



Nilgiri Gardens

CO-OPERATIVE HOUSING SOCIETY LIMITED

Regd. No. NBOM/CIDCO/HSG(OH)/573/JTR/1997-98 DT. 15.12.97

Amra Marg, Uran Road, Sector-24, C.B.D. Belapur, Navi Mumbai - 400 614. Mob: 7045045980,
Website:- www.nilgirigardenschs.com / E-mail : nilgirigarden97@gmail.com

MINUTE OF THE MEETING OF THE REDEVELOPMENT COMMITTEE OF THE SOCIETY HELD ON SUNDAY, THE 2ND OF NOVEMBER, 2025

A Joint Meeting of the Redevelopment Committee of the Society, comprising two representatives from each Building Managing Committee Members and Technical committee Members was scheduled to be held at 11.00 A. M. on Sunday, the 2nd of November, 2025. The Venue was fixed as the Terrace of 'G' Building.

The meeting started at 11.30 A. M. The Honorary Secretary Mr. Janardhan Deshmukh requested the Honorary Chairman Mr. Manik Damodar Nalawade to start the proceedings. The Honorary Chairman Mr. Manik Damodar Nalawade welcomed the gathering and the meeting started.

The Following members were present for the meeting:

SR.NO.	FLAT NO.	NAME
1	A-005	Mr. Manik Damodar Nalawade (Chairman)
2	B1-403	Mr. Janardhan Deshmukh (Secretary)
3	C 11-203	Mr. Raghunandan Nair (Treasurer)

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4	E 2-201	Mr. Rajgopal T (Joint Secretary)
5	C 1-306	Mr. Rohan Nandawadekar (Joint Treasurer)
6	C 6-305	Mr. Mahadeo P. Gujar (M.C. Member)
7	C 2-101	Mr. Darshan Bhardwaj (M.C. Member)
8	C 7-303	Mr. Ajit Ganatra. (M.C. Member)
9	C 2-303	Mr. Sharad Nana Bodke (M.C. Member)
10	C 8-301	Mr. Shankar R. Salunke (M.C. Member)
11	C 11-001	Mr. Sharad Baburao Shinde (M.C. Member)
12	Bungalow-1	Mr. Sunil Hariom Sharma (M.C. Member)
13	BUN-3	Mr. Narayanan Nair (Representative of Bungalows and Technical Committee Member)
14	BUN-10	Mr. Jigar Purohit (Representative of Bungalows)
15	A-204	Mr. Pushpak Merchant (Representative of A Building)
16	A-406	MR. Sham Wadegaonkar (Representative of A Building)
17	B 1-002	Mr. Dipesh K. Shroff (Representative of B 1 Building)
18	B 1-203	Mr. Syed Ali Hasan (Representative of B 1 Building and Technical Committee Member)
19	B 1-305	Mr. Vikas Modi (Representative of B 1 Building)
20	B 2-203	Mr. Arun Devadiga (Representative of B 2 Building)
21	C 1-101	Mr. Anil Kumar Puran Bhalla (Representative of C 1 Building)
22	C 1-105	Mr. Maruti Kesarkar (Representative of C 1 Building)

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23	C 1-206	Mr. Murugan Pillai (Representative of C 1 Building)
24	C 2-005	Mr. Anant Tickoo (Representative of C 2 Building)
25	C 2-403	Mr. Vaibhav S. Kachale (Representative of C 2 Building)
26	C 3-004	Mr. K. G. Rajan (Representative of C 3 Building)
27	C 3-405	R. Somanatha Shenoi (Representative of Society)
28	C 4-101/102	Mr. Monsur Borbhuiya (Representative of C 4 Building)
29	C 5-101	Mr. Krishana D. Kadam (Representative of C 5 Building)
30	C 5-302	Mr. Veerendra V. Mathada (Representative of C 5 Building and Technical Committee Member)
31	C 6-204	Mr. A.K. Chakaraborty (Representative of C 6 Building)
32	C 7-001	Mr. R. N. Chaturvedi (Representative of C 7 Building and Technical Committee Member)
33	C 7-101	Mr. Milind Laxman Surve (Representative of C 7 Building)
34	C 7-304	Mr. Mahendra Gore (Representative of C 7 Building)
35	C 8-203	Mr. Vikas Jagannath Chikne (Representative of C 8 Building)
36	C 9-406	Mr. Jaoquim Fernandez (Representative of C 9 Building)
37	C 10-105	Mr. Bibekanand Ray (Representative of C 10 Building and Technical committee Member)
38	C 10-201	Mr. N. Subash Chandran (Representative of C 10 Building)
39	C 10-205	Mr. Prabhakar M. Jadav (Representative of C 10 Building)
40	C 11-004	Mr. Vinod Kumar K. (Representative of C 11 Building)

