

Draft Minutes of The Special General Body Meeting

The Special General Body Meeting of the New Bombay Co-Operative Commercial Complex Premises Society Ltd was held on **Sunday, 12th October 2025** at **11.30 a.m** at Conference Hall, 4th 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: -

As per SGM attendance Register there were total 50 members present in the meeting.

Mr.Praful B Doshi, the Chairman, Presided.

Agenda No.1 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, 23rd March 2025.

Mr. Prashant N. Shah, Hon. Secretary, briefed all members about the joint discussion and final presentations of the two shortlisted Project Management Consultants (PMCs) —

1. M/s. Rajesh R. C. Architect, and
2. M/s. Dimensions Architects Pvt. Ltd.

He further informed the members that important matters such as scope of work, terms and conditions, status of terraces attached with offices, lofts of ground floor shops, role of PMC, conflict of interest, signatory authorization of the Managing Committee, etc., were also to be discussed, decided, and finalized along with the appointment of the Project Management Consultant.

After due discussion, the matter was considered in detail, and it was unanimously resolved, Passed and decided as under:

1. Appointment of Project Management Consultant (PMC):

"The Managing Committee has selected M/s. Dimensions Architects Pvt. Ltd. as the expert and experienced Architect / Project Management Consultant on the panel of Government / Local Authority for the redevelopment project of the Society's buildings/property."

"All members unanimously accepted and confirmed the appointment of M/s. Dimensions Architects Pvt. Ltd. for the redevelopment project of The New Bombay Co-operative Commercial Complex Premises Society Ltd."

2. Issuance of Appointment Letter:

*"It was resolved to issue an official appointment letter to **M/s. Dimensions Architects Pvt. Ltd.** confirming their appointment as the Architect / PMC for the redevelopment project."*

3. Conflict of Interest:

"To avoid any conflict of interest, it was resolved that the role of the appointed PMC shall be limited to the redevelopment work of the Society only. The appointed PMC shall not act or be appointed as the Developer's Architect for the same redevelopment project."

4. Authorization of Signatories:

"It was resolved that any three Managing Committee Members, in addition to the Chairman, Secretary, and Treasurer, are authorized to jointly sign all correspondence related to the redevelopment of the Society."

5. Carpet Area Consideration:

"It was resolved that the Carpet Area as per CIDCO and NMMC records shall be considered as the final area of each unit holder for redevelopment purposes."

6. Sale Area for Compensation Calculation:

"It was resolved that the Sale Area as per the original sale brochure shall be considered for calculating rent, deposit, and corpus amounts payable to unit holders."

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

7. Recovery of Dues:

"It was resolved that all pending dues of the Society and any charges paid by the Society on behalf of unit holders (for redevelopment procedures) shall be recovered from the payable rent and corpus. Possession of the rehabilitation unit will be handed over to the respective unit holder only after full recovery of such dues."

8. Front-Side Shops and Offices:

"It was resolved that all front-side roadside shops shall retain the same frontage. Shop owners having adjoining offices shall also retain the same frontage and access, which shall be considered during final planning and allotment. Any additional area, if applicable, shall be finalized as per terms agreed with the Developer."

9. Terraces Attached with Offices:

"It was resolved that one-third (1/3rd) of the existing terrace area attached to offices shall be included in the carpet area of the respective office. The total area (office + 1/3rd terrace) shall be treated as the final eligible area for redevelopment."

10. Ground Floor Shops (Height Variation):

"It was resolved in cases where backside ground floor shops with loft areas which may be relocated to upper floors during redevelopment, and due to reduced floor-to-ceiling height these relocated shops cannot accommodate lofts, then one-third (1/3rd) of the existing carpet area of such shops shall be added to their eligible carpet area (as compensation for the loss of the loft space).

However, if the relocated shops on the upper floors are provided with the same height as they previously had (i.e., sufficient height to accommodate a loft), and are indeed provided with lofts again, then no additional area for the lost loft will be given.

11. Car Parking Allocation:

"It was resolved that each existing unit shall be allotted one car parking space. Units already having a car parking space shall be allotted one additional parking space free of cost."

"In the event that adequate parking space is not available, all units shall be allotted at least one car parking space. Units already having a car parking space shall continue to be allotted one parking space free of cost, while units not currently allotted a parking space shall be allotted parking on a payment basis. The total consideration amount received from such paid parking allotments shall be distributed among all existing members as an additional corpus, in proportion to their respective sale areas."

12. Transparency and Member Updates:

It was resolved that the Managing Committee shall keep all members / unit holders regularly informed about the progress of redevelopment and consider their views and suggestions at each major stage.

Proposed by : Mr. Syed Baqar Raza
Seconded by : Mr. Prahlad Mahaseth

..... Passed Unanimously

As there was no other matter to discuss on Agenda the meeting was concluded with a vote of thanks to the chair

CONFIRMED

**Shri.Praful B. Doshi
CHAIRMAN**

**Shri.Prashant N. Shah
HON.GEN.SECRETARY**