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: 2025-26/ Date: 0702/2026

Minutes of the General Meeting (GM)

Date: 4th January 2026

Venue: Society Premises

Meeting Type: General Meeting

Time: 10:00 AM (Commenced at 10:30 AM)

Attendance: 49 out of 58 members were present

4 out of 18 Non-members were present

Total 53 out of 76 members were present

Agenda and Proceedings

1. Welcome Address:

The Chairman Mr. Manjinder Singh Dhaliwal welcome all the members. From the office of PMC Tri Arch Mr. Vinay Wadekar and Ms. Shravani Desai also joined the said meeting at 11:30 a.m. They were welcomed by our committee and members. Meeting started in presence and guidance of our PMC.

2. To read and approve the minutes of meeting held on 21st Dec 2025

The minutes of meeting held on 21st Dec 2025 were read over by Mr. Manjinder Singh Dhaliwal. All the members unanimously approved the said minutes of meeting held on 21st Dec 2025.

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

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

3. To discuss and consider suggestions, objections or queries on draft tender document, submitted by the members in writing:

The draft builder tender and draft feasibility report prepared by PMC were already circulated to all the members of the society in advance. The members were also asked

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to submit their suggestions, objections or queries regarding draft builder tender and draft feasibility report prior to conduct of present meeting. Accordingly, some of the members submitted written suggestion to the society. All these suggestions/points were discussed and resolved by our PMC Mr Vinay Wadekar and Ms. Shravani Desai with assistance of our Managing committee in the following manner:-

A) Mr. Jalinder Hule (19/01) submitted following suggestions:

If the builder constructs some 2 BHK flats:

In case a member require one or two 2 BHK flats instead of one 3 BHK flat is it possible.

Action - Reply given by PMC: Not Possible. All members will get identical one 3 BHK flat in the redeveloped building. As per rules members will get free of cost one flat in place of existing flat.

1. Additional individual Corpus for Furniture :

   Action - All members unanimously decided that no individual corpus is required and members want maximum available area. Only society corpus of Rupees Two Lakhs per member will be asked from the Developer.

2. One Indian Type Toilet:

   Reply: Will be discussed with the builder after appointment.

3. Removal of Reusable fittings and fixtures:

   Reply; Possible. But should be done before deadline of handover of flats.

4. No Stack Parking:

   Reply: Only Podium parking will be accepted.

5. Stepwise work completion report:

   Reply: Already mentioned in draft Tender Document.

6. High Penalty for delay in completion

   Reply: Already provided in draft tender document.

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7. In case of any dispute Builder will pay for legal charges incurred by society shall be payable by the Builder:

   Reply : Not possible. Cannot ask for amount from builder for filling case against him. The amount of Rupees Fifty Lakhs that the Builder has to pay the society after appointment can be utilized in case of such situation.

8. Defect liability after possession:

   Reply: Five Years defect liability as per rule will be incorporated in Development Agreement.

B. Mr. Arun Bandekar (19/02) submitted following suggestions :

Query - Sharing of additional benefit/ FSI if any made available due to change of Government rule after selection of Builder/Developer:

Reply: In case any benefit is made available after selection of builder/developer the same shall be shared in pre decided ratio among developer and society. In case the FSI is increased before approval of plan than the benefit shall be passed on by increasing the area of flat to be allotted to member. In case such revision happens after approval of plans than by way of monetary compensation.

C. Mr. Suhail Khan submitted following suggestions :

Our senior member Mr. Suhail Khan raised some points but he preferred to have discussion with office bearers. His points were addressed and resolved to Mr. Suhail Khans satisfaction. Consequently, Mr. Khan was withdrawn his query.

D. Mr. Sudhakar Nikam (19/06) submitted following suggestions :

1. How to check Builders overloading of work over his capacity:

   Reply: Same shall be studied by the PMC and communicated to the members during the process of Tender Evaluation.

2. Provision of Pollution Control measures:

   Reply: Already mentioned in draft tender that Builder need to follow rule set by Government and Local Authorities.

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3. Individual Corpus for Furniture:

   Reply: No. Already resolved in reply to Mr Jalinder Hules query

4. Increased deposit to 3 Months rent and revision of rent periodically:

   Reply: Members unanimously decided to keep 2 months rent as refundable deposit. For covering increasing in rent 10% annual escalation is already provided in draft tender.

E. Mr Jaywant Shelar (14/01) submitted following suggestions :

Mr. Jaywant Shelar submitted separate replies for Draft Tender and feasibility. Few points were mentioned in both the reports repeated related to same terms a consolidated queries. Most of the points raised were already mentioned in Draft Tender and feasibility.

1. Plot Measurement:

   Reply: Already mentioned in Draft Tender. It is the duty of developer to get demarcation of Plot from concern Authority.

2. FSI Calculation Clarification:

   Reply: It is already clearly mentioned in Draft Tender

3. C1 Status Risk Management:

   Reply: Builders duty to get C1 certificate. Without such C1 Certificate further redevelopment process will not be commenced.

