

# 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. 08/2025

Date : 06.12.2025

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 **Wednesday, 10<sup>th</sup> December 2025 at 10 A.M.** in the society premises to transact the following business & pass appropriate resolution(s) thereof as may be decided.

### A G E N D A

- 1) To read & confirm the Minutes of previous managing committee meeting dated 29<sup>th</sup> October 2025 as required.
- 2) To discuss the following for re-development of the society as per 79(A) :
  - i) To review the Express Of Interest (EOI) as received from various developers as per list of shortlisted developers dated 29.09.2025 & updated till 30.11.2025 & decide the next steps for the same as per M.C. Committee Meeting dated 19<sup>th</sup> October 2025 & 29<sup>th</sup> October 2025.
- 3) Any other points pertaining to the above with the permission of the chair.

For Neelam Apartments 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.08/2025 – (Minutes)

Date : 10.01.2026

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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 Wednesday, 10<sup>th</sup> December 2025 at 10 AM in the society premises as per agenda dated 6<sup>th</sup> December 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 dated 29<sup>th</sup> October 2025 :**

The said minutes of the previous managing committee meeting along with the process note bearing no. R-1 dated 27.10.2025 for process of issuance of the Request for proposal – (RFP) were confirmed by all members present

**Agenda Item No. 2) : To discuss the following for re-development of the society as per 79(A)**

**Agenda Item No. (2)(i) : To review the Express Of Interest (EOI) as received from various developers as per list of shortlisted developers dated 29.09.2025 & updated till 30.11.2025 & decide the next steps for the same as per M.C. Committee Meeting dated 19<sup>th</sup> October 2025 & 29<sup>th</sup> October 2025 :**

- The Expression Of Interest as received from various developers as per updated list dated 30.11.2025 were reviewed by all the managing committee members & it was decided to circulate the Request for proposal – (RFP) to the developers as per updated list of shortlisted developers dated 30.11.2025 vide the new email address of Neelam Apartments Co. Op. Housing Society Ltd. : neelamredevelopment2025@gmail.com



- Accordingly it was unanimously decided by all the committee members present to circulate the Request for proposal – (RFP) to the interested developers & as discussed in the said meeting & as per list of interested developers dated 30.11.2025 annexed to this minutes.

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**Agenda Item No. 3 : Any other point with the permission of the chair :**

With the permission of the chair the following additional points pertaining to re-development of the society as per 79(A) were discussed by a few managing committee members & the same are as under :

- i) Considering the number of re-development projects & the limited availability of rental flats during construction period the managing committee felt it was necessary to increase the ask of rental by approx. 10% from the rental as indicated in the Request for proposal – (RFP) & as approved in the Special General Body Meeting held on 29.09.2025.
- ii) Three years of advance rent to be received by the society in lieu of two years as indicated in the Request for proposal – (RFP) as approved in the Special General Body Meeting held on 29.09.2025.
- iii) To include the signed copy of the Deemed Conveyance Deed dated 30.10.2025 of the society in the Request for proposal – (RFP) document.
- iv) To update the new email address i.e. – (neelamredevelopment2025@gmail.com) in the Request for proposal – (RFP) document.

Accordingly, the managing committee members felt that since Agenda Item No. (3)(i to iii) are of incremental nature & are for the betterment of the offer to the society, the same would be included in the Request for proposal – (RFP) to be circulated to all developers for obtaining their bids for re-development of the society.

Accordingly, the agenda item no. (3)(i to iv) was unanimously approved by all the managing committee members present in the meeting.



The above points (Sr. No. i to iv) for inclusion in the Request for proposal – (RFP) document to be circulated to the shortlisted developers will be informed to the society general body in the next Special General Body Meeting of the society on the captioned subject & the same will be included in the agenda item of the said forthcoming special general body meeting.

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

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Chairman

For Neelam Apartments Co. Op. Housing Society Ltd.



