

**Date: 16<sup>th</sup> August 2025**

**NOTICE**

**Subject : ANNUAL GENERAL BODY MEETING**

Notice is hereby given to the members of The New Bombay Co-Operative Commercial Complex Premises Society Ltd. that an Annual General Body Meeting of The New Bombay Co-Operative Commercial Complex Premises Society Ltd. will be held on **Sunday, 21<sup>st</sup> September 2025** at **11.30 a.m** at Conference Hall, 4<sup>th</sup> Floor, Headquarters (Previously Known as Hotel Heritage Dakshin, Sai Chambers. Sector-11, Opp. C.B.D. Belapur Railway Station (East), C.B.D., Belapur, Navi Mumbai : 400 614. to transact the following Business:

**AGENDA**

1. To read and confirm the minutes of the Annual General Body Meeting of The New Bombay Co-Operative Commercial Complex Premises Society Ltd held on **Sunday, 29<sup>th</sup> September 2024** and Special General Body Meeting held on **Sunday, 23<sup>rd</sup> March 2025**.
2. To approve Income & Expenditure Account, Repair & Renovation Fund Account, Balance Sheet, Credit Notes for Interest and Audit Report of the Government Certified Auditor Shri.R.G.Kakade for F.Y. 2024 - 2025 (From 01.04.2024 up to 31.03.2025), and Audit Rectification report-"O" form. (Copy of complete Audit report is enclosed)
3. To appoint statutory auditor for the audit of society's records for current Year 2025 – 2026 (From 01.04.2025 up to 31.03.2026), and to authorize the managing committee to fix their remuneration.
4. To approve Transfer, Transmission From 01.08.2024 up to 31.03.2025 (list of Transfer, Transmission is enclosed).
5. To confirm appointment of expert and experienced Architect / Project Management Consultant on the panel of Government / Local Authority for redevelopment project of the buildings / property of the Society and the scope of work with required terms and conditions, as resolved under Agenda No 2 of Special General Body Meeting held on **Sunday, 23<sup>rd</sup> March 2025**.
6. To consider any other matter with the permission of the chair.

**For NEW BOMBAY CO-OP COMMERCIAL COMPLEX PREMISES SOCIETY LTD.**



(Prashant N. Shah)

**Hon. Secretary**



**Copy to:** 1) All members of the society.  
2) Deputy Registrar Co-Op Societies (CIDCO),  
Belapur Station Complex, Tower No.8, 5<sup>th</sup> Floor,  
C.B.D., Belapur, Navi Mumbai – 400 614, Maharashtra.

**Enclosed:** Income & Expenditure Account, Repair & Renovation Fund Account, Credit Notes, Members Out Standing List, Bank Reconciliation Statement, Balance Sheet and Audit Report F.Y. 2023-2024 (From 01.04.2024 up to 31.03.2025), Transfer and Transmission List (from 01.08.2024 up to 31.03.2025).

**Notes:** a) If there is no quorum at the appointed time, the meeting shall be held after half an hour on the same day, same place and with same agenda, and the members present at the adjourned meeting will form the quorum.  
b) The Notice and Agenda of meeting has been displayed on the Notice Board since Dt.16.08.2025  
c) The entry to the meeting will be restricted to **members only**. Outsiders will not be allowed.  
d) Any Question or business arising out of Agenda, Annual Report, Audited Accounts & Balance Sheet of which 5 (Five) days clear notice has to be given in writing to the Hon. Secretary at Society Office.

**NOTICE OF ANNUAL GENERAL BODY MEETING – Dt.21-09-2025**

**EXPLANATORY NOTE**

Our Society is plot owners' society, and having about 147 members in the society. The Society is formed in 1986 for the purpose of construction of building with office and shop premises on acquiring plot from CIDCO, By an Agreement of Lease Dt. 30<sup>th</sup> July 1986 CIDCO has allotted society Plot Area 3969.10 Sq. Mtrs for the construction of building/s thereon for Commercial user, for a period of 60 years from the date thereof.

We have informed members in explanatory notes circulated along with Notice – Agenda of Annual General Body Meeting Sunday, 29<sup>th</sup> September 2024, and Special General Body Meeting Sunday, 23<sup>rd</sup> March 2025, and have highlighted various issues of society, difficulty faced by society related to repairs and maintenance of the society, safety of the members, major structural and civil repairs suggested in structural audit report, various statutory requirements of Government bodies with the available funds and resources for which society have taken opinion from Architects, Civil, Structural Engineers, Electrical Engineers and Consultants, Consultants have advised to seriously consider the option of redevelopment of the society.

