

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. SGM/04

Date : 20.09.2025

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

Notice of Special General Body Meeting

NOTICE is hereby given to all members of the Neelam Apts. Co-operative Housing Society Ltd., that the **SPECIAL GENERAL BODY MEETING** of the society will be held on **Monday, 29th September 2025 at 11.30 A.M.** in the Society Lobby to transact the following business and to pass appropriate resolution/s thereof as may be decided.

AGENDA

1. Approval of the following items by the general body for re-development of the society as per 79(A) :

- a) Approval of the Request for proposal (RFP) document dated 20.09.2025 for re-development proposal & as circulated to all the members vide letter dated 20th September 2025 & email by the society.
- b) Approval of the list of developers dated 20.09.2025 & circulated to all members vide letter dated 20th September 2025 & email by the society.
- c) Approval to forward / float the request for proposal document to the interested developers as per the list of developers in Sr. No. (b) above for their proposals.

The approval of the agenda points as per Sr. No. (1)-(a), (b) & (c) will be done by voting in the society general body & request all members to remain present for the same.



For Neelam Apartments Co-operative Housing Society Ltd.



[Signature]
Chairman

[Signature]
Hon.' Secretary

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Important notes :

1) If there is no quorum at the time fixed for the meeting, the meeting shall stand adjourned and same shall be held half an hour later on the same day and the same place and the members present at such adjourned meeting will proceed with the business of the meeting. The business transacted at such adjourned meeting will be binding on the members of the society.

2) Power of Attorney holders, proxies, letter of authority (In case of individuals) and any other non – members will strictly not be allowed to attend the meeting.

3) In case of company owned flat, the attendee / voter will have to produce a fresh resolution from the Company (In the standard company format) at the time of the meeting.

4) Only Bonafide members are entitled to attend & exercise the right of vote at the meeting subject to provision of section 27 of the Maharashtra Co-operative Societies Act, 1960. Every attendee will have to carry a valid identity card (Pan Card, Driving License, Election Card, Aadhar Card, Passport).



ACKNOWLEDGMENT SGM AGENDA WILL BE HELD ON
29TH SEPT 2025, SGM MINUTES HELD ON 27TH JULY 2025 AND

RE-DEVELOPMENT PROPOSAL LETTER TO ALL MEMBERS DATED 20TH SEPT 2025

FLATNO	NAME OF THE MEMBERS	SIGNATURE
101	MR. MYANK JATINDER NAGPAL	}
102	MR. JATINDER NAGPAL	
103	M/S. NAGPALS (BOMBAY)	
201	MRS. HEENA CHAND RANGWANI	}
202	MR. CHAND BHAGWAN RANGWANI	
203	MISS. POONAM SIRUMAL TULSIANI	P.S. Purohitan
301	MRS. RIMA MUKESH TULSIANI	} Sent by email S. K. Chaudhary
302	MRS. RIMA MUKESH TULSIANI	
303	MR. ANWAR HUSSAIN SHERALI	
401	MRS.Z.S. PANJWANI MR.S.R. PANJWANI	}
402	MRS G.M. PANJWANI MR. M.A. PANJWANI	
403	MR. SUDHIR RAMLAL ANAND	MUNNA
503	MRS. ZARINE PATEL	ZP
601	MRS. RASHMI M. KHETWANI	}
602	MR. MANOHAR KHETWANI	
603	MR. SHHAKTI BAJRANG PRASAD AGGARWAL	SH
701	MR. NANDALAL I. TALREJA	}
702	MRS. DEEPA N. TALREJA	
703	MR. TAHIR ISANI	Sent by Email
801	M/S. KEVALYA SECURITIES PVT LTD	}
802	M/S KEVALYA SECURITIES PVT LTD	

