

Triveni Co-operative Housing Society Ltd.

(Regd. No. TNA/KYN/HSG/1254/19-3-1982)

Rajaji Path, Ramnagar, Dombivili (East) Pin : 421 201. Dist. Thane.

Minutes of the Special General Body Meeting

The Special General Body Meeting (SGM) of Triveni Co-operative Housing Society Ltd. was held on Sunday, 14th December 2025, at the Badminton Court of the Society. The meeting was scheduled to commence at 4:00 p.m. However, due to want of quorum, the meeting was adjourned for 30 minutes. The adjourned meeting accordingly commenced at 4:30 p.m.

The meeting commenced with the members observing two minutes' silence in memory of the deceased members of Triveni Co-operative Housing Society Ltd.

A total of 47 members were present. The requisite quorum of two-thirds (2/3rd) of the total membership, as prescribed for a Redevelopment Special General Body Meeting, was duly present.

The meeting was presided over by the Hon. Chairman, Mr. Kedar Mulye, who welcomed all the members present and requested the Hon. Secretary, Mr. Sandeep Parulekar, to proceed with the agenda for which the meeting had been convened.

Agenda Item No. 1

To update members on the activities carried out during the last 5–6 months pertaining to the redevelopment process, including documentation work.

Discussion:

The Hon. Secretary briefed the members in detail about the activities undertaken by the Managing Committee during the last 5–6 months in connection with the proposed redevelopment of the Society. He informed the General Body that the Committee had been actively engaged in preliminary groundwork and documentation, including:

- Collection and verification of basic property-related documents of the Society
- Review of Society records and title-related documents
- Preliminary consultations with professionals and study of redevelopment norms, Government Resolutions, and applicable statutory provisions
- Preparation of documentation such as Request for Proposal (RFP), criteria for appointment of PMC, and redevelopment roadmap, required for further steps in the redevelopment process

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The Hon. Secretary further informed the members about the difficulties being faced in obtaining the digital 7/12 extract from the Tahasildar's office, as the name of Triveni Co-operative Housing Society Ltd. was not appearing in the consolidated list of landowners in respect of 7/12 Extract No. 45 of Ayre Village.

He informed the General Body that the Tahasildar's office is in the process of carving out the Society's plot admeasuring 3522 sq. meters from Plot No. 45/7 admeasuring 4880 sq. meters, presently recorded in the name of Mr. Bhalchandra Narayan Patkar with a Kul (Protected Tenant) entry, which course of action is not acceptable to the Society.

In order to protect the Society's interest and resolve the said issue, the Hon. Secretary informed that it was necessary to engage an Advocate to represent the Society before the Tahasildar's Court and sought approval of the General Body for the same, including sanction of professional fees.

After due discussion, the General Body unanimously granted its approval.

Resolution No. 1

"Resolved that the General Body hereby accords its approval to the Managing Committee to appoint and engage an Advocate to represent Triveni Co-operative Housing Society Ltd. before the Tahasildar / Revenue Authorities / concerned courts in connection with obtaining the digital 7/12 extract, carving out of the Society's land admeasuring 3522 sq. meters from Plot No. 45/7, and for all related documentation matters.

Resolved further that the General Body hereby sanctions the Advocate's professional fees and incidental expenses as proposed by the Managing Committee and authorises the Managing Committee to finalise the Advocate, execute necessary vakalatnama, affidavits, applications, and correspondence, and to take all such steps as may be necessary in the best interest of the Society.

Resolved further that the Hon. Chairman and/or the Hon. Secretary be and are hereby authorised, jointly or severally, to sign, submit, and represent the Society in all proceedings before the Tahasildar and other concerned authorities in this regard."

Proposed by: Mr. Tushar Shirwadkar

Seconded by: Mr. Samir Chande

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Agenda Item No. 2

To seek approval of the General Body to cancel the minutes of the SGM dated 28th July 2024, as the preliminary mandatory requirement of 20% of members letters for convening said SGM meeting was not fulfilled and consequently to declare all resolutions passed therein as null and void.