4. Carpet Area Definition:

   Reply: Already defined in Draft Tender.

5. Height clearance confirmation

   Reply: Developer will obtain such NOC from Airport Authority.

6. Infrastructure Charges

   Reply: Will be mentioned separately/clearly in Final Tender.

7. GST Impact Missing.

   Reply: Already mentioned in draft tender that Builder has to bare all Taxes including but not limited to GST.

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8. Corpus Fund on Per Square foot basis.

Reply: Unanimously decided that Corpus Fund should be provided on Per Member Basis.

9. CIDCO Share Premium

Reply: Clear working of CIDCO Share Premium provided in Feasibility report.

10. Maintenance Guarantee

Reply: 5 Year Defect Liability Period mentioned in Draft Tender

11. Lease Deed Status

Reply: It is in process and will be completed soon. Same to be mentioned in Final Tender

12. PAAA

Reply: Compulsory as per UDCPR. Already mentioned in draft tender.

13. MahaRERA registration

Reply: It is a basic requirement in law and same will be done.

14. Strategic Advice for CIDCO Share Based or Premium Based:

Reply: The decision will be taken by Developer. Since society has put conditions to get "A" Listed builders, he will take care of such conditions.

15. Ambiguities in key dates and Financial:

Reply: Tender related dates and Amount relating to Tender Fee and EMD will finalized in this meeting. So the dates and amount kept blank. Will be filled after approval in the present meeting.

16. Navi Mumbai Office requirements:

Reply: The request of reducing the number of years to 5 for having office in Navi Mumbai cannot be considered as the Developers who are not having sufficient experience will participate without experience.

17. UDCPR Compliance:

Reply: Already mentioned in Draft Tender

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18. Rental Compensation and Security Deposits:

Reply: Already fixed in meeting of the society.

19. Bank Guarantee

Reply: Already mentioned in Draft Tender. Full BG has to be returned after OC. Holding 50% BG after OC is not possible.

20. External Appearance equality:

Reply: Since there is no separate building no question of different appearance.

21. Stamp Duty responsibility:

Reply: Draft tender mentions all expenses to be paid by the builder.

22. Green Building and EV Charging:

Reply: Already mentioned in draft tender that it will be provided as per norms.

23. Project Insurance:

Reply: Already mentioned in draft tender.

24. Timeline and penalty for delay:

Reply: Already mentioned in draft tender.

25. Quality Control (MIVAN Construction)"

Reply: Already mentioned in Draft Tender.

26. Resale of flat to Builder:

Reply: As on date it is not practically possible.

F. Mr. Sushil Vishwakarma (18/02) submitted following suggestions :

1. Vastu Compliant:

Reply: Will try to achieve Vastu Compliance keeping design constraint into consideration.

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2. Priority to members to purchase Jodi flat at reasonable Rate:

   Reply: Will work out a discounted rate for existing members after finalization of Developer.

3. Pay additional premium to get extra FSI if possible:

   Reply: Developer will get Ancillary FSI by paying premium.

4. Some Technical suggestion relating to construction:

   Reply: Very useful Suggestions regarding inclusion of certain technical grades and quality to be used was given. They are all beneficial to members and have been added.

G. Mr. Bijaya Sahoo (15/03) submitted following suggestions :

Input on Technical points was received from Mr. Bijoya Sahoo. Looking at the Technical depth of the points the same were discussed by MR. Bijaya Sahoo and Mr. Vinay Vadekar (PMC). Most of the points were addressed to the satisfaction of Mr. Bijaya Sahoo and some points having relevance after selection of the Developer were noted down by the PMC and Committee.

4. To approve draft Tender and Feasibility Report:

All the suggestions that were received in writing were discussed in detail. Technical suggestions of Mr. Sushil Vishwakarma were added.

Clarification regarding Infrastructure Cost and mentioning of Lease Deed Status as suggested by Mr. Jaywant Shelar (14/01) also covered. Upon addition of these technical points and resolving the queries, it was resolved that the Draft Tender and Feasibility are approved by all the members unanimously.

Proposed By: Mr Arun Bandekar (19/02)

Seconded By: Mr. C. P. Shukla (17/03)

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5. Finalization of Tender Fee, EMD and Dates for Tender procedure:

Resolved that, all the members after discussion have finalised the following:-

a) Tender Fees: Rupees One Lakh Only (Non Refundable)

b) EMD: Rupees One Crore.

c) Tender Date: To be finalized by Managing Committee and PMC.

Proposed by: Mr. Bijaya Sahoo (15/03)

Seconded by: Mr. Jyotirmay Chakraborty (19/05).

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

Special Note :

We request your kind indulgence for the delay in sharing the Minutes of the Meeting on this occasion. The delay was due to the Chairman's health condition, which required him to undergo surgery.

We hope you will kindly take his medical condition into consideration and approve the delay this time

Regards,

President / Secretary

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