803	MR. RAJENDRA S. CHANDRACHUD	
901	MRS. NEETA NITIN MEHTA	} <i>Neeta</i>
902	MRS. NEETA NITIN MEHTA	
903	MRS. NEETA NITIN MEHTA	
501	MRS. NEETA NITIN MEHTA	
502	MRS. NEETA NITIN MEHTA	
1001	SUNIL GHANSHYAMDAS VERLIANI	
1002	SUNIL GHANSHYAMDAS VERLIANI	
1003	MRS. NASEEM A. SURANI	Sent by Gauri
1101	MR. AMIN S. GILANI	} <i>Amin</i>
1102	MRS. NOORJAHAN A. GILANI	} <i>Neeraj</i>
1103	MR. SAJID A KARMALI	
1201	MR. RAJESH N. KARAMCHANDANI	} <i>Rajesh</i>
1202	MR. RAJESH N. KARAMCHANDANI	
1301	MR. RAJESH NARI KARAMCHANDANI	
1203	M/S. VIDHYA TRADING CO.	} <i>Rajesh</i>
1302	M/S. RAJENDRA TRADING CO.	

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

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A G E N D A

1. Approval of the following items by the general body for re-development of the society as per 79(A):

- a) Approval of the Request for proposal (RFP) document dated 20.09.2025 for re-development proposal & as circulated to all the members vide letter dated 20th September 2025 & email by the society.
- b) Approval of the list of developers dated 20.09.2025 & circulated to all members vide letter dated 20th September 2025 & email by the society.
- c) Approval to forward / float the request for proposal document to the interested developers as per the list of developers in Sr. No. (b) above for their proposals.

The approval of the agenda points as per Sr. No. (1)-(a), (b) & (c) will be done by voting in the society general body & request all members to remain present for the same.



For Neelam Apartments Co-operative Housing Society Ltd.



[Signature]
Chairman

[Signature]
Hon.' Secretary

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Important notes :

- 1) If there is no quorum at the time fixed for the meeting, the meeting shall stand adjourned and same shall be held half an hour later on the same day and the same place and the members present at such adjourned meeting will proceed with the business of the meeting. The business transacted at such adjourned meeting will be binding on the members of the society.
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[REG.NO.BOM/WHW/HSG/TC/2075 OF 1986-87]
MOUNT MARY ROAD, BANDRA [WEST], MUMBAI -400050.

Ref. No. : SGM/04

Date : 18.10.2025

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To

All Members

Neelam Apartments Co-op. Hsg. Soc. Ltd.,

Mount Mary Road,

Bandra (West), Mumbai – 400050

Minutes of the Special General Body Meeting held on Monday, 29th September 2025 at 11.30 A.M. in the society lobby :

The Special General Body Meeting for redevelopment proposal u/s. (79)(A) of MCS Act was held on Monday, 29th September 2025 at 11.30 A.M. in the society lobby as per the agenda dated 20th September 2025.

Majority of the society members attended the above Special General Body Meeting as per attendee list annexed to the minutes of this meeting.

1) Minutes of the previous special general body meeting dated 27th July 2025 as circulated to all members were read & confirmed by all.

2) Redevelopment of the society as per 79(A) of the M.C.S. Act :

The Request for proposal (RFP) document dated 20.09.2025 & the list of developers dated 20.09.2025 which were circulated to all the members vide letters dated 20th September 2025 & email by the society was received by all the members.

Following were the suggestions by few members of the society :

i) Displacement compensation for open terrace of member of Flat No. 1201, 1202 & 1301 :

The respective member of the said flat requested if displacement compensation can be paid also on the area of the open terrace of the flat. It was clarified to the said member & also indicated by all the other members that the Displacement Compensation is on the enclosed area of the flat & not for the open to sky terrace area & hence the same cannot be included in the Request for proposal (RFP) document. The member of the flat nos. 1201, 1202 & 1301 agreed to the same.



ii) Names of the following developers were suggested by the following members to the draft / tentative list of developers dated 20.09.2025 :

- Thapar Group / Developers : (Suggestion by Flat No. 801 & 802)
- Goradia Estates – (Mr. Abhishek Goradia) : (Suggestion by Flat No. 801 & 802) Page | 2 of 6
- Vaswani Developers : (Suggestion by Flat No. 1001 & 1002)
- Krishna United : (Suggestion by Flat No. 1103)

It was decided to include the above names of the developers to the draft / tentative list of developers dated 20.09.2025, duly updated.

