



Five Gardens Co-op Housing Society Ltd.

Reg. No. NBOM/CIDCO/HSG(T.C.)10807/D.R/Year 2025-2026 Dt. 19/08/2025

| Plot No. 10, Sector 09, Nerul (East), Navi Mumbai - 400 706

Ref No: FG/25/26/SGM2

Date: 21/11/2025

SPECIAL GENERAL MEETING (SGM) CIRCULAR

Date: 07 December 2025

Venue: Ahilyabai Holkar Hall, 3rd Floor, Sector 9, Nr. Ambedkar Garden, Nerul, Navi Mumbai

Dear Members,

This is to inform you that a Special General Meeting (SGM) of the Society will be held as per the schedule below. All members are requested to attend the meeting.

Schedule :

Tea and Refreshments: 10:00 Am to 10:30 Am

Introduction & Presentation of Report: 10:30 AM – 12:30 PM

Lunch Break: 12:30 PM – 1:30 PM

Official Start of the Meeting: 1:30 PM

Agenda

1. Finalization and Appointment of the Project Management Consultant (PMC).
2. Issuance of Share Certificates to New Members.
3. Authorizing the Managing Committee to Execute the Contract with the Appointed PMC..
4. Authorization to Prepare Feasibility Report
5. Authorize Managing Committee (MC) to Draft Builder Tender.
6. Authorize MC to Conduct Structural Audit of the Society Buildings.
7. Authorize MC to make applicable applications with NMMC & CIDCO to start process of redevelopment of the Society Buildings.
8. Any other matter with the permission of the Chair.

Important Note:

As per the Society By-laws, only registered members are allowed to attend the SGM. Relatives, friends, or any other non-members are strictly not permitted to attend the meeting.

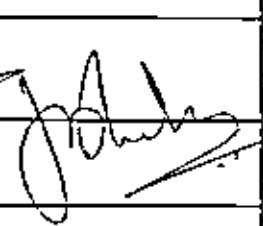

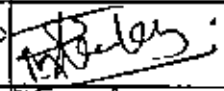
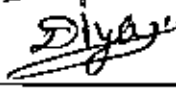


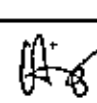


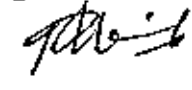
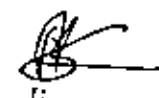
All members are requested to attend the meeting on time and ensure their active participation.


Manjinder Singh Dhaliwal

(Chairman)



MEETING CIRCULAR FOR SGM2 DATED 07 Dec 2025

Sr .	Bl dg	Fla t.	Name of the Member	Contact No	Signature
1	14	01	Mr. Jaywant Vasudeo Shelar & Mrs. Sanjeevani Jaywant Shelar	9862794158	
2	14	02	Mr. Jaywant Vasudeo Shelar		
3	14	03	Mr. Antony Gomez		
4	14	04	Mrs. Shakera Suhail Khan & Mr. Suhail Hasan Khan		
5	14	05	Mr. Imran Abdul Aziz Merchant	9757165916	
6	14	06	Mrs. Sainabi Mohidin Sayed		
7	14	07	Mr. Pradeep Rajaram Utekar		
8	14	08	Mrs. Uma Gopinath	9699648490	
9	14	09	Mrs. Malti Ashok Kumar Pandey	983325412	
10	14	10	Mr. Pravin S. Ghevde	9820184211	
11	14	11	Mr. Satish Rama Ingale & Mrs. Kavita Satish Ingale	8779542827	
12	14	12	Mr. Sumit Bhattacharjee		
13	15	01	Mr. Jalaludin H. Ahiya	9167921101	
14	15	02	Mr. Firoz Sherali Khan	99307730	
15	15	03	Mr. Bijoy Kumar Sahoo & Mrs. Panchashila B. Sahoo	7504306410	
16	15	04	Mrs. Hanifa Hussain Patel	9004387481	
17	16	01	Mr. Narayan Govind Patil	8355844205	

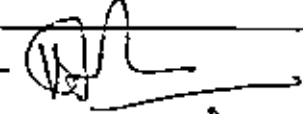
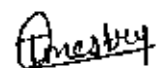



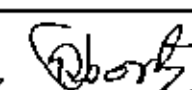

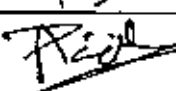

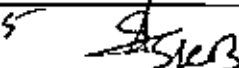
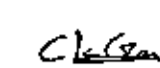
MEETING CIRCULAR FOR SGM2 DATED 07 Dec 2025

