



# 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

Date: 20 Feb 2026

## Minutes of the Special General Meeting (SGM)

The General Meeting of Five Garden Co-Op Housing Society Ltd., Sec-09, Nerul, Navi Mumbai was held on 14<sup>th</sup> February 2026 from 10:00 a.m. to 1:00 p.m. at Society Premises, Five Gardens CHS, Sector 9, Nerul, Navi Mumbai-400706

In the said meeting total 44 members out of 60 members and in addition total 4 flat owners out of 16 flat owners (who are not yet members of the society) were present.

In the said meeting following agenda were discussed and accordingly resolutions are passed unanimously in the meeting.

### Agenda and Proceedings

#### 1. Welcome Address:

The Chairman Mr. Manjinder Singh Dhaliwal and Secretary Mr. Pradip Utekar welcomed all the members. PMC Mr. Vinay Wadekar and Ms. Shravani Desai were welcomed by our committee and members. Meeting started in presence and guidance of our PMC.

Before starting the discussion on the agenda of meeting Mr. Jaywant Shelar raised query regarding the process of redevelopment is required to be explained by PMC first then only meeting should be continued to discuss the agenda. The Chairman addressed the said grievance and replied to him that, the agenda of meeting be discussed first and later on your query will be addressed. However, the said member Mr. Jaywant Shelar was insisting to addressed his query first from PMC. Some of the members have also opposed the request of Mr. Jaywant Shelar. Being aggrieved by the same Mr. Jaywant Shelar left the meeting. Thereafter members unanimously decided to start the meeting as per the Agenda and avoid any deviation from the Agenda. The meeting started to discuss the agenda.

Proposed By: Mr. Dattatray Kale (19/07)

Seconded By: Mr. Umesh Chodankar (16/05)

*Manjinder Singh Dhaliwal*



## 2. Presentation by PMC regarding tenders submitted by various developers

Our PMC made a detailed presentation regarding the tenders received from various developers. PMC pointed out that, total 11 developer purchased the bid from the society which are as under:-

SR. NO.	BIDDER'S NAME	TENDER NUMBER	PURCHASE DATE
1	M/s. E.V.Homes Constructions Pvt.Ltd	01	09/01/2026
2	M/s. Domus Aramus Venture	02	09/01/2026
3	M/s. Oakwoods Corporation (Platinum Group)	03	10/01/2026
4	M/s. Onezeal BKC LLP (TPV Group)	04	14/01/2026
5	M/s. Shree Sai Developers	05	15/01/2026
6	M/s. Satyam Urban Spaces LLP	06	15/01/2026
7	M/s. Innovative Enterprises.	07	19/01/2026
8	M/s. Pavilion Redefining Reality	08	19/01/2026
9	M/s. Lal Gebi Infra Pvt Ltd (Gami Group)	09	19/01/2026
10	M/s. Pioneer Venture	10	19/01/2026
11	M/s. Akshar Prime Avenue LLP	11	19/01/2026

The PMC further informed to members that, out of 11 developers 5 developers have submitted their bid with the society within the stipulated time period.


SR. NO.	BIDDER'S NAME	TENDER NUMBER	RECEIVING DATE
1	M/s. Akshar Prime Avenue LLP	10	28/01/2026
2	M/s. Satyam Urban Spaces LLP	06	28/01/2026
3	M/s. Oakwoods Corporation (Platinum Group)	03	28/01/2026
4	M/s. Shree Sai Developers	05	28/01/2026
5	M/s. Lal Gebi Infra Pvt Ltd (Gami Group)	08	28/01/2026

The members have thus been informed by the PMC about the tender process.