Accordingly, the document will now be nomenclated as '**List of shortlisted developers**' dated 29th September 2025 for forwarding / circulation of the Request for proposal for re-development of the society building to the interested developers.

iii) Suggestion No. 2 from member of Flat No. 801 & 802 (8th Floor) :

- It was suggested by the above referred member of the society to opt for Development Management (DM) model along with a reputed brand developer into real estate development for re-development of the society building.
- It was opined & decided by all members that the Development Management (DM) model is not a desired model & hence it was decided not to opt for this model of development

iv) Suggestion from member of Flat No. 801 & 802 (8th Floor) :

Public Notice for issue of Request for proposal (RFP) document to developers :

- It was mentioned by member of Flat No. 801 & 802 (8th Floor) that a '**Public Notice**' in the newspaper is required as per draft MCS Rules dated December – 2024 / as per Section 79(A) of the said Act for forwarding of the Request for proposal (RFP) to the developers in lieu of forwarding the RFP document as an '**Open tender**' to the shortlisted thirty (30) developers as per the list of shortlisted developers dated 29.09.2025 circulated to all members.
- It was also suggested by the member of Flat No. 801 & 802 (8th Floor) to also seek a second opinion on the said point
- It was decided by all members to seek opinion from the appointed lawyer of the society – (M/s. Divya Shah & Associates) for the same



- Accordingly an opinion was sought from M/s. DSA : (M/s. Divya Shah & Associates) vide email dated 16th October 2025 & reply to the same query was replied by M/s. DSA – (M/s. Divya Shah & Associates) vide their email dated 16th October 2025 confirming that it is not mandatory as per MCS Act / Draft MCS Act to issue a Public Notice in the newspaper for inviting bids from the developers & the society can obtain bids from the shortlisted developers

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v) Suggestion from member of Flat No. 801 & 802 (8th Floor) :

Time period for submission of bid by the developer :

- It was suggested to furnish a time period of 45 Days (Forty Five Days) instead of the present period of 30 days for submission of the bid by the interested developers as per Clause No. (I)(1)(Line No. 3) on Page – 3 of the RFP document dated 20.09.2025.
- Accordingly it was decided to increase the timeline for submission of the bid for re-development proposal from the developer **from 30 days to 45 days** & accordingly Clause No. (I)(1)(Line No. 3) (Page – 3) & the other subsequent timelines of the RFP will also stand modified to that effect.

vi) Ownership of land of the society :

- It was indicated by member of Flat No. 801 & 802 (8th Floor) that the process of Deemed Conveyance should be got completed first before forwarding the Request for proposal (RFP) document to the interested developers
- It was explained to the said member that the society has the conveyance of the land under registered document no. SBJ/1221 of 1987 & the society has also opted for obtaining Deemed Conveyance to complete certain technicalities & to get deemed conveyance of the land in the name of the society
- The above point has also been disclosed / reflected to the interested developers on Page – 44 of the Request for proposal (RFP) document
- Input from M/s. Divya Shah & Associates legal consultant of the society has been obtained on the Request for proposal document dated 20.09.2025 & hence the above point was clarified to the member



3) AGENDA ITEMS : Approval of the following items by the general body for re-development of the society as per 79(A) :

Agenda item no. (1)(a) : Approval of the Request for proposal (RFP) document dated 20.09.2025 for re-development proposal & as circulated to all the members vide letter dated 20th September 2025 & email by the society : Page | 4 of 6

The above agenda item no. (1)(a) – (i.e. Approval of the Request for proposal (RFP) document dated 20.09.2025 for re-development proposal) was proposed for voting in the special general meeting dated 29th September 2025 as per agenda dated 20.09.2025 & the said Request for proposal (RFP) document was unanimously approved by the general body of the society with addition of the suggestion as mentioned in Sr. No. (2)(v).

