheri) - 132 Members</li> <li>6. Navshanti Nagar Society (Malabar Hill) - 171 Members</li> <li>7. Kedia Society (Malabar Hill) - 31 Members</li> <li>8. Rajul Society (Malabar Hill) - 110 Members</li> <li>9. Sholay Society (Andheri) - 30 Members</li> <li>10. Foreshore Society (Nariman Point) - 38 Members</li> <li>11. Sagar Society (Walkeshwar) - 32 Members</li> <li>12. Parag Apartments Society (Malabar Hill)</li> </ol>

8b	<b>Number of redevelopment projects handled under dcpr 33(9)</b>	On going/recently completed cluster projects include Gandhinagar LIG layout (Bandra East, association consisting of several societies, around 570 members) and STS Federation (Bangur Nagar, Goregaon West, 252 members). We are also representing the Raghavji Co-operative Housing Society (Gowalia Tank, Grant Road having approximately 50 members) which is going for cluster redevelopment with other adjoining building.	As per or Experience Statement at Annexure "A". (As mentioned above 8A)	Kannamwarnagar Nagarpalika Bhadekaru Co-operative Housing Society Limited (416 for Developer at Vikhroli) 25,402.75  Vaitarna Bheema Worli Sagar Co-operative Housing Society Limited (104 for Society at Worli) 7908.49  Development by Raj Doshi Exports Private Limited of multiple societies (257 for Owner at Mahim) 5879.65  Arya Nagar Co-operative Housing Society Limited (264for Society at Tardeo) 13,000 or thereabouts	Over 5 ongoing projects under Regulation 33(9) of DCPR. Project size varying from over 4000 square meters, 10,000 square meters to 1 Hectare	In recent times, we have handled around 20 projects being redeveloped under Regulation 33(9) of the Development Control and Promotion Regulations for Greater Mumbai, 2034. One of the most notable projects is the redevelopment of Vishal Sahyadri Society at Kandivali comprising of more than 2,150 members.
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*(Attach sheet/pdf if required)*

9	Scope of Work (will include but not limited to)	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No
	Drafting the appointment letter for the PMC	Yes	Yes.	Yes	yes	Yes
	Vetting of tender documents	Yes	Yes.	Yes	yes	Yes
	Drafting, vetting, and negotiation of the Development Agreement (DA) with the developer	Yes	Yes.	Yes	yes	Yes
	Drafting and finalization of the PAAA	Yes	Yes.	Yes	yes	Yes (1 template)
	Assisting in preparation of agendas and minutes for meetings/SGMs related to redevelopment	Yes	Yes.	Yes	yes	Yes
	Familiarizing with the documents and title of the land so as to be able to answer requisitions and queries of the developer during title assessment	Yes	Yes (On preliminary basis).	Yes	yes	Yes
	Assisting the society in addressing legal queries raised by members	Yes	Yes (In relation to redevelopment and not including individual members' flats/ units as same would entail review of individual title documents which will be additional scope).	Subject to Point 12 below, yes, with respect to redevelopment	We shall be addressing members queries in the important SGBMs attended by us. Managing Committee will have to collate the queries and intimate us couple of days prior to such meetings.	Yes
	Representing the society till the admission stage related to redevelopment	Yes, however, our present fee quote does not include our fees for representing the Society in any litigations arising in the matter.	Yes.	We assume this to mean "on re-possession". Yes. For better clarity, please see "ELP Fee Structure" regarding this.	We shall be representing the Society till the registration of the Development Agreement and the Power of Attorney along with finalisation of the specimen draft of the Permanent Alternate Accomodation Agreement.	Yes



10	<b>Fees</b>					
(Provide detailed fee structure / attach if required)						
11	<b>Clarification required</b>					
	What if you also represent the developer the society has finalised. What will be your stand	We will make full disclosure to the Society if the Developer appointed by you is or has been our client. Accordingly, the Society can then take a decision on the same. Either way, if we receive this mandate from the Society, we would be only serving the best interest of the Society in this matter, and will treat it as an arm's length transaction.	We will not take up this mandate from Developer's side.	<ol style="list-style-type: none"> <li>1. As a matter of full disclosure, each party would be informed of the role being played by ELP towards the Society;</li> <li>2. Additionally, before taking up a new mandate, we run a conflict check internally, to avoid emergence of the same at a later point of time;</li> <li>3. Since ELP would have already been mandated to represent the Society, we would be fully committed to fulfilling our role and responsibility to the Society.</li> </ol>	In the event if we have represented (in the past or in present) the Developer selected by the Society, the Society shall be informed of the same. The Society shall at their discretion continue with our engagement or choose another law firm. However, please be informed should you choose to continue with us, you can be assured the Partner who is handling selected Developer's work shall not be working on this project.	The Firm maintains highest ethical standards. In the event the Society appoints the Firm as its advisor, then in such an event, the Client will not act for the developer or in a manner which will be adverse to the interest of the Society.
12	<b>What will be availability of meetings</b>	We understand that on a few occasions our representatives may need to attend your society for meetings/ discussions with a larger group of members. We would be happy to do so. On other occasions, we would prefer to schedule the meetings in our office as it is logistically easier for us.	We can do meetings on weekdays or weekends as per mutual convenience.	<p>As discussed in our meeting, we, as a team do not impose any strict time limitations and number on meetings. That said, from a strategic standpoint, we occasionally advise the Managing Committee to streamline interactions between the general body and legal counsel, with a view to ensuring more efficient deliberations and timely closure of matters.</p> <p>We would also encourage that meetings are conducted with clear and focused agendas, with our participation being sought where our inputs would add the most value.</p>	<p>Meetings with Managing Committee shall be conducted at our office with sufficient prior notice to ensure the availability of the Partners.</p> <p>We shall be attending 5-6 SGBMs to address members queries, approval of the Development Agreement etc.</p>	We are generally available for meetings throughout the week.

13	<p align="center"><b>Special Notes (if any)</b> <b>(Attach sheet/pdf if required)</b></p>	<p>We would like to take this opportunity to share with you that our Senior Partner Mr. Shailesh Vaidya, has featured in the Chambers and Partners in their Asia-Pacific Rankings, 2026 as an "Eminent Practitioner" in the Real Estate (Mumbai) category. Mr. Shailesh Vaidya has also featured in the Asialaw Rankings 2025 as a "Distinguished Practitioner" in the Real Estate category. Further, our Partner, Mr. Kunal Vaidya has also been recognized in the Asialaw Rankings 2025, as a "Notable Practitioner" in the Real Estate category.</p>	<p>As per our Fee Proposal at Annexure "B".</p>	<p>ELP would also assist the society in</p> <ol style="list-style-type: none"> <li>1. Providing strategic advice on the steps to be adopted and meetings to be conducted in respect of redevelopment of the society's property;</li> <li>2. Drafting/reviewing the letter of intent in respect of the commercial arrangement to be arrived at between the society and the selected developer including drafting/reviewing of any intermediate agreement/s;</li> <li>3. Assisting the Society for handing over vacant possession of the society's property to the developer;</li> <li>4. Generally advising with respect to Maharashtra Co-operative Societies Act, Maharashtra Stamp Act, Registration Act and such other laws as may be applicable for time being in force pertaining to redevelopment.</li> </ol>	<p>We are happy to meet the general body, if required to clarify the redevelopment process and to introduce them to our team.</p>	<p>We have attached our firm profile and real estate practice profile for your consideration.</p>
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