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41	C 11-202	Mr. Jayakumar Nair (Representative of C 11 Building)
42	D 2-002	Mr. Bishwanath Sahoo (Representative of D 2 Building)
43	D 2-004	Mr. Bipin K. Surve (Representative of D 2 Building and Technical Committee Member)
44	E 1-203/204	Mr. Abhishek Mishra (Representative of E 1 Building)
45	E 1-304	MR. P.V. Purushothaman (Representative of E 1 Building)
46	E 2-102	Mr. Subhash Malan (Representative of E 2 Building)
47	E 3-203	Mr. Sanjay Dubey (Representative of E 3 Building)
48	E 3-404	Mr. Deepak Duggal (Representative of E 3 Building)
49	F-003	Mr. Kaluram Salve (Ramakanth) (Representative of F Building and Technical committee Member)
50	F-204	Mr. C.A. Kadu Patil (Representative of F Building)
51	G-205	Mr. Chandrasekhar Bagwe (Representative of G Building)
52	G-406	Mr. Yogesh Padte (Representative of G Building)
53	SHOP-1	Mr. Dhanraj Champalal Jain (Representative of Shopping)

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Thereafter the Agenda items were taken one by one.

AGENDA No.1. To open commercial bid of shortlisted bidders for appointment of Project Management Consultant and decide further course of action for appointment of Project Management Consultant (PMC) for the redevelopment of our Society.

The Honorary Chairman Mr. Manik Damodar Nalawade informed the members the present status of the Bidders who were short listed by the Technical Committee for appointment as Project Management Consultant. During the last joint meeting the Redevelopment Committee approved the three Bidders short listed by the Technical Committee.

Three Bidders short listed were as follows:

- (i) Liladhar Parab, Architects and Designs
- (ii) Design Consortium and
- (iii) Dimension Architects Private Limited

All the three Bidders were requested to submit their revised Commercial Bids (reduced rate in lumpsum) afresh in sealed envelopes based on the revised scope of work. They were also informed regarding the Revised scope of work. Even though the Committee expected that all the three short listed bidders will submit their Commercial Bids, one of the three short listed bidders namely M/s. Design Consortium has withdrawn from the tender process and informed their inability to participate in the process. They have expressly mentioned in their letter that since they are already engaged with other activities they will not be able to take up our work.

Remaining two Bidders namely (i) Liladhar Parab, Architects and Designs and (ii) Dimension Architects Private Limited have submitted their revised Commercial Bids.

The Honorary Secretary Mr. Janardhan Deshmukh summed up the process that took place in the selection of bidders. The 6 (Six) qualified Bidders were scrutinised by the Technical Committee and the Technical Committee has short listed 3 Bidders based in the experience they are having in the field. During the

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last meeting held on the 12th of October, 2025 the Redevelopment Committee has approved the shortlisting process of the 3 Bidders and decided to proceed with the same. Now one of the three has withdrawn from the process and only two are remaining.

The Honorary Chairman Mr. Manik Damodar Nalawade informed the gathering that as per Government Regulation (G. R.) a minimum three Bidders should be there in the process for selection of PMC. However since we have selected six Bidders as qualified for appointment as PMC the Technical Committee has short listed three based on their experience in the field, we can assume that the process of selection of three bidders as per G.R. is fulfilled. In case we have to make it three we can add one of the three parties dropped by the Technical Committee. However this process was not accepted by the members present and they have suggested that we may go for the two bidders who have submitted their revised Commercial Bids.

The Honorary Secretary Mr. Janardhan Deshmukh asked the members present regarding the opinion of the members present in continuing the process with the two bidders who have submitted their revised Commercial Bids. The members present were requested one by one to offer their opinion regarding the same. Almost all the members present were of the opinion that we may proceed with processing the Bids submitted by the two qualified Bidders who have submitted their Revised Commercial Bids.