Agenda item no. (1)(b) : Approval of the list of developers dated 20.09.2025 & circulated to all members vide letter dated 20th September 2025 & email by the society :

The above agenda item no. (1)(b) – (i.e. Approval to draft list of developers dated 20.09.2025) was proposed for voting in the special general meeting dated 29th September 2025 & the same was unanimously approved by all members with the addition of the names of the developers as suggested in Sr. No. (2)(ii).

Accordingly, this document will now be nomenclated as '**List of shortlisted developers**' dated 29th September 2025 for forwarding / circulation of the Request of proposal (RFP) for re-development of the society building.

Note : It was proposed by the Chairman & seconded by the Hon.' Secretary that if any society member wishes to suggest any other developers (Other than in the list of developers dated 29.09.2025) to the said list of developer dated 29.09.2025 then the members are free to do so by submitting a letter to the society in writing till 30th November 2025 & the said list of developers dated 29.09.2025 will be updated to the list dated 30.11.2025.



Agenda item no. (1)(c) : Approval to forward the request for proposal document to the interested developers as per list of developers mentioned in agenda item no. (1)(b) :

The agenda item no. (1)(c) of the special general meeting dated 29th September 2025 was proposed for voting in the special general meeting of 29th September 2025 & it was unanimously decided by all to forward the request for proposal (RFP) document dated 20.09.2025 to the interested developers as per the list of shortlisted developers dated 29.09.2025 as mentioned in agenda item no. (1)(b) above & subject to further updation of list as on 30.11.2025. Page | 5 of 6

Accordingly, the following resolutions are passed by the General Body of the society in the meeting dated 29.09.2025 :

- 1) Agenda item no. (1)(a) : RESOLVED THAT :** 'The request for proposal document dated 20.09.2025 is approved by the general body of the society by updating the same as per suggestion in Sr. No. 2(v) of the Minutes of meeting dated 20.09.2025.

- 2) Agenda item no. (1)(b) : RESOLVED THAT :** 'The list of developers dated 20.09.2025 is approved by the general body of the society by adding the names of the developers as per suggestion mentioned in Sr. No. (2)(ii) the list of developers will be nomenclated as 'List of shortlisted developers' dated 29.09.2025 (or) the updated list dated 30.11.2025 for forwarding of the Request for proposal (RFP) document dated 20.09.2025 to the interested developers.

- 3) Agenda item no. (1)(c) : RESOLVED THAT :** ' The Request for proposal (RFP) document dated 20.09.2025 as approved in agenda item no. (1)(a) be forwarded / floated to the interested developers as per list of shortlisted developers dated 29.09.2025 (or) the updated list dated 30.11.2025 as per agenda item no. (1)(b) is approved by the general body of the society.'

The above resolutions are approved unanimously by the society.

Attendance sheet & voting statement for Agenda Item No. – 1(a), (b) & (c) of the special general meeting dated 29th September 2025 is enclosed along with the minutes of the above meeting.



For Neelam Apartments Co. Op. Housing Society Ltd.


Hon. ' Secretary




Chairman

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Enclosures for Minutes Of Special General Body Meeting dated 29th Sept. 2025 :

- 1) Attendance sheet of members attending the Special General Body Meeting dated 29th September 2025.
- 2) Voting Statement for Agenda Items of special general meeting dated 29th September 2025.

Shm held on 24th Sept 2025 @ 11.30am

Sl. No.	Name & the Members	Flat No	Share
1	MYANK NARVAL	101	(M)
2	NISHA NARVAL	103	
3	Manohar Kulkarni	601, 602	
4	Rajesh Chavhan	1201, 1202, 1301,	
5	Neeta Mehta	901, 902, 903, 501, 502	Shruti
6	SADIQ PANSWARI	401/402	S-L
7	Mrs. N. Gilani	1101	Rafiqani
8	Shakti Aggarwal	603	SA
9	SASID KARMAN	1103	Sand
10	Udaya Fabrics Co.	1203	Kalicharan
11	Rajesh Chavhan Co.	1302	Kalicharan
12	RATNA CHANDRAN	603	
13	Sunil Vastan	1001	
14	Laxmi Patel	503	
15	Amin Khan	1101	
16	KEVALA SECURITIES LTD	801	
17	KEVALA SECURITIES LTD	802	