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

Seconded by : Mr Sushil Vishwakarma (18/02)

*[Handwritten Signature]*



Reg. No. NBOMCIDCO/HSG  
(TC)13807/D.R.J  
Year 2025-2026

### **3. Discussion and Finalization of Top Three Developers**

The PMC shown the presentation of table having comparative analysis of Developers which includes:

- Technical eligibility
- Financial capacity and net worth
- No of Years in the Business
- No of Completed and ongoing Projects both Tender/self plots and Redevelopment Plots
- Number of RERA Projects
- Value of Work in hand
- Proposed RERA Carpet Area to Members
- Bank guarantee and security structure
- Corpus offer
- Rent and escalation clause
- Additional FSI and premium aspects
- Compliance with UDCPR, CIDCO norms and statutory requirements

During the presentation, members were informed about the financial and credential strength of various developers.

Members carefully reviewed the comparative details and raised several queries relating to financial stability, execution capability and project delivery history. All queries were clarified by the PMC in detail.

After comprehensive discussion, it was unanimously agreed to shortlist the following three developers for the next stage of evaluation:

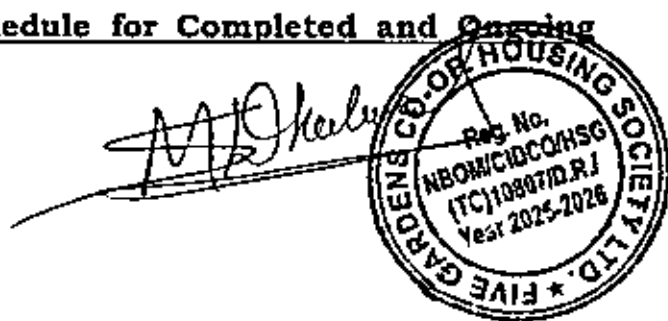
Sr. No	Builder Name	Proposed RERA Carpet Area
1.	M/s. Shree Sai Developers	970 Sq. Ft
2.	M/s. Akshar Prime Avenue LLP	990 Sq. Ft
3.	M/s. Satyam Urban Spaces LLP	1044 Sq. Ft

The Managing Committee and PMC were authorized to proceed with further due diligence and coordination with the shortlisted developers for further process of redevelopment.

Proposed by: Mr. Rashid Khan (18/01)

Seconded by: Mr. Arun Bandekar (19/02)

### **4. Finalization of Site Visit Schedule for Completed and Ongoing Projects**



It was discussed that before final decision, members must personally inspect the projects of shortlisted developers to satisfy themselves regarding following aspects of shortlisted developers:

- Completed projects
- Ongoing construction sites
- Construction quality
- Amenities provided
- Finishing standards
- Structural quality (including construction technology such as MIVAN or conventional RCC)
- Overall maintenance of completed projects

The following preliminary discussion points were noted:

On Saturday 21/02/2026 from 9:00 a.m. to evening is scheduled for site visits.

One completed and One ongoing projects of shortlisted developers to be inspected.

PMC representative to accompany society members during visits.

Proposed by: Mr. Sunil Vishwakarma (18/02)

Seconded by: Mr. Bijoy Sahoo (15/03)

#### **5. Date of next SGM**

It is discussed with the members to fix the date for presentation from developers. After discussion the date for presentation from developer is unanimously fixed as 08<sup>th</sup> March, 2026 from Morning 9:00 am to Evening.

Proposed by: Mrs. Maria Lazarus (16/04)

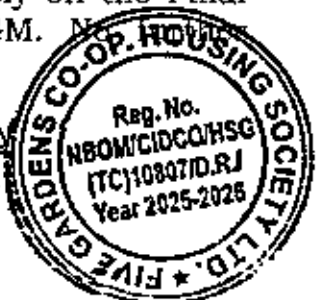
Seconded by: Mr. C. P. Shukla (17/02)

#### **6. Final Revised offer and Finalization of Builder:**

The members were informed that negotiations with the shortlisted builders will be conducted by the General Body during the Special General Meeting (SGM) scheduled on 8th March 2026.