Discussion:

The Hon. Secretary informed the members that the Special General Body Meeting held on 28th July 2024 in connection with redevelopment was convened without complying with the mandatory preliminary requirement of obtaining written requisition from at least 20% of the total members, as prescribed under Section 79A of the Government Guidelines, rendering the convening of the said SGM procedurally irregular.

He further informed the General Body that during the past 8–9 months, significant changes and revisions have been introduced in Government housing and redevelopment policies, and several new redevelopment options have emerged, due to which the resolutions passed in the said SGM have become restrictive and not aligned with the present scenario.

The Hon. Secretary informed that the Managing Committee, in its Special Managing Committee Meeting held on 30th November 2025, resolved to place the matter before the General Body for appropriate decision.

During discussion, Mr. Sasi Nair suggested that instead of cancelling the said minutes, they may be kept in permanent abeyance. The General Body considered and unanimously accepted the suggestion.

Resolution No. 2

“Resolved that the General Body hereby approves that the minutes of the Special General Body Meeting held on 28th July 2024 be kept in permanent abeyance, and accordingly, all resolutions passed therein shall remain non-operative and shall not be implemented.

Resolved further that the Redevelopment Committee constituted pursuant to the resolutions passed in the said SGM shall stand dissolved with immediate effect.”

Proposed by: Mrs. Veena Nirgudkar

Seconded by: Mr. Roshan Martis_

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Agenda Item No. 3

To inform members regarding receipt of letters from 20% of members expressing willingness to initiate the redevelopment process, thereby fulfilling the preliminary mandatory requirement.

Discussion:

The Hon. Secretary informed the General Body about the receipt of written requisition letters from 20% of the members, expressing their willingness to initiate the redevelopment process, thereby fulfilling the mandatory preliminary requirement to convene a Redevelopment SGM. The General Body noted the same and approved proceeding further with the redevelopment process.

Agenda Item No. 4

To seek approval of the General Body for the format of the 'Preliminary Consent' to be obtained from members.

Discussion:

The Hon. Secretary informed the General Body that the draft preliminary consent format had been modified by removing the words "Builder-Led" from the subject, in order to keep all redevelopment options open and avoid premature limitation. The General Body agreed with the proposal and approved the revised format.

Agenda Item No. 5

To seek approval of the General Body to issue a Request for Proposal (RFP) for the appointment of a Project Management Consultant (PMC).

Discussion:

The Hon. Secretary placed before the General Body the draft RFP and criteria for selection of PMC, as already circulated to members, and sought approval for the same. The General Body unanimously approved the draft RFP and selection criteria.

Agenda Item No. 6

To authorize the Managing Committee to take all necessary steps for the redevelopment of the Society buildings, including the appointment of a competent PMC firm providing comprehensive services under one roof.

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Discussion:

The Hon. Secretary sought authorisation for the Managing Committee to take all necessary steps for redevelopment, including appointment of a competent PMC firm providing comprehensive services under one roof. Mr. Arvind Shah sought clarification regarding authority for selection of PMC and decision-making.

The Hon. Secretary categorically clarified that the General Body is the supreme authority and shall take all major decisions, including selection of PMC, while the Managing Committee shall remain accountable for implementation in accordance with General Body directives.

Agenda Item No. 7

To demonstrate the procedure for accessing and viewing the official website of the Society.

Discussion:

The Hon. Chairman informed the General Body that the Society's official website has been created and sought approval to upload the RFP, PMC criteria, and other relevant documents. He informed the members of the website address <https://tricenisocietyrajajipath.im/>, created in compliance with Section 79A, Clause 6. The General Body approved for making the website fully functional.

Agenda Item No. 8

Any other matter related to redevelopment with the permission of the Chair.

No other matter was raised.

The meeting concluded at 6:30 p.m. with a vote of thanks to the Chair.

(Hon. Secretary)

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