  
Hon. Secretary

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**Enclosures for above :**

- Attendance sheet for M.C. committee meeting dated 10.12.2025
- List of interested developers dated 30.11.2025

M. G. Meeting on 10th Dec 2025

- 1) Neeta Mehta
- 2) Lajne Patel
- 3) M. R. Ishelwani
- 4) ~~JANAK~~ Aggarwal
- 5) Sunil Verma
- 6) SARDI Panjwari
- 7) Nandhak
- 8) CHANDRACHUD

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**M/S. NEELAM APARTMENTS CO. OP. SOCIETY LTD.**

C.T.S. No. 810, 811 & 812 Of Village Bandra - B

Mount Mary Road, Bandra - West, Mumbai - 400 050

**A) Shortlisted Developers as per Special General Meeting dated 29<sup>th</sup> September 2025 :**

No.	Description	Name of promoter	Concerned person / Business Dev. name & email id	Snapshot date	EOI
1	MICL Developers	Manan Shah	Khushraho Kapadia khushraho@maninfra.com	Snapshot sent on 07.11.2025	Received 14.11.2025
2	Arkade Developers	Amit Jain	Amit Jain / Sandeep Jain sandeepjain@arkade.in	Snapshot sent on 17.11.2025	Received 19.11.2025
3	Supreme Universal	Roshan Menda	roshan.menda@supremeuniversal.in harshil.dhabalia@supremeuniversal.in	Snapshot sent on 07.11.2025	-
4	A.P. Realty	Girish Bhagtani	Girish Bhagtani directors@aprealty.in	Snapshot sent on 07.11.2025	Received 14.11.2025
5	Satguru Realty	Sharan Babani	Lakhwinder Singh business.development@satgurubuilders.in	Snapshot sent on 07.11.2025	Received 08.11.2025
6	Notandas Realty	Mahesh Jagwani	Harsh Jagwani hjagwani@notandasrealty.com	Snapshot sent on 07.11.2025	-
7	Kalpataru Developers	Narendra Lodha	Narendra Lodha narendra.lodha@kalpataru.com	Snapshot sent on 07.11.2025	-
8	Landmark Group	Sagar Galani	Sagar Galani Sagar@landmark-group.in	Snapshot sent on 07.11.2025	-
9	S Raheja Realty	Ram Raheja	Amit Sabharwal ramraheja@sraheja.com amit@sraheja.com	Snapshot sent on 07.11.2025	Received 22.11.2025
10	Rustomjee	Percy Rustomjee	Rohit Prasad rohitprasad@rustomjee.com	Snapshot sent on 07.11.2025	Received 16.11.2025
11	Purvankara	Ravi Purvankara	Vandan Vikmani vandan.vikmani@puravankara.com	Snapshot sent on 07.11.2025	-



12	Elements Realty	Shyamlal Modi	Shyamal Modi shyamal@elementsrealty.in	Snapshot sent on 17.11.2025	Received 19.11.2025
13	Aspect Realty	-	info@aspect.global	-	-
14	DLH Developers	Vijay Thakker	Vijay Thakkar cmddlh@gmail.com	Snapshot sent on 17.11.2025	- Page 2 of 4
15	Sayaji Realty	Mihir Bhatia	Rakesh Correa rakesh.correa@sayajirealty.com	Snapshot sent on 07.11.2025	Received 10.11.2025
16	K Raheja Corp	Neil Raheja	M.J. John mjohn@kraheja.com	Snapshot sent on 07.11.2025	-
17	Hiranandani Developers	Niranjan Hiranandani	Arpit Somani	Snapshot sent on 19.11.2025	-
18	JSW Realty	CEO – Sujal Shroff	Sheema Parashar (Business Dev)	Snapshot sent on 09.11.2025	-
19	Birla Estates	-	Gunjan Jain gunjan.jain@adityabirla.com	Snapshot sent on 07.11.2025	Received 25.11.2025
20	D&A Realty	Dilip Thakker	Siddharth Shah siddharth.s@da-realty.com	Snapshot sent on 07.11.2025	Received 10.11.2025
21	Nagpal Realty	Amit Nagpal	amitng78@gmail.com	Snapshot sent on 07.11.2025	-
22	Dosti Realty	Deepak Goradia	Rajesh Desai rajesh.desai@dostirealty.com deepak@dostirealty.com	Snapshot sent on 07.11.2025	-
23	J.P. Infra	-	sales@jpinfra.com	Snapshot sent on 07.11.2025	-
24	Sheth Developers	Ashwin Sheth	Bhupinder Singh (Business Development)	Snapshot sent on 20.11.2025	-
25	Antarikash Developers	Abhishek Doshii	corporate@antariksh.net	Snapshot sent on 07.11.2025	-
26	Paradigm Realty	Parth Mehta	info@paradigmrealty.co.in	Snapshot sent on 07.11.2025	-
27	Ashar Developers	Ajay Ashar	enquiry@ashar.in	Snapshot sent on 07.11.2025	-
28	Kolte – Patil Developers	Rajesh Patil	Alokesha.guha@koltepatil.com Sachin.shelatkar@koltepatil.com	Snapshot sent on 07.11.2025	-



