

NEELAM APARTMENTS CO-OP. HOUSING SOCIETY LTD.
[REG.NO.BOM/WHW/HSG/TC/2075 OF 1986-87]
MOUNT MARY ROAD, BANDRA [WEST], MUMBAI -400050.

Ref. No. 04/2025

Date : 03.07.2025

To
The Managing Committee,
Neelam Apts. Co-op. Hsg. Soc. Ltd.,
Mount Mary Road, Bandra (West)
Mumbai - 400050

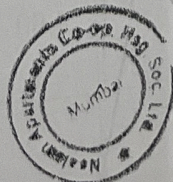
Notice of Managing Committee Meeting

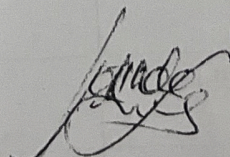
NOTICE is hereby given to all managing committee members of the Neelam Apts. Co-operative Housing Society Ltd., that the **MANAGING COMMITTEE MEETING** of the society will be held on **Tuesday, 8th July 2025 at 6.30 P.M.** in the society premises to transact the following business & pass appropriate resolution(s) thereof as may be decided.

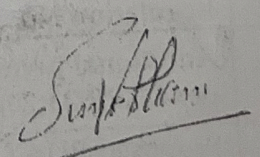
AGENDA

- 1) To read & confirm the Minutes of previous managing committee meeting as required.
- 2) To discuss the following for re-development of the society as per 79(A) :
 - i) To review the draft RFP (Request for proposal) for re-development of the society building.
 - ii) To prepare a list of developers for presentation to the society general body for issue of the RFP.
 - iii) To decide the date for Special General Body Meeting for presentation of the RFP & the list of shortlisted developers as per Sr. No. (2)(i) & (2)(ii) above.
- 3) Any other points pertaining to the above with the permission of the chair.

For Neelam Apts. CHS Ltd.




Chairman


Hon.' Secretary

NEELAM APARTMENTS CO-OP. HOUSING SOCIETY LTD.

[REG.NO.BOM/WHW/HSG/TC/2075 OF 1986-87]

MOUNT MARY ROAD, BANDRA [WEST], MUMBAI -400050.

Ref. No.04/2025 – (Minutes)

Date : 15.07.2025

To,
The Managing Committee,
Neelam Apts. Co-op. Hsg. Soc. Ltd.,
Mount Mary Road, Bandra (West),
Mumbai – 400050

Minutes of the Managing Committee meeting held on Tuesday, 8th July 2025 at 6.30 P.M. in the society premises as per agenda dated 3rd July 2025.

Majority of the M.C. committee members attended the above meeting as per attendance list annexed to the Minutes of this Meeting.

Agenda Item No. 1 : To read & confirm the Minutes of previous managing committee meeting as required :

The said minutes of the previous managing committee meeting were confirmed by all members present.

Agenda Item No. 2(i) : To review the draft RFP (Request for proposal) for re-development of the society building :

The draft RFP (Request for proposal) as prepared by M/s. Arch Realty was explained to all the managing committee members present highlighting the following major salient features of the RFP as under :

- Pre-evaluation criteria for developers
- Estimated additional carpet area for society members over & above the carpet area of flats as per resolution dated 10.06.2025 of the special general body meeting dated 8th June 2025
- Rent & corpus for the society members
- Provision for compensation for enclosed garages & terraces to flats
- Other standard conditions & points of the RFP document were discussed & brief to the M.C. committee members by M/s. Arch Realty

It was decided to review the RFP document with the legal consultant of the society (M/s. Divya Shah & Associates) & PMC (M/s. Deodhar & Associates) for their comments & to finalize the Draft RFP (Request for proposal) document to be presented in the forthcoming special general body meeting.



Agenda Item No. (2)(ii) : To prepare list of developers for presentation to the society general body for issue of the RFP :

To prepare a list of developers for presentation to the society general body for issue of the RFP.

A draft / tentative list of developers was presented to all the managing committee members for their review & suggestion if any.

It was decided to present the draft / tentative list of developers to the society members in the forthcoming special general body meeting of the society for their suggestions if any.

Agenda Item No. (2)(iii) : To decide the date for Special General Body Meeting for presentation of the Draft RFP & list of shortlisted developers as per Sr. No. (2)(i) & (2)(ii) above :

It was decided to hold a special general body meeting for agenda item no. (2)(i) & (2)(ii) on Sunday, 27th July 2025 & to accordingly circulate the agenda of the special general meeting to all the members for attending the same.

Agenda Item No. (3) : Any other point with the permission of The Chairman :

a) Payment of stamp duty for Flat No. 601 & 602 : As per the feedback as received from M/s. Legal Ace (Mr. Anuj Raval) documentary proof of the member of Flat No. 601 & 602 of Neelam Apartments for the year 1988-1989 / earlier as available is to be furnished to M/s. Legal Ace for working out the necessary stamp duty of the said flat by the department.

It was agreed by Mr. Manohar Khetwani (Managing Committee Member & on behalf of member of Flat No. 601 & 602) that he will furnish the necessary documents as available with them & the stamp duty as required would be paid by them. The above will also accordingly be communicated to M/s. Legal Ace (Mr. Anuj Raval).

The meeting concluded with a vote of thanks to the chair.


Chairman

For Neelam Apartments Co. Op. Housing Society Ltd.


Hon.' Secretary

Enclosures : Attendance list of managing committee members for above meeting dated 8th July 2025.



M.C. Meeting held on 8th July' 2025 @ 6.30 PM

The following members are present.

Sl. No.	Name of the member	Signature
1	Zarine Pabel	ZPabel
2	M.R. Khetwani	M.R.
3	SADIQ PARGAWANI	SADIQ
4	Ojesh Chaudhary	Ojesh
5	Sunil Veshani	Sunil
6	Neeta Mehta	Neeta Mehta
7.	JATINDER SAGPAL	J.S.