Request for proposal (RFP) document & draft tentative list of developers dated 20th September 2025 as circulated to society members vide letter dated 20th September 2025 & email dated 23rd September 2025 by the society

VOTING STATEMENT OF SOCIETY MEMBERS FOR APPROVAL OF REQUEST FOR PROPOSAL (RFP) DOCUMENT & DRAFT TENTATIVE LIST OF DEVELOPERS BOTH DATED 20.09.2025 & APPROVAL TO FLOAT R.F.P. DOCUMENT TO INTERESTED DEVELOPERS AS PER LIST OF DEVELOPERS DATED 20.09.2025

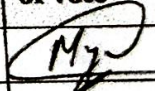

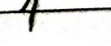
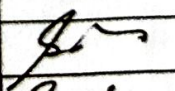
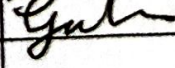
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NEELAM APARTMENTS CO. OP. SOCIETY

Mount Mary Road, Bandra – West, Mumbai
C.T.S. No. 810, 811 & 812 Of Village Bandra – B

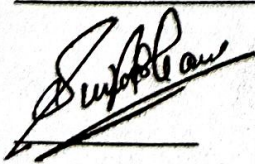
Society General Body Meeting held on 29th September 2025 for approval of Request for proposal (RFP) document & draft tentative list of developers both dated 20.09.2025 & approval to float request for proposal (RFP) document to the interested developers as per draft list of developers dated 20.09.2025

STATEMENT OF VOTING FOR ABOVE FOR SPECIAL GENERAL MEETING DATED 29.09.2025

No.	Description	Vote by member for approval of RFP document & draft tentative list of developers both dated 20.09.2025 & to float RFP document to interested developers as per above list	Signature of member for confirmation of vote
1	Flat No. 101	MANIK NAGPAL	
2	Flat No. 102	JATINDER NAGPAL	
3	Flat No. 103	NAGPALS.	
4	Flat No. 201		
5	Flat No. 202		
6	Flat No. 203		
7	Flat No. 301		
8	Flat No. 302		
9	Flat No. 303		
10	Flat No. 401	SADIA BANJWARI	
11	Flat No. 402	Gurleen Banjwari	
12	Flat No. 403		

13	Flat No. 501	Neeta Mehta	Neeta Mehta
14	Flat No. 502	Neeta Mehta	Neeta Mehta
15	Flat No. 503	Rajesh Patel	SP
16	Flat No. 601	R. N. Kulkarni	RN
17	Flat No. 602	M. R. Kulkarni	MR
18	Flat No. 603	SA Shakti Aggarwal	SA
19	Flat No. 701		
20	Flat No. 702		
21	Flat No. 703		
22	Flat No. 801	NEELAM SECURITIES PVT LTD	Neeta
23	Flat No. 802	"	
24	Flat No. 803	LABENDRA CHAND RACHOD	Labendra
25	Flat No. 901	Neeta Mehta	Neeta Mehta
26	Flat No. 902	Neeta Mehta	Neeta Mehta
27	Flat No. 903	Neeta Mehta	Neeta Mehta
28	Flat No. 1001	SUNIL VERLIANI	Sunil
29	Flat No. 1002	Sunil Verliani	Sunil
30	Flat No. 1003		
31	Flat No. 1101	Arnat Wilson	Arnat
32	Flat No. 1102	Nurslhan Wilson	Nurslhan
33	Flat No. 1103	SASIP KARVATI	Sasip
34	Flat No. 1201	Rajesh Karmachari	Rajesh
35	Flat No. 1202	Rajesh Karmachari	Rajesh
36	Flat No. 1203	Vishya Trading Co.	Vishya
37	Flat No. 1301	Rajesh Karmachari	Rajesh
38	Flat No. 1302	Rajata Trading Co.	Rajata

Note : The referred Request for proposal (RFP) document & Draft tentative list of developers both dated 20th September 2025 would be considered for onward working & floating of the R.F.P. document to the interested developers as per above list for re-development proposal of the society.



Hon. Secretary




Chairman