

RAMKUTIR

Co-operative Housing Society Ltd.

(Reg. No. BOM/HSG/577 of 1964)

Office: Plot No.133-B, Opp. Mahim Bazar P. O, off. L.J. Road, Mahim, Mumbai-400 016.

DATE: 21-06-2025

MINUTES OF S.G.B.M. HELD ON 14-06-2025 IN SOCIETY OFFICE
AT 6.30 P.M. AS PER CIRCULAR SENT TO ALL SOCIETY
MEMBER'S ON 09-06-2025.

Total Society General Body Members present are 23 Nos. in person.
Total Society General Body Members present on Zoom Link are – 10 Nos.

Hon.Chairman Mr. Bhimro Mandlik welcomed all present society members and Mr. Mukund Godbole and gave permission to start the meeting.

Hon.Secretary Mr. Uday Londhe gave short summary of 2023 1st Redevelopment process carried out under 79(A) by Godbole Mukadam & Associate.

He further recall that during same process society had received the response from Developers like Chattanya Developer, Gala Developer, Harsh Developer, Tridhatu Developers, Sugee Developer, Suvidha Developer and in last voting of selected Developers from Gala & Tridhatu ended in unsuccessful decisive selection of developed.

He further added as per 13th S.G.B.M. September, 2023 General Body gave 57% consent to Mr. Mukund Godbole for continuing him for proposed revise redevelopment process under MSC Act 1960 Sec.79(A) only.

Hon. Secretary requested Mr. Mukund Godbole to conduct Agenda points as per S.G.B.M. Notice.

Architect Mr. Mukund Godbole conducted meeting.

Further with Technical Agenda points :

He explained the background of last unsuccessful tendering process under Section 79(A) and hence needs for new proposed few Resolution to conduct fresh tendering process under Section 79(A) to select credible, capable developers for redevelopment process.



Ram Kutir Co.-Op. Hsg Society
Chairman Secretary Treasurer

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Following are Resolutions discussed and approved unanimously by General Body and M.C.M. by voting raising hands.

It was discussed, resolved and approved as below :

1) **ATTENDANCE OF S.G.B.M.**

- To grant approval for members to attend the S.G.B.M. either in person 23 Nos. through video zoom link 10 Nos. (online members casted their vote / opinion through messages).

2) **CLOSER OF PREVIOUS TENDERING PROCESS.**

- To consider and approve the formal termination of entire tendering process initiated by society in 2023 year under Section 79(A).

3) **INITIATION OF NEW FRESH TENDERING METHOD UNDER SECTION 79(A)**

- To approve the commencement of new tendering process for society redevelopment.

4) **APPOINT OF P.M.C. AND EXECUTION OF TENDERING PROCESS :**

- To confirm the appointment of M/s. Godbole Mukadam & Associates as Project Management Consultant (P.M.C.).

The commercial terms and conditions shall remain same as per appointment letter given to Ramkutir Society before commencement of earlier tendering process.

- To authorize the P.M.C. to initiate and oversee the tendering process in accordance with the approved tender documents.



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- To authorize the P.M.C. to evaluate and short list developers based on their submitted bids, past experience and records, financial capabilities, projects in pipeline for Ramkutir Society Redevelopment Project.

Resolution discussed and approved unanimously by General Body.

5) ADOPTION OF INVITED TENDERING METHOD :

- To adopt the invited tendering system, under which bids will be sought only from reputed and pre-identified Developers.

The PMC is authorized to identify credible and capable developers of offer along with M.C.M. for invitation of offers.

Resolution discussed and approved unanimously by General Body.

6) TO TAKE BACK ALL 6 Nos. OF CASES PENDING BETWEEN M.C.M. & SOCIETY MEMBERS FOR VARIOUS DISPUTES.

- It was explained by Mr. Mukund Godbole that after selection of Developer on record through Section 79(A) process and before signing and Registration the Title Certificate has to issued by legal advisor of society to Developer to prove that the title of society is clear and marketable with out any pending legal cases in all respective Courts till date.
- All present society members and members on zoom link and M.C.M. agreed to take all cases back from both sides with full cooperation and under legal advice of all respective legal advisor's and will sign consent terms which will be submitted to respective Hon. Courts or related any competent authorities.



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- It is also agreed that society shall stop charging any penalty, interest from any members from the date of selection of Developer and signing Development Agreement.
- Hon.Treasurer raised query about few penalty charges passed in A.G.B.M. like late payment of monthly bills, wrong Municipal Car Parking charges, L & L Agreement, No submissions to M.C.M. to be continued till last.

By doing this it is unanimously agreed to go head with full cooperation without any legal disputes.

Resolution discussed and approved unanimously by General Body.

- 7) All above of Resolutions were Resolved and Approved unanimously by General Body. All the Resolutions were as per S.G.B.M. Agenda Notice.

Presented and explained by Mr. Mukund Godbole (P.M.C.)

- 8) Few members asked questions and they were suitably and satisfactorily answered by P.M.C. Mr. Mukund Godbole.

Few society members' and few doubt s about their carpet area, P.M.C. requested those society members to write letters to society M.C.M. and P.M.C. and will look into said matter before finalization of Tender document.

S.G.B. meeting ended at 8.15 p.m. with thanks note to all Chair Persons.



Ram Kutir Co.-Op. Hsg Society

 Chairman  Secretary  Treasurer

