



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

Ref. /2025

Date : 20.12.2025

NOTICE OF SPECIAL GENERAL MEETING (SGM)

Notice is hereby given that the Special General Meeting of PRAGATI COOP HOUSING SOCIETY LIMITED will be held as per the details given below:

Date: Sunday, 04th Jan 2026

Time 10.30a.m sharp

Venue: Navi Mumbai Sports Association- Mini Hall, Navi Mumbai-400703.

The said Special General Meeting is convened in accordance with the provisions of : Section 73, Section-75 and Section 79A of the Maharashtra Cooperative Societies Act, 1960 Model bye-laws No 96 to 100 of Cooperative Housing society Government of Maharashtra redevelopment guidelines issued under section 79A.

Only Primary (Main) member of the society are entitled to attend and vote in the meeting. Proxy is not permitted as per the act and byelaws.

AGENDA

- To consider and approve the redevelopment tender:** To Consider the Comparative Statement of Redevelopment Tenders as prepared and presented by the Society- appointed Project Management Consultant (PMC), and to finalise and approve the Developer for redevelopment of the Society premises, strictly in accordance with section 79A Redevelopment guidelines, subject to approval of General Body.
- To authorise the Managing Committee:** To authorise the Managing Committee under Section 73 of the Maharashtra Cooperative Society Act, 1960 to take all necessary statutory, legal, technical and administrative steps for implementation of the redevelopment project, including but not limited to execution of the Development Agreement, appointment of consultant, correspondence with statutory authority, and compliance with all applicable laws, rules and regulations.

Members are requested to attend the meeting in large numbers, as the resolution passed in the special general meeting shall be final, conclusive and binding all members of the Society as per the Section 75 of the Maharashtra Cooperative Housing Society Act, 1960, by order of the Managing Committee.

Chairman

Secretary

Treasurer



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Minutes of Special General Meeting (SGM) Date: January 4, 2026

Agenda Item 1: Approval of Redevelopment Tender

The committee considered the comparative statement of redevelopment tenders prepared and presented by the Project Management Consultant (PMC), Dimension Architects. The PMC explained the technical and financial details of the four bidders who submitted tenders.

Resolution:

After reviewing the bids, it was observed that Manas Developers did not submit the Earnest Money Deposit (EMD), and therefore, their bid was rejected.

The other three bidders, Priyanka Regency LLP, Guruwakya Realty LLP (Paradise Group), and Skyline Superstructures LLP, met the technical and financial requirements.

The PMC presented the comparative statement, highlighting that Guruwakya Realty LLP (Paradise Group) offered the best rate, with 85% proposed extra area given to existing area owners.

The society members unopposed approved and appointed Guruwakya Realty LLP (Paradise Group) as the final bidder for the redevelopment project.

The Hon. Secretary, Mr. Rahul Salunke, requested Guruwakya Realty LLP to consider providing of additional Area to all members and increasing the Corpus Fund. In response, Guruwakya Realty LLP declared that they have agreed to provide extra 90% of existing area and a corpus fund of Rs. 2,00,000/- instead of Rs. 1,50,000/- for each flat.

Agenda Item 2: Authorization to Managing Committee

The SGM (Committee) authorized the Managing Committee under Section 73 of the Maharashtra Cooperative Society Act 1960 to take all necessary statutory, legal, technical, and administrative steps for the implementation of the redevelopment project, including:

- Execution of the Development Agreement
- Correspondence with statutory authorities
- Compliance with all applicable laws, rules, and regulations

Resolution:

The society members resolved to approve the selection of Guruwakya Realty LLP (Paradise Group) as the developer for the redevelopment project and authorized the Managing Committee to take all necessary steps for the implementation of the project.

Sr No	Flat No	Existing Area Sq Mt	Proposed Area 90% in Sqft	No of Flat
Type 1	0:1, 0:4, 1:1, 1:4, 2:1, 2:4	36.95	755.40	24 Flat
Type 2	0:2, 0:3, 2:2, 2:3, 4:1, 4:2	51.10	1044.68	24 Flat
Type 3	1:2, 1:3	62.57	1279.14	8 Flat
Type 4	3:1, 3:2	70.40	1439.25	8 Flat



The Meeting concluded with the Vote of thanks & National Anthem.


Chairman


Secretary


Treasurer