Sr	Bl dg	Fla t.	Name of the Member	Contact No	Signature
18	16	02	Mrs. Mumtaz Abdul Gafoor		
19	16	03	Mr. Jamnadas Bhamramal Dharsa	9987305050	M. Bhamra
20	16	04	Mrs. Maria Sushil Lazarus	7788298565	M. Sushil
21	16	05	Mr. Umesh Gopal Chodankar	986164272	U. G. Chodankar
22	16	06	Mrs. Rashmi Diresh Amin & Mrs. Reena Sunil Suvarna	9909282973	A. Reena
23	16	07	Mr. Gurmeet Singh Sandhu & Mrs. Jasbir Kaur Sandhu	991977096736	G. S. Sandhu
24	16	08	Mrs. Sayed Nikhat Abbas	9833575794	N. Abbas
25	16	09	Mr. Krishna Patil	9324623037	K. Patil
26	16	10	Ms. Pooja Suresh Gaikawad	9920731212	P. S. Gaikawad
27	16	11	Mr. Zaeem Shaukat Mirza	778558855	Z. S. Mirza
28	16	12	Mrs. Sarala Sasidharan Nair & Sasidharan Nair	9820729119	S. Nair
29	17	01	Mr. Dipak Sharad Awate	8850575363	D. Awate
30	17	02	Mr. Sudhir Mehra & Dr. Meena Mehra		
31	17	03	Mr. C.P. Shukla & Mrs. A.C. Shukla	8273876211	C. P. Shukla
32	17	04	Mr. Mohd. Abdul Aziz	9718505112	M. A. Aziz
33	17	05	Mr. Pradeep Nathuram Ghadge	9892007079	P. Ghadge

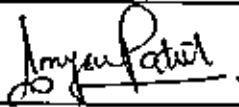
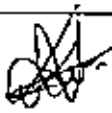
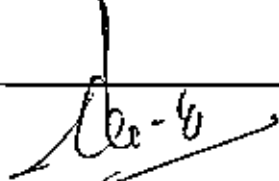
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Sr	Bl dg	Fla t.	Name of the Member	Contact No	Signature
34	17	06	Mr. Mohd. Shamin Cage & Mrs. Anisha Khatoon Cage	9326149605	
35	17	07	Subhash Rajaram Mahajan	9967179854	
36	17	08	Mrs. Pushpa Suresh Kamble	9019090085	
37	17	09	Mr. Sukhdev Singh Dhaliwal	9892399984	
38	17	10	Mr. Majinder Singh Dhaliwal	9892399989	
39	17	11	Mr. Sunil Maxim Lobo	916732898	
40	17	12	Mr. Santosh Yashwant Patil & Mrs. Varsha Santosh Patil	9969052710	
41	18	01	Mr. Rashid Gulam Khan		
42	18	02	Mr. Sushikumar Kamraj Vishwakarma & Mr. Sunil Ramrao Vishwakarma	8369827770	
43	18	03	Mr. Lala Ganpati Mane & Mrs. Surekha Lala Mane	9869615161	
44	18	04	Mr. Dileep Kumar Rajpati Barai & Mr. Satish Kumar Rajpati Barai	8975150784 Tenant	
45	18	05	Mrs. Jyotsna Pravinkumar Nangia	719892652664	
46	18	06	Mrs. Jyotsna Pravinkumar Nangia		
47	18	07	Mr. Siddhant Nikhil Kulkarni	9950129820	
48	18	08	Mr. Narshi Nenshi Shah	7738791190	
49	18	09	Mr. Mohd. Kasim Shaikh & Mrs. Farah naaz Kashif Sirajuddin Shaikh		

MEETING CIRCULAR FOR SGM2 DATED 07 Dec 2025

Sr .	Bl dg	Fla t.	Name of the Member	Contact No	Signature
50	18	10	Mr. Mubarak Jalaluddin Khan & Mr. Ayazuddin Jalaluddin Khan		
51	18	11	Mr. Vikas K. Jadhav & Mrs. Kiran Vikas Jadhav	889889420	
52	18	12	Mr. Jitendra Prabhakar Surve & Mrs. Supriya Jitendra Surve		
53	19	01	Mr. Tejaswani Rajendra	8108639557 9967755382	
54	19	02	Mrs. Meena N. Bandekar, Mr. Arun N. Bandekar & Ms. Rekha N. Bandekar	9922402915	
55	19	03	Mr. Anthony N D Nazareth	9833203234	
56	19	04	Mr. Gurpreet Singh Kohli & Mrs. Paramjeet Kaur Kohli	8179099904	
57	19	05	Mr. Jyotirmay Chakraborty	996701578	
58	19	06	Mr. Sudhakar N. Nikam & Mrs. Snehal Sudhakar Nikam	9869217368	
59	19	07	Mr. Dattatray Sakharam Kale	9029015118	
60	19	08	Mr. Deepak Jagat Singh Rawat & Mrs. Meena Deepak Rawat		
61	19	09	Prakash Ankush Chavan	9870309274	
62	19	10	Mr. Dattatraya Gulabrao Pawar	8805001735	
63	19	11	Mrs. Geetarani Ramdas Veetil	9920058672	
64	19	12	Mr. Jalindar Sahadu Hule		
65	20	01	Mr. Dhirendra S. Chauhan & Mrs. Snehalata Dhirendra Chauhan		

