

The Self-Help Co-operative Housing Society Ltd.

Registered Office : St. Francis Road, Vile Parle (West), MUMBAI - 400 056.

(Registered under the Bombay Co-operative Societies Act, 1925)

(Reg. No. B-4515 of 1961)

Ref.

Date: 5th Sept 2026

Draft Minutes of SGBM held on Sunday 19th July 2026 at Park View Hotel

As there was no quorum at 11.00am the meeting was adjourned to 11.30am.

62 Members attended the meeting.

Chairperson Ms Lata Varghese had already given a letter stating that she will not be able to attend morning session hence Mr Narender Advani was requested to chair the meeting. He welcomed all the members, Mr Manjunath Gowda and his team of Gowda constructions Ltd. and Mr Suresh Sahu (Pmc) of Supreme Engicons (India) Ltd.

Mr Gowda introduced members of his team. He informed the members that first he will give presentation about his company and then presentation of project will be given. He gave information about his organisation, completed projects and ongoing projects of his company.

Mr Samant (Architect) showed the concept plan of our society visualised by them. He informed that this concept design has been made considering railway buffer, Airport height restriction (32 meters) and MCGM DCPR Rules. He informed that building will have Six wings and stilt parking provision for all the members. He informed about the amenities such as Fitness centre, Sr citizen point, Indoor gathering hall etc.

Mr Anil Uppal (D-7) inquired about the area which will be given to members. Mr Samant informed that all the Members will get extra area as per offer given.

Mr Sharman Raisinghani (E-5) enquired about the projects completed by them. Mr Prabhu informed him that they have completed more than 4 lakhs Sq feet construction. The maximum one project of 1.5 lakhs sq feet having 121 members at Chembur was completed by them.

Ms Haramoti Idnani(D-2) enquired about the possibilities of merging two small flats. Mr Gowda informed that this is possible.

Mr Ramesh Lalwani (D-15) enquired about the Fire safety arrangements. Mr Samant informed that proper arrangements have been implemented as per fire dept. He further clarified that terrace will be used as Refuge area in case of major fire.

Mr Manjunath Gowda assured that project will be as per DCPR rules Section 33(7)

Mr Narendra Jagtiani inquired about possibility of phase wise redevelopment.

Mr Gowda informed the members that demolition and reconstruction will be in full and can not be in part wise.

The Self-Help Co-operative Housing Society Ltd.

Registered Office : St. Francis Road, Vile Parle (West), MUMBAI - 400 056.

(Registered under the Bombay Co-operative Societies Act, 1925)

(Reg. No. B-4515 of 1961)

Ref.

Date 27th Sep 2026

Mr Mahesh Chainani(D-12) enquired about the construction cost. Mr Gowda informed that they have considered construction cost at Rs 3500/ per sq feet. He further enquired about the Bank guarantee of Rs 30cr. Mr Gowda informed that they will have to spend around Rs 45 cr upfront to get all the permissions. He said that guarantee will be in lien of the sale component. Mr Suresh Sahu informed Mr Gowda that bank guarantee was in tender clause and he should consider that.

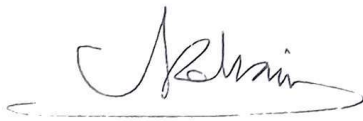
Mr Chandru Vaswani(A-12) enquired is society following redevelopment process as per Maharashtra Govt. guidelines 79 A. Mr Suresh Sahu PMC confirmed that the redevelopment process is as per Govt. Guidelines 79A.

Chairman Mr Narender Advani informed the house that presentation by other builder will be after lunch break.

Lunch break was taken from 1.00pm to 2.00pm.

Secretary Mr C.D.Punwani informed the members that Pro-Dev Construction is not coming for presentation as he has asked for clarification about approach road and has not received any answers from PMC.

Meeting ended with a vote of thanks to chair.



Hon. Chairman.



If any member has any objection not in conformity with the above draft minutes, he/she is requested to send the same in writing within 15 days. If no objection is received then the minutes will be deemed to be final