As per Consultants advise to seriously consider the option of redevelopment of the society, keeping in mind the present state, age and condition of the building, the society has initiated the process of redevelopment, which was put for discussion before members of society in AGM held on Sunday, 29<sup>th</sup> September 2024 in the said AGM, in which it was unanimously resolved and decided:

*"To appoint total 3 Project Management Consultants 1) M/s. Anil Nagrath & Associates, 2) M/s. Vinayak D. Kharade & Associates 3) M/s. V.S. Tech & Associates for preparing detailed feasibility report, receive proposal from various developers and suggest best available options and possibilities for redevelopment of society and present report before General Body, which shall consider the option of redevelopment of the society as per the Bye Laws of Society and provisions of MCS Act, 1960."*

Consultants have prepared feasibility report and submitted to the Society office which were available for inspection of members of society, meanwhile more than 1/3<sup>rd</sup> of members had submitted their requisition for calling for Special General Body Meeting in order to take the Policy Decision on the issue of redevelopment of the property of our Society, Government of Maharashtra has issued its GR for redevelopment and as per directions under section 79(A) of the Maharashtra Co-Operative Societies Act, 1960 as per GR published by Government of Maharashtra, which is as under :

*"Not less than 1/5 of the members of the Societies should submit an application for arranging the re-development of building to the secretary of the Managing Committee of Society after taking note within 8 days shall call Special General Body Meeting within 2 months as per agenda as per directives of Section 79(A) of MCS Act."*

In the Managing Committee meeting held on Date. 05<sup>th</sup> March 2025, it was decided to call for Special General Body Meeting on Sunday Dt. 23<sup>rd</sup> March 2025 in order to take the Policy Decision on the issue of redevelopment of the property of our Society.

In Special General Body Meeting on Sunday Dt. 23<sup>rd</sup> March 2025, following resolutions were unanimously resolved and passed which are as under :

*"It was unanimously resolved and decided that the society should go ahead for the redevelopment of the building / property of the society."*

*"It was further resolved that society will give Public Notice in two local newspapers and invite Letter of Interest (LOI) from reputed Project Management Consultants (PMC's) from panel of the Government / Local Authority for work of re-development of the Society building for selecting Architect / Project Management Consultant for work of re-development of the building"*

**NEW BOMBAY CO-OPERATIVE COMMERCIAL COMPLEX PREMISES SOCIETY LTD.**

Registration No. TNA/General/0/306/1986-87 Dt.22/09/1986

**SECTOR NO:11 , PLOT NO:43, OPP.BELAPUR RLY.STN., C.B.D., BELAPUR, NAVI MUMBAI : 400 614.**

*"It was further resolved that, The Managing Committee is hereby authorised to Select, finalise and appoint one expert and experienced Architect / Project Management Consultant on the panel of Government / Local Authority for redevelopment project of the buildings / property of the Society and to fix the scope of work to be done by them with required terms and conditions as per re-development Directions issued by government of Maharashtra vide under Section 79(A) if the Maharashtra Co-Operative Societies Act 1960 also considering recommendation of members present in SGM for appointment of M/s. Anil Nagrath & Associates as Architect / Project Management Consultant"*

As resolved in SGM, society has published Public Notice for inviting Letter of Interest (LOI) from reputed Project Management Consultants (PMC`s) from panel of the Government / Local Authority for work of re-development of the Society in two newspapers namely Indian Express (English) and Loksatta (Marathi) and society has received Letter of Interest (LOI) received from total 7 Project Management Consultants (PMC`s) from panel of the Government / Local Authority.

Society has conducted joint meetings and presentations for Redevelopment Project of Society with 6 Project Management Consultants (PMC`s) and members and Managing Committee, after which Managing committee shortlisted 4 Project Management Consultants (PMC`s) from 6 Project Management Consultants (PMC`s) and conducted another round of joint meetings with 4 shortlisted Project Management Consultants (PMC`s) with committee and members of society for introduction, information, discussion, and sharing experience, projects, proposals, benefits, working etc. and introduction of PMC`s about their projects, achievements, profiles, Certificates, offers, terms and conditions etc.

For work of re-development of the Society, a proper analysis of various factors and details such as permissible FSI, Rent, Entitlement, Area available for members after rehabilitation, Development Charges, Project Cost, details of completed and ongoing redevelopment projects and other projects between Vashi and Belapur (NMMC and CIDCO territory projects only), Plans and Height Schedule, Parking plans, height specification as per NOCAS norms, details professional fee Structure, Project Valuations etc. for selecting eligible and appropriate Project Management Consultants (PMC`s) for work of re-development of the Society for which society has collected and prepared comparative details from shortlisted PMCs for final selection of PMC, the comparative details have been shared with all members of society and only after considering members views, opinion and recommendation the society will confirm and finalise appoint one expert and experienced Architect / Project Management Consultant on the panel of Government / Local Authority for redevelopment project of the buildings / property of the Society and to fix the scope of work to be done, with required terms and conditions as per re-development Directions issued by government of Maharashtra vide under Section 79(A) if the Maharashtra Co-Operative Societies Act 1960 in fourth coming Annual General Body Meeting of society which is scheduled on **Sunday, 21<sup>st</sup> September 2025.**

**Please note that the final call for selection of the Project Management Consultants (PMC`s) and Developer rests entirely with the General Body, which decision shall be undertaken as per the Byelaws of Co-Operative Societies and under the provisions of Section 79A of the MCS Act 1960.**

**In the hope of receiving a favorable response, we remain at your disposition for any additional information and looking forward to receive your encouragement support for Redevelopment of our Society**

**For NEW BOMBAY CO-OP COMMERCIAL COMPLEX PREMISES SOCIETY LTD.**



(Prashant N. Shah)

**Hon. Secretary**

**Date. : 16<sup>th</sup> August 2025**

**Place : Navi Mumbai**