MEETING CIRCULAR FOR SGM2 DATED 07 Dec 2025

Sr .	Bl dg	Fla t.	Name of the Member	Contact No	Signature
66	20	02	Mr.s Akbar Badshah Attar	7822881482	
67	20	03	R.D. Tripathi & R.R. Tripathi		
68	20	04	Mr. Sankaran Srinivasan		
69	20	05	Mr. Manish Kumar Chaurasiya		
70	20	06	Mr. Udaysinh Prataprao Bhosale & Mrs. Supriya Udaysinh Bhosale		
71	20	07	Mrs. Vaishali Mahendra Shingade & Mr. Mahendra Shingade	9892929759	<i>U. on Shingade</i>
72	20	08	Mrs. J. Lakshmidevi	983891660	
73	20	09	Mr. Azad Babamiyan Shikalgar & Mrs. Habiba Azad Syed Shikalgar		
74	20	10	Mrs. Tehesin Faiyoz Merchant		
75	20	11	Mrs. Devi Noormal Matlani		
76	20	12	Mr. V. Ayyappan	9097839697	



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Plot No. 10, Sector 09, Nerul (East), Navi Mumbai - 400 706

Ref No: FG/25-26/MOM3

Minutes of the Special General Body Meeting (SGM)

Date of Meeting: 7th December 2025

Date of Recording: 16th December 2025

Venue: Ahilyabai Holkar Hall, 3rd Floor, Sector 9, Nerul, Navi Mumbai

Meeting Type: Special General Body Meeting (SGM)

Time: 13:30 PM

Attendance: Members Present: 54 out of 58

Flat Owners Present: 4 out of 18

Total Attendance: 58 out of 76

Agenda and Proceedings

1. Appointment of Project Management Consultant (PMC)

Profiles of three qualified bidders—Innomatrix Project Management Consultants, Triarch Design Studio, and Sawant Liaisoning and Consultants Pvt. Ltd.—were presented to the General Body.

After shortlisting, Innomatrix PMC and Triarch Design Studio gave detailed presentations.

Decision:

Triarch Design Studio was unanimously selected as the PMC at the negotiated fee structure as per the PMC Tender:

Task Description	Fee
Task 1 Preparation of Feasibility Report	₹25,000
Task 2 Preparation of Tender Document, Shortlisting & Finalization of Developer till signing of PAAA	₹39,75,000
Task 3 From PAAA to Completion of Project	₹50,00,000

Initial Appointment: Task 1 & Task 2 only, totaling ₹40,00,000 (Rupees Forty Lakhs Only).

Appointment for Task 3 will be done at the sole discretion of the Society.

Cont. 2

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I Plot No. 10, Sector 09, Nerul (East), Navi Mumbai - 400 706

: 2 :

Proposed by: Mr. Jaywant Shelar (Flat No. 14/01)

Seconded by: Mr. Arun Bandekar (Flat No. 19/02)

2. Authorization to the Managing Committee (MC) to Execute Service Agreement with PMC

Members unanimously resolved to authorized the MC to issue the Appointment Letter and execute the Service Contract with Triarch Design Studio for rendering PMC services.

Proposed by: Mr. C. P. Shukla (Flat No. 17/03)

Seconded by: Mr. Umesh Chodankar (Flat No. 14/05)

3. Authorization for Preparing Feasibility Report

It was unanimously resolved to get the Feasibility Report prepared by the appointed PMC. The PMC will present and explain the report along with the draft Builder/Developer Tender In a subsequent Society Meeting.

Proposed by: Mr. Satish Ingale (Flat No. 14/11)

Seconded by: Mr. Anthony Nazareth (Flat No. 19/03)

4. Authorization to MC to Draft Builder/Developer Agreement

Members unanimously resolved and authorized the MC to draft the Builder/Developer Tender document with assistance from the PMC. Draft tender will be finalized after discussions with the members in Society Meeting.