It was unanimously resolved that all three shortlisted builders shall submit their **Final Revised Offer** during the SGM. The final selection of the builder for the redevelopment of the Society shall be based solely on the Final Revised Offer and the presentation made at the SGM. No other negotiations shall be entertained thereafter.

*M. Dholawa*



Reg. No.  
NBOM/CIDCO/HSG  
(TC)10807/D.RJ  
Year 2025-2026

Proposed By. Mr. Suhail Khan (14/03)

Seconded By. Mr. Arun Bandekar (19/02)

**7. Sequence of Presentation by Builders:**

It was unanimously decided that the presentations by the shortlisted builders shall be conducted in ascending order of the proposed RERA Carpet Area offered by them (i.e., from lowest to highest). Accordingly, the sequence of presentations shall be as follows:

Sr No	Builder Name	Proposed RERA Carpet Area
1	M/s. Shree Sai Developers	970 Sq. Ft.
2.	M/s. Akshar Prime Avenue LLP	990 Sq. Ft.
3.	M/s. Satyam Urban Spaces LLP	1044 Sq. Ft.

Proposed By: Mrs. Paramjeet Kaur Kohli (19/04)

Seconded By: Mr. V. Ayyappan (20/12)

**8. Sharing Comparative Statement of Shortlisted Builders:**

Members thanked the PMC for showing the comparative statement of all the five builders during their presentation. It was unanimously decided that the Comparative Statement of only the three shortlisted builder to be shared with the members.

Proposed By: Mrs. Fara Naaz Sheikh (18/09)

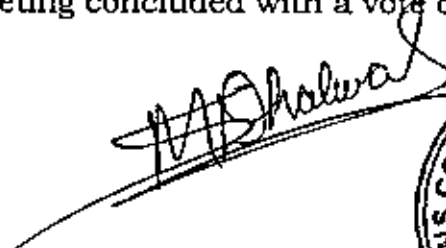

Seconded By: Mrs. Geetharani R Veetil (19/11)

**Vote of Thanks**

The Chairman Mr. Manjinder Singh Dhaliwal thanked all the members for attending the Special General Meeting and actively participating in the discussion.

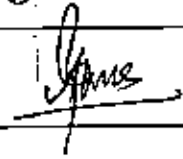

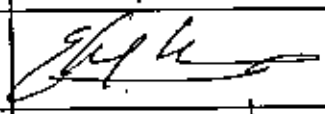
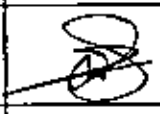

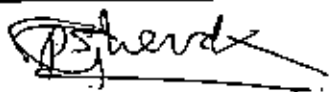


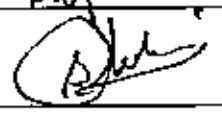
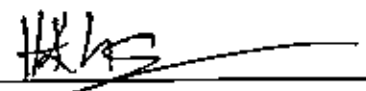
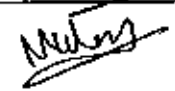
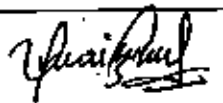
He appreciated the maturity, clarity of thought and unity shown by members in evaluating developers carefully before final selection.

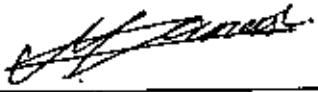

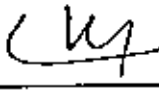

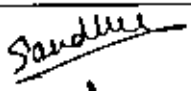
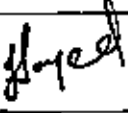
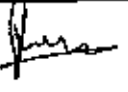
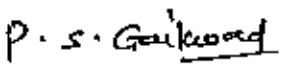
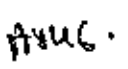
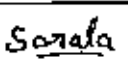
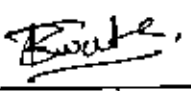
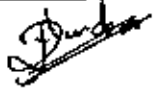
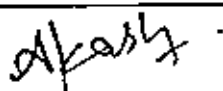


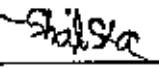

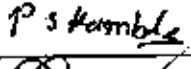
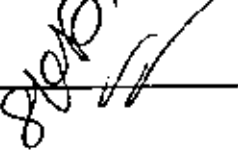
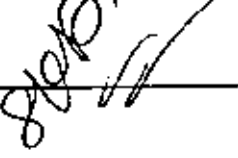
The meeting concluded with a vote of thanks to the Chair.