29	S.K.I. Ventures	-	-	Snapshot sent on 20.11.2025	-
30	Imperial Realty	-	-	Snapshot sent on 20.11.2025	-
31	Thapar Group	-	-	Snapshot sent on 20.11.2025	- Page 3 of 4
32	Goradia Estates	-	-	Snapshot sent on 20.11.2025	Received 25.11.2025
33	Vaswani Developers	Ajay Vaswani	Ajay Vaswani karan.vaswani@vaswanigroup.com ajay.vaswani@vaswanigroup.com	Snapshot sent on 07.11.2025	Received 19.11.2025
34	M/s. Krishna United	-	-	Snapshot sent on 20.11.2025	-

B) Names of developers suggested in Managing Committee Meeting dated 19<sup>th</sup> October 2025 & to be updated in list of developers dated 30.11.2025 :

No.	Description	Name of promoter	Concerned person / Business Dev. name & email id	Snapshot date	EOI
35	Crest Ventures	Jash Choraria	Jash Choraria jash@crest.in	Snapshot sent on 07.11.2025	-
36	Shree Krishna Developers	Sundeep Jagasia	Sundeep Jagasia Shreekrishnaproperties@gmail.com	Snapshot sent on 07.11.2025	Received 04.10.2025
37	Sach Developers	Roshan Sachdeo	Roshan Sachdeo roshan@sachprojects.com	Snapshot sent on 07.11.2025	Received 20.11.2025

C) Names of developers suggested in Managing Committee Meeting dated 29<sup>th</sup> October 2025 to be updated in list of developers dated 30.11.2025 :

No.	Description	Name of promoter	Concerned person / Business Dev. name & email id	Snapshot date	EOI
38	K Raheja Universal	-	-	Snapshot sent on 20.11.2025	Received 24.11.2025
39	Sugee Developers	-	-	Snapshot sent on 20.11.2025	-



40	Chandak Group			Snapshot sent on 20.11.2025	-
41	Options Developers			Snapshot sent on 20.11.2025	-
42	Wadhwa Group			Snapshot sent on 20.11.2025	- Page 4 of 4
43	Ekta Housing	Vivek Mohanani	Krishna J Krishna.j@ektaworld.com	Snapshot sent on 07.11.2025	-
44	Atlantic Construction Company	-	-	Snapshot sent on 20.11.2025	-
45	Ashish Developers	-	-	Snapshot sent on 20.11.2025	No (20.11.2025)
46	K Tulsiani Constructions	-	-	Snapshot sent on 20.11.2025	-
47	Forefront Developers	-	-	Snapshot sent on 20.11.2025	Received 25.11.2025

**D) Names of developers suggested & to be updated in list of developers dated 30.11.2025 :**

No.	Description	Name of promoter	Concerned person / Business Dev. name & email id	Snapshot date	EOI
48	Evershine Builders	Kiran Harsora	Kiran Harsora Kiranharsora@evershinebuilders.com	Snapshot sent on 07.11.2025 & re-sent on 14.11.2025	-

Total Nos. of Expression Of Interest received = 16 Nos.

**Note :** Ekta Housing, Crest Ventures, Antariksh Developers had called for understanding the project but EOI is not received from them.

