

RAM KUTIR

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: 20-07-25

**MINUTES OF S.G.B. MEETING HELD ON 19.7.2025 AT 7.00 P.M.
IN SOCIETY OFFICE, FOR TENDER OPENING PROCESS OF
REVISE REDEVELOPMENT UNDER SECTION 79(A) MSC ACT
1960.**

Total society members were present physically are 21 Nos.

Total society members present on zoom link are 4 Nos.

Agenda point discussed as per related S.G.B.M. Notice sent to all on 15.07.2025.

S.G.B.M. started on 7.15 p.m. with welcome introduction and permission to start meeting by Hon. Chairman of Ramkutir.

Hon. Secretary gave short brief on 1st S.G.B.M. decisions and minutes and purpose of today's S.G.B.M. and requested Mr. Mukund Godbole appointed P.M.C. to start procedure for opening tenders received.

Mr. Mukund Godbole first took Ramkutir M.C.M. signatures and seal on sealed envelopes on tender proposals received from 4 Nos. of Developers name –

- 1) SUGEE DEVELOPERS
- 2) ANJ GROUP COMPANIES
- 3) MR MILESTONE REALTY
- 4) CHARMS GROUP

(A) Mr. Mukund Godbole then started with details reading of original tender duly filled by Sugee Developers under same he explained in details about received commercial offer Redevelopment Scheme under which Developer is submitted offer and terms in aspect of

- (a) Carpet Area offered for Residential Flats,

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- (b) Corpus Fund,
 - (c) Rent per sq.ft. on existing Carpet Area;
 - (d) % increase in rent per year,
 - (e) One way shifting charges,
 - (f) One time brokerage charges for hiring Leave & License Premises.
 - (g) Bank Guarantee offered to Society.
 - (h) Stamp duty, Registration charges & GST to be paid by Developer.
 - (i) Rate if society member destre to purchase additional carpet area.
 - (j) If project gets additional FSI, same sharing shall after deducting all expenses of FSI / TDR, Development charges, approval charges and construction charges.
 - (k) Period of completion
 - (l) About car parkings.
 - (m) About submission of detail FSI calculation built up area statement, project report revenue and expenditure details. (To keep information confidential).
- (B) Mr. Mukund Godbole then gave detail narration on offers submitted by

- ANJ GROUP COMPANIES
- MR MILESTONE REALITY
- CHARMS GROUP

As per Individual companies and Developers under same specified items (a) to (m) respectively submitting. Mr. Mukund Godbole explain that he will send document of competitive analysis soon.

- (C) Mr. Mukund Godbole gave detail answers for all queries from present and Online society members regarding all Developers tender offers he narrated.

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- (D) As Mr. Mukund Godbole explains in beginning, that to speed up current Development process for Ramkutir as per 14-6-2025 S.G.B.M. Minutes decisions about currently running cases at Dy. Registrar, D.D.R., Co-operative Court, Mumbai at Ministry Mantralaya from both sides are not manage yet as letter from complainer members to Dy. Registrar regarding amicable resolution is not submitted till date. (As M.C.M. submitted same letter on 25.6.2025).

So now approach seen from them that we speed up the Redevelopment process for approve or appoint the Developer from Tender's received, and then we take court cases and other cases back amicably from both sides as per 14-6-2025 S.G.B.M. Resolutions.

Mr. Mukund Godbole added that in such scenario for next hearing on 31/07/2025 at Deputy Registrar Office for (Sec.) IOI (Notices sent to 4 members already by M.C.M.)

He had already submitted the 14-6-2025 S.G.B.M. Resolution minutes pass to take back all related cases once the Developer pass and selected unanimously, to Dy. Registrar Office, Mumbai.

So as far as discussions on same he will meet with Dy. Registrar next week personally on point's of process of selection of best Developer in S.G.B.M. and keep Developer final selection meeting on 3rd August 2025 with presence of Dy. Registrar representative as per Section 79(A) Rules.

- (E) Meanwhile Mr. Mukund Godbole kept option of whether to plan for calling 4 Nos. individual developers for offer negotiations and visit to completed and running projects by society members or to concentrate on one selected Developer for offer negotiation and site visits to running and completed projects by society members.

After brief discussions Mr. Mukund Godbole & M.C.M. decided to take majority poll regarding same subject.

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As per all decision unanimously pass to consider Sugee Developer for Redevelopment Project of Ramkutir CHS and also decided to visit soon Developer completed and Running Projects along with corporate office to negotiate tender offer received.

All present society members and online members unanimously agree for same.

- (F) Mr. Mukund Godbole inform that as per the unanimous decisions of General Body for consider Sugee Developer and with permission of M.C.M. notice for proposed 3rd S.G.B.M. for final selection of Developer for Redevelopment of Ramkutir Society as per Section 79(A) MSC Act 1960 on 10.30 a.m. 3rd August 2025 in society office is announced and related notice circulated for society members signatures.

This 3rd S.G.B.M. for selection of Developer will be in presence of Dy. Registrar (G/N Ward) Mumbai Co-op. Housing Society Ltd. or authorized representative only as per Section 79(A). Same notice will be served to Dy. Registrar by Mr. Mukund Godbole.


- (G) S.G.B. meeting ended at 8.50 p.m. with Thanks note to all Hon. Chair persons and present society members.



HON. SECRETARY



HON. Chairman


HON. Treasurer