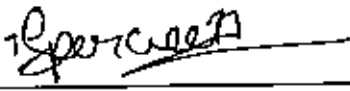
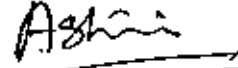
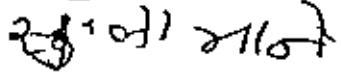






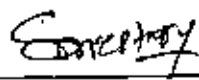

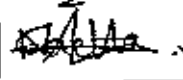

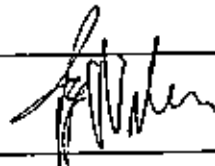
  


# Five Garden Co-Op Hsg Ltd.

SGM Minutes - Meeting was held on 14th Feb 2026

Sr.	Buld.	Flat.	Name of the Member	Signature
✓ 1	14	01	Mr. Jaywant Vasudeo Shelar & Mrs. Sanjeevani Jaywant Shelar	
✓ 2	14	02	Mr. Jaywant Vasudeo Shelar	
✓ 3	14	03	Mr. Antony Gomez	
4	14	04	Mr. Suhail Hasan Khan & Mrs. Shakera Suhail Khan	
✓ 5	14	05	Mr. Imran Abdul Aziz Merchant	
✓ 6	14	06	Mrs. Sainabi Mohidin Sayed	
7	14	07	Mr. Pradeep Rajaram Utekar	
✓ 8	14	08	Mrs. Uma Gopinath	
✓ 9	14	09	Mrs. Malti Ashok Kumar Pandey	
✓ 10	14	10	Mr. Pravin S. Ghevde	
✓ 11	14	11	Mr. Satish Rama Ingale & Mrs. Kavita Satish Ingale	
✓ 12	14	12	Mr. Sumit Bhattacharjee	
✓ 13	15	01	Mr. Jalaludin H. Ahiya	
✓ 14	15	02	Mr. Firoz Sherali Khan	
✓ 15	15	03	Mr. Bijaya Kumar Sahoo & Mrs. Panchashila B. Sahoo	
✓ 16	15	04	Mrs. Hanifa Hussain Patel	
17	16	01	Mr. Narayan Govind Patil	
✓ 18	16	02	Mrs. Mumtaz Bi Abdul Gafoor	

Sr.	Buld.	Flat.	Name of the Member	Signature
19	16	03	Mr. Jamnadas Bhamramal Dharsa	
20 ✓	16	04	Mrs. Maria Sushil Lazarus	
21 ✓	16	05	Mr. Umesh Gopal Chodankar	
22 ✓	16	06	Mrs. Rashmi Diresh Amin & Mrs. Reena Sunil Suvarna	
23	16	07	Mr. Gurmeet Singh Sandhu & Mrs. Jasbir Kaur Sandhu	
24 ✓	16	08	Mrs. Sayed Nikhat Abbas	
25	16	09	Mr. Krishna Patil	
26	16	10	Ms. Pooja Suresh Gaikwad	
27	16	11	Mr. Zaeem Shaukat Mirza	
28	16	12	Mrs. Sarala Sasidharan Nair & Mr. Sasidharan Nair B.	
29 ✓	17	01	Mr. Deepak Sharad Awate	
30	17	02	Mr. Sudhir Mehra & Dr. Meena Mehra	
31	17	03	Mr. C.P. Shukla & Mrs. A.C. Shukla	
32 ✓	17	04	Mr. Mohd. Abdul Aziz	
✓ 33	17	05	Mr. Pradeep Nathuram Ghadge	
✓ 34	17	06	Mr. Mohd. Shamin Cage & Mrs. Anisha Khatoon Cage	
35	17	07	Mr. Subhash Rajaram Mahajan	
36	17	08	Mrs. Pushpa Suresh Kamble	
✓ 37	17	09	Mr. Sukhdev Singh Dhaliwal	
✓ 38	17	10	Mr. Manjinder Singh Dhaliwal	

