

RAJUL 'A' CO-OPERATIVE HOUSING SOCIETY LTD

(Reg. No.: MUM/TC/8235/2001-2002)

ADDRESS: Rajul Apartment. 9. J. Mehta Road, Mumbai 400006

MINUTES OF THE SPECIAL GENERAL BODY MEETING (SGBM)RAJUL "A" CO-OPERATIVE HOUSING SOCIETY LTD

Day & Date: Sunday, 23rd November 2025 **Time:** 09:30 A.M. **Venue:**
Society Premises, Rajul "A" CHS Ltd.

Members present at the SGM as per the attendance sheet attached below:

Chair and Quorum

The Special General Meeting of the Society was convened under the chairmanship of Mr. Ashok Biyani. At the scheduled time, the quorum was not achieved. In accordance with the Bye-Laws, the meeting was adjourned for thirty minutes. Upon reconvening, the quorum was found complete and the Chairperson formally declared the meeting open. The Committee had also invited the Managing Committee members of Wing B who were warmly welcomed and acknowledged.

Presiding Authority

Mr. **Rajan Shah** took the chair and presided over the meeting. He welcomed all members and thanked them for attending. He stated that the meeting was convened strictly for the items mentioned in the notice, and no unrelated subject could be taken up.

Agenda No. 1 – To discuss and approve of Previous SGM Minutes.

The Chairman stated that the minutes of the earlier SGM were not circulated, hence were read aloud to the members. Since there were **no written objections or corrections received**, the minutes were taken as correct. After reading, the Chairman asked if any member had comments for modification or clarification. No member raised any objection.



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Resolution No. 1:

“Resolved that the minutes of the previous Special General Body Meeting are hereby approved, adopted and confirmed.”

Proposed by wing A: Gyanchand Mheta

Seconded by wing A :Anil Kothari

- **Result:** Resolution passed *unanimously*.

Agenda No. 2 –

To approve and pass the Draft copy of the Tender for the Joint redevelopment of Rajul A & B wings.

The Chairman informed the house that the **Draft Tender Document** prepared for the Joint Redevelopment Project of **Rajul A & B Wings** was circulated to all members. Members were instructed to submit objections/suggestions in writing on or before **20th November 2025**. The Chairman clarified that **no written queries, objections, or amendments were received from any member within the timeline**, and therefore, the Draft Tender was deemed accepted. However, during the meeting, one member referred to **Page 23 – Part 2 – Clause relating to Cluster Redevelopment**, which states:

“In the event the Developer wishes to propose redevelopment under the Cluster Redevelopment Scheme in conjunction with additional neighbouring plots (besides the 2 plots already included), then he shall specify which plots he intends to amalgamate/jointly redevelop along with Intent Letters of those plot Owners/Societies wishing to amalgamate.”

The member wanted clarity on whether such an option puts the society at risk of being forced into additional amalgamation beyond three plots.

The Managing Committee clarified the following:



- The clause **does not bind the Society** to compulsory cluster redevelopment.
- It is only **optional and subject to the suitability and benefit of the Society.**
- Any such proposal will **require fresh approval from both societies before consideration.**
- Society will not enter into cluster redevelopment without approval of the General Body.

The member appreciated the clarification and withdrew the concern. No further queries were raised.

Resolution No. 2:

“Resolved that the Draft Tender Document for the Joint Redevelopment of Rajul A & B Wings be and is hereby approved and finalized without modification.”

Proposed by Wing A : Manisha Kothari

Seconded by wing A : Shraddha Mehta

Result: Resolution passed *unanimously*.

Agenda No. 3 – To approve and confirm the names of the developers to be invited for Tender collection.

The Chairman read out the list of developers shortlisted for tender invitation and stated that the selection criteria were:

- Redevelopment experience
- Financial capacity and brand standing
- Ongoing redevelopment and delivery record in Mumbai

The following list of **29 developers** was read out:

1. Adani
2. Ashford

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3. Avighna
4. Birla Estates
5. DLF
6. Dosti
7. Godrej
8. HOAbL
9. JSW
10. K Raheja Corp
11. Kalpatru
12. L&T Realty
13. Lodha Macrotech
14. MICL
15. Oberoi
16. Piramal
17. Prestige
18. Puravankra
19. Raymond Realty
20. RMZ
21. Rustomjee
22. S. Hiranandani
23. Sobha
24. Subodh Runwal
25. Sunteck
26. Wadhwa
27. Lodha (suggested again by a member—committee clarified already included)
28. MICL (suggested again—already included)
29. N. Hiranandani (suggested and added)

Members were asked whether they wished to add or delete any name. No objections, deletions, or additions were suggested.



