



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: 30/03/2026

Minutes of the Special General Meeting (SGM)

The Special General Meeting of Five Garden Co-Op Housing Society Ltd., Sec-09, Nerul, Navi Mumbai under section 79A of Maharashtra Co-Operative Societies Act, 1960 in connection with the redevelopment process of the Society property was held on 29th March 2026 from 09:00 a.m. to 1:00 p.m. at Bhanushali Wadi, Sector-19A, Nerul, Navi Mumbai-400706 under the supervision of Hon'ble Mr. Sharad Waghmare, the Authorized Officer of Hon'ble Deputy Registrar, Co-Operative Societies (CIDCO), Navi Mumbai.

In the said meeting total 61 members out of 65 members were present. In the said meeting Mr. Vinay Wadekar and Ms. Shravani Desai, the Project Management Consultant and Mr. Avinash H. Fatangare, the Legal Advisor of Society were also present. The proceeding of entire meeting was recorded in Video Camera. The Treasurer of the society Mr. Sasidharan Nair welcomed all the guests.

After confirming that the requisite quorum was present and with the permission of Hon'ble Mr. Sharad Waghmare, the Authorized Officer of Hon'ble Deputy Registrar, Co-Operative Societies (CIDCO), Navi Mumbai, the proceeding of meeting started.

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



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Agenda and Proceedings

1. To Select the Chairperson of the meeting

Resolved That, Mr. Manjinder Singh Dhaliwal is selected as Chairperson of the present proceeding and under his supervision the further proceeding will be continued.

Proposed By: Mr. Sohail Khan

Seconded By : Mr. Sudhir Mehra

2. To select and appoint Developer :

The Chairman Mr. Manjinder Singh Dhaliwal placed the following facts before the members about the redevelopment process of the society.

1. The Society is registered under the provisions of Maharashtra Co-Operative Societies Act, 1960 on 19/08/2025.
2. The Buildings of Society are in dilapidated conditions hence, in the Special General Meeting dated 02/11/2025, the decision is taken by members for redevelopment of society through Developer.
3. The society published a tender for appointment of Project Management Consultant (PMC). In which total five (05) firms have submitted tender to society. Out of those 5 firms 03 were qualified. Those three (03) firms are :- 1. Innomatrix Project Management Consultants, 2. Triarch Design Studio, 3. Sawant Liasoning and Consultants Pvt. Ltd. Out of those 03 firms the society appointed M/s. Triarch Design Studio as our Project Management Consultant.
4. The PMC prepared the feasibility report for the society and also prepared the tender for inviting Developers for redevelopment of society. The tender notice was published in daily newspaper Times of India and Loksatta.
5. Total 11 Developers have collected tender document from society which are as under :-



1. M/S. E.V.Homes Constructions Pvt. Ltd
2. M/S. Domus Aramus Venture
3. M/S. Oakwoods Corporation (Platinum Group)
4. M/s. Onezeal BKC LLP (TPV Group)
5. M/s. Shree Sai Developers
6. M/s. Satyam Urban Spaces LLP
7. M/s. Innovative Enterprises
8. M/s. Pavilion Redefining Reality
9. M/s. Lal Gebi Infra Pvt Ltd Gami Group
10. M/s. Pioneer Venture
11. M/s. Akshar Prime Avenue LLP

Out of which five (05) Developers have submitted their tender documents with the society.

6. The Society thereafter, with the help of PMC shortlisted 03 Developers namely :- 1. M/s. Shree Sai Developers, 2. M/s. Akshar Prime Avenue LLP and 3. M/s. Satyam Urban Spaces LLP
7. The shortlisted three (03) Developer have given their presentation on 08/03/2026 and also given their revised offer to the society. The Society on 08/03/2026 by conducting voting through Ballot paper have selected M/s. Akshar Prime Avenue LLP.

After giving the above information the Chairperson have requested to Mr. Sharad Waghmare, the Authorized Officer of Hon'ble Deputy Registrar, Co-Operative Societies (CIDCO), Navi Mumbai conduct the further proceeding for selection of Developer. The above referred authorized officer then asked members of the society to cast their votes for selection of Developer. The Authorized Officer then called upon the members to cast their vote by raising their hands after he pronounces the name of the Developer. After pronouncement of name of M/s. Akshar Prime Avenue LLP by the Authorized Officer, all the members have raised their hands and cast their vote in favour of M/s. Akshar Prime Avenue LLP.

RESOLVED THAT, M/s. Akshar Prime Avenue LLP has received 100% votes of the members present and is therefore selected and appointed as the Developer for carrying out the redevelopment project of the Society.

Proposed By: Mr. C. P. Shukla

Seconded By : Mr. Rashid Khan



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 Gardens Co-op. Housing Society Ltd.
Manjinder Singh Dhaliwal
Chairman *[Signature]* Secretary *[Signature]* Treasurer