Sr.	Buld.	Flat.	Name of the Member	Signature
✓ 39	17	11	Mr. Sunil Maxim Lobo	
✓ 40	17	12	Mr. Santosh Yashwant Patil & Mrs. Varsha Santosh Patil	
✓ 41	18	01	Mr. Rashid Gulam Khan	
42	18	02	Mr. Sushilkumar Ramraj Vishwakarma & Mr. Sunil Ramraj Vishwakarma	
✓ 43	18	03	Mr. Lala Ganpati Mane & Mrs. Surekha Lala Mane	
✓ 44	18	04	Mr. Dileep Kumar Rajpati Barai & Mr. Satish Kumar Rajpati Barai	
45	18	05	Mrs. Jyotsna Pravinkumar Nangia	
46	18	06	Mrs. Jyotsna Pravinkumar Nangia	
47	18	07	Mr. Siddhant Nikhil Kulkarni	
✓ 48	18	08	Mr. Narshi Nenshi Shah	
49	18	09	Mr. Mohd. Kashif Sirajuddin Shaikh & Mrs. Faranaaz Kashif Sirajuddin Shaikh	
50	18	10	Mr. Mubarak Jalaluddin Khan & Mr. Ayazuddin Jalaluddin Khan	
✓ 51	18	11	Mr. Vikas K. Jadhav & Mrs. Kiran Vikas Jadhav	
52	18	12	Mr. Jitendra Prabhakar Surve & Mrs. Supriya Jitendra Surve	
✓ 53	19	01	Mr. Tejaswani Rajendra ✓	
✓ 54	19	02	Ms. Meena N. Bandekar, Mr. Arun N. Bandekar & Ms. Rekha N. Bandekar	
✓ 55	19	03	Mr. Anthony ND Nazareth	
✓ 56	19	04	Mr. Gurpreet Singh Kohli & Mrs. Paramjeet Kaur Kohli	
57	19	05	Mr. Jyotirmay Chakraborty	
✓ 58	19	06	Mr. Sudhakar Mohan Nikam & Mrs. Snehal Sudhakar Nikam	

Sr.	Buld.	Flat.	Name of the Member	Signature
✓ 59	19	07	Mr. Dattatray Sakharam Kale	S.D. Kale
60	19	08	Mr. Deepak Jagat Singh Rawat & Mrs. Meena Deepak Rawat	
✓ 61	19	09	Mr. Prakash Ankush Chavan	Prakash
✓ 62	19	10	Mr. Dattatraya Gulabrao Pawar	Kal
✓ 63	19	11	Mrs. Geetharani Ramdas	C. K. Ramdas
✓ 64	19	12	Mr. Jalindar Sahadu Hule	Jalindar
✓ 65	20	01	Mr. Dharendra S. Chauhan & Mrs. Snehalata Dharendra Chauhan	Dharendra
66	20	02	Mr. Akbar Badshah Attar	Akbar
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	Udaysinh
✓ 71	20	07	Mrs. Vaishali Mahendra Shingade & Mr. Mahendra Shingade	Vaishali
✓ 72	20	08	Mrs. J. Lakshmidevi	J. Lakshmi
73	20	09	Mr. Azad Babamiyan Shikalgar & Mrs. Habiba Azad Syed Shikalgar	Azad
74	20	10	Mrs. Tahesin Faiyaz Merchant	Tahesin
75	20	11	Mrs. Devi Noormal Matlani	
76	20	12	Mr. V. Ayyappan	