

# *Rajul 'B' Co-Operative Housing Society Ltd.*

(Reg. no. – MUM / WD / HSG / TC / 8236 / 2001- 2002)  
9, J. Mehta Marg, Walkeshwar, Malabar Hill, Mumbai 400 006.

---

**MINUTES OF THE SPECIAL GENERAL BODY MEETING  
(SGBM)RAJUL “B” CO-OPERATIVE HOUSING SOCIETY LTD**  
**Day & Date:** Sunday, 23rd November 2025 **Time:** 09:30 A.M. **Venue:**  
Society Premises, Rajul “B” 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. Siddharth Sheth. 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 A who were warmly welcomed and acknowledged.

## **Presiding Authority**

Mr. **Ketan 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.

# *Rajul 'B' Co-Operative Housing Society Ltd.*

(Reg. no. – MUM / WD / HSG / TC / 8236 / 2001- 2002)  
9, J. Mehta Marg, Walkeshwar, Malabar Hill, Mumbai 400 006.

---

## **Resolution No. 1:**

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

**Proposed by wing B : Pankaj Shah**

**Seconded by wing B : Ketan Shah**

- **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:

# **Rajul 'B' Co-Operative Housing Society Ltd.**

(Reg. no. – MUM / WD / HSG / TC / 8236 / 2001- 2002)  
9, J. Mehta Marg, Walkeshwar, Malabar Hill, Mumbai 400 006.

- The clause **does not bind the Society** to compulsory cluster redevelopment.
- It is only **optional for the Society and subject to the suitability and benefit of the Society.**
- Any such proposal will **require a No Objection Certificate in writing from both societies before consideration and approval.**
- Society will not enter into cluster redevelopment without approval of the General Body.

During the meeting few members, namely,

- Devendra Munot
- Dinesh Bafna
- Vaijanti Chavan

had registered their objection towards some specific lines and words at page number 23 and demanded it to be removed from the tender.

The management committee decided to honour their objection and the lines were deleted and the new tender was drafted accordingly and Approved.

- **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.”

**Proposed by Wing B : Pankaj Shah**

**Seconded by Wing B : Mangilal Jogani**

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

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

# *Rajul 'B' Co-Operative Housing Society Ltd.*

(Reg. no. – MUM / WD / HSG / TC / 8236 / 2001- 2002)  
9, J. Mehta Marg, Walkeshwar, Malabar Hill, Mumbai 400 006.

---

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
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

# *Rajul 'B' Co-Operative Housing Society Ltd.*

(Reg. no. – MUM / WD / HSG / TC / 8236 / 2001- 2002)  
9, J. Mehta Marg, Walkeshwar, Malabar Hill, Mumbai 400 006.

---

26. Wadhwa
27. Lodha (suggested again by a member—committee clarified already included)
28. MICL (suggested again—already included)
29. Niranjana Hiranandani (suggested and added)

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

**Resolution No. 3:** “Resolved that the above list of developers be and is hereby approved for issuing Tender Documents for Joint Redevelopment of Rajul A & B Wings.”

**Proposed by Wing B: Pankaj Shah**

**Seconded by Wing B: Mangilal Jogani**

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

## **Vote of Thanks and Closure**

The Chairman thanked all attendees for their cooperation, participation and constructive approach. He stated the redevelopment project is a major milestone for both the A & B wings and requested continued support.

The meeting concluded at **12:00 P.M.**

**For Rajul “B” Co-operative Housing Society Ltd.**

**Hon. Secretary**

  
**Chairman**

