

PRAGATI CO-OPERATIVE HOUSING SOCIETY LIMITED

(BUILDING NO E-5 TO E-8)

REGD NO: N.B.O.M/CIDCO/H.S.G./(TC)/10563/D.R/2024-25.
PLOT NO.5, SECTOR-1, VASHI, NAVI MUMBAI-400703

AGM Minutes – 14.09.2025

The Annual General Body Meeting of Pragati Coop Housing Society Limited was held on Sunday 14th September 2025 at 10:30a.m. in Navi Mumbai Sports Association Premises. Due to lack of quorum Mr Rahul Salunke Hon Secretary adjourned the meeting for half an hour. Accordingly, meeting was reconvened at 11:00 a.m. Details of the meeting are given below:

Mr. Rahul G Salunke welcomed all the members. Total 48 members were present for the meeting. On behalf of committee members, he requested Hon President Mr Navnath Patil to preside over the meeting. Mr Navnath Patil accepted the chairmanship and the meeting started.

Mr Rahul Salunke Hon Secretary read out the agenda and took the same for discussion.

Agenda 1: To Approve the Minutes of Last AGM and SGM Minutes.

Resolution : Hon Secretary informed that the drafted minutes were already circulated. But Mr Pradip Shinde (E-8 2:3) request to read out last AGM & SGM Minutes. Mr Rahul Salunke read both the minutes and all members confirmed and approve the same.

Proposed by : Pradeep Shinde (E-8 2:3)

Seconded by : Rajesh Fidoda (E-6 2:2)

Agenda 2: To Approve the Audit Report for the Financial Year 2024-25.

Resolution : Mr Dilip Bajaria Hon Treasurer put up the audited statement of Accounts and Balance Sheet for the Financial Year ending 31st Mar 2025. It was approved unanimously.

Proposed by: Rajesh Fidoda (E-6 2:2)

Seconded by: Balasaheb Raikar (E-74:1)

Agenda 3: Appointment of Auditor for the year 2025-26.

Resolution : Hon Secretary informed that the last years auditor Mr Anil Patil (Panel Auditor) will be continue for next year. The managing committee had no complaint. It was approved unanimously.

Proposed by: N B Rao (E-6 2:3)

Seconded by: S P Patwardhan (E-6 1:4)

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Agenda 4: Presentation on Redevelopment – Presentation by the appointed Project Management Consultant (PMC) on the feasibility report for redevelopment, queries from members and clarifications by PMC.

Resolution: The Project Management Consultant (PMC) presented the feasibility report for the redevelopment project, highlighting key aspects including 36 floors with 6 floors dedicated to parking, fully residential, and obtained necessary No Objection Certificates (NOCs). The PMC provided a detailed breakdown of the estimated project cost and clarified the parking area allocation based on approved parking ratios. The transit rent policy was explained with slab rates and payment terms. The estimated work period is a minimum of 36 months after obtaining NOCs and approvals, with a detailed project timeline to be shared. The PMC assured that the project will commence only after obtaining all necessary NOCs and approvals. Members' queries were addressed, and the presentation concluded with a vote of thanks from member.

Proposed by: S V Nargundkar (E-7 1:2)

Seconded by: S S Darp (E-8 0:2)

Agenda 5: Preparation and initiation of the Tender process for Redevelopment – Discussion and approval for tender-related procedures.

Resolution: The Project Management Consultant (PMC) presented the proposal for the preparation and initiation of the tender process for the redevelopment project, outlining the tender-related procedures, including scope of work, eligibility criteria, and evaluation criteria, which were approved by the members, authorizing the PMC to proceed with the tender process, including issuance of tender documents and evaluation of bids.

The Managing Committee unanimously received full support from all members to proceed with the tender process for the redevelopment project, with a unanimous vote in favor of moving forward under the committee's guidance.

Proposed by: Dilip Shinde (E-6 2:1)

Seconded by: Ashok Tajane (E-7 1:1)

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Agenda 6: Any other matter to be discussed with the permission of the chair.

The Managing Committee discussed about the outstanding dues to be recovered from any of the members. The committee noted that the outstanding amounts were pending and needed to be recovered.

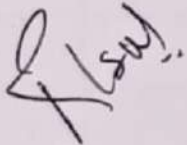
The Managing Committee authorized the Secretary/ Treasurer to issue the notice letters to those members, detailing the outstanding amounts, payment terms, and consequences of non-payment.

The Managing Committee will follow up with members to ensure timely payment and take further action, if necessary, as per the Society's Bye-laws.

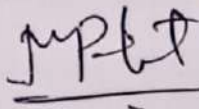
The meeting concluded with a resolution to take necessary steps to recover the outstanding dues from both members.

Proposed by: R J Patel (E-5 2:2)

Seconded by: S P Patwardhan (E-6 1:4)



Hon Secretary



Hon Chairman



Hon Treasurer