Proposed by: Mr. Jaywant Shelar (Flat No. 14/01)

Seconded by: Mr. Antony Gomes (Flat No. 14/03)



Cont. 3



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Plot No. 10, Sector 09, Nerul (East), Navi Mumbai - 400 706

: 3 :

5. Authorization to Conduct Structural Audit

Unanimously resolved to authorized the MC to conduct a Structural Audit of all society buildings through Government-approved agencies with assistance of the PMC.

Proposed by: Mr. Jyotirmay Chakraborty (Flat No. 19/05)

Seconded by: Mr. Sudhakar Nikam (Flat No. 19/06)

6. Authorization for NMMC & CIDCO Applications for Redevelopment

Members unanimously resolved to authorized the MC to make all required applications with NMMC and CIDCO as per UDCPR provisions to initiate the redevelopment process.

Proposed by: Mr. Suhail Khan (Flat No. 14/04)

Seconded by: Mrs. Uma Gopinath (Flat No. 14/08)

7. Appointment of Legal Adviser

It was resolved that the Society needs to appoint a Legal Adviser to safeguard the Society's interests during redevelopment.

The MC is authorized to invite applications and shortlist candidates.

Final appointment will be approved in the next Society Meeting.

Proposed by: Mr. Antony Gomez (Flat No. 14/03)

Seconded by: Mr. Dipak Awate (Flat No. 17/01)

8. Fixing of Non-Negotiable Conditions for Builder Tender

Unanimously resolved that the following conditions were mandatory and non-negotiable to be incorporated in feasibility report and the Builder Tender document:

Cont. 4





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Plot No. 10, Sector 09, Nerul (East), Navi Mumbai - 400 706

: 4 :

A. Same Building for Original Owners and Saleable Flats

Unanimously resolved that in the redeveloped building/s Each wing must contain both original owners and saleable flats. No separate building or wing be made for the Original owners.

Proposed by: Mr. Rashid Khan (Flat No. 18/01)

Seconded by: Mr. Sunil Vishwakarma (Flat No. 18/02)

B. Minimum One Saleable Flat on Each Floor

Members unanimously resolved that to maintain parity in amenities and construction quality the builder must have at least one saleable flat on every floor.

Proposed by: Mr. Krishna Patil (Flat No. 16/10)

Seconded by: Mr. Sunil Lobo (Flat No. 17/11)

C. Free Parking

Unanimously resolved that the builder need to provide to each original owner 2 four-wheeler parking spaces, and 1 two-wheeler parking space, free of cost.

Proposed by: Mr. Satish Ingale (Flat No. 14/11)

Seconded by: Mr. Jitendra Surve (Flat No. 18/12)

D. Rental During Construction Period

Resolved that the Builder must provide advance monthly rent of ₹50,000 (Rupees Fifty Thousand Only) from the date of handing over the flats for redevelopment until handover of new flats after receipt of OC. Rent shall be paid in advance on Quarterly basis and an yearly escalation of 10% will be applicable.

Proposed by: Mr. Umesh Chodankar (Flat No. 16/05)

Seconded by: Mr. Arun Bandekar (Flat No. 19/02)

Cont. 5





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Plot No. 10, Sector 09, Nerul (East), Navi Mumbai - 400 706

: 5 :

E. Security Deposit, Commission & Shifting Charges

Unanimously resolved that the Builder must provide each member the following:

1. Security Deposit equivalent to 2 months rental.
2. Commission/Brokerage equivalent to 1 month rental.
3. Shifting Charges equivalent to 1 month rental.

Proposed by: Mr. Umesh Chodankar (Flat No. 16/05)

Seconded by: Mr. Arun Bandekar (Flat No. 19/02)

F. "A" Listed Builder

Unanimously resolved The Builder must have the following minimum qualification criteria

Be a reputed A-Category Builder reputed builder having a good number of projects in within the NMMC limits and Kharghar.

Have obtained OC for at least one project before 2010 (≥15 years ago)

Have developed a plot larger than our plot i.e. 4600 Sq. Mtrs

Proposed by: Mr. Jaywant Shelar (Flat No. 14/01)

Seconded by: Mr. Suhail Khan (Flat No. 14/04)

Vote of Thanks:

The Chairman Mr. Manjinder Singh Dhaliwal thanked all the members for attending the meeting and showing unity and having clarity of thoughts to work towards achievement of collective goals.

Meeting Concluded