In between Mr. Sunil Hariom Sharma, Committee Member reminded regarding the Physical verification of the site where the two bidders are undertaking constructions. It was decided that letters shall be written to the two Bidders regarding the site visit by the Technical Committee so that the Bidders can keep the concerned ready for the site visit. It was also informed that any member of the Society who is interested to go for the site visit can do so in co-ordination with the Technical Committee Members.

Next the main part of the Agenda 'to open commercial bid of shortlisted bidders for appointment of Project Management Consultant' was discussed. All the members present agreed to open the price bids submitted by the two parties.

First the commercial bid submitted M/s. Liladhar Parab, Architects and Designs was opened. M/s. Liladhar Parab, Architects and Designs has already submitted



the EMD of Rs. 5 Lacs when they have submitted their quote almost one year back. Even though the Society has refunded the money, they have not encashed the Cheque. Now they have requested the Society to consider the same as EMD against the Tender bid. The Committee agreed the suggestion.

Afterwards the Price Bid submitted by the party M/s. Dimension Architects Private Limited was opened. They have submitted a DD for Rs. 5 lacs from Axis Bank against EMD.

There are two parts against the services to be provided by the PMC (1) Part-I PMC services to provide the scope of work as mentioned under "WORKS BEFORE ENGAGEMENT OF DEVELOPER" and (2) Part-II PMC services to provide the scope mentioned from stages "BEFORE CONSTRUCTION STAGE" to "END OF THE CONSTRUCTION STAGE"

The price quoted by the two Parties (1) M/s. Liladhar Parab, Architects and Designs and (2) M/s. Dimension Architects Private Limited are as follows:

	PART 1	PART 2
(1) M/s. Liladhar Parab, Architects and Designs	Rs. 4,59,00,000.00	Rs. 4,99,00,000.00
(2) M/s. Dimension Architects Private Limited	Rs. 43,91,598.51	Rs. 1,31,74,795.54

Since there are wide variations in the values quoted by the two parties, it was decided to discuss with the parties regarding the components they have considered for arriving at the quoted amounts and thereafter negotiate with them to find out the lowest of the two.

It was also decided that the discussions and negotiations can be done before the SGM being held on the 23rd of November, 2025



Mr. Bipin K. Surve, D 2 004, Technical Committee Member reiterated that the tender conditions should be discussed and explained with the Bidders before finalising the party with whom the order for the appointment of PMC is being issued.

There was a discussion regarding the SGM to be conducted on Sunday, the 23rd of November, 2025. Earlier the venue was decided as the Play ground near the C 11 Building. But since the area cannot accommodate about 500 persons and also since it is raining suddenly, it is not advisable to hold the SGM in the Play Ground. Therefore, it was suggested that the Community Hall in EKTA VIHAR, if available, which can accommodate about 500 persons can be rented out. However, all arrangements such as Light System, Sound System, Seating arrangements etc. may have to be made by us. In case the hall in EKTA VIHAR is not available, we may have to plan the SGM in the area between C 5, C 6, C 3 and D 2. It was also decided that the SGM will be held at 11.00 A.M. on Sunday, the 23rd of November, 2025.

With the above discussions on the Agenda "To open commercial bid of shortlisted bidders for appointment of Project Management Consultant and decide further course of action for appointment of Project Management Consultant (PMC) for the redevelopment of our Society." was concluded.

The following Resolutions were passed in this respect:

RESOLUTION

"Resolved that the name of the Bidder who have withdrawn from contesting against the appointment of PMC (M/s. Design Consortium) may be eliminated and remaining bidder names M/s. Liladhar Parab, Architects and Designs and M/s. Dimension Architects Private Limited may be considered for the appointment as PMC."

"Resolved to open revised Commercial Bids of i) M/s. Liladhar Parab, Architects & Designs and ii) M/s. Dimension Architects Private Limited"



"Resolved to call two bidders namely i) M/s. Liladhar Parab, Architects & Designs and ii) M/s. Dimension Architects Private Limited for discussing on Commercial Bid".

"Resolved that The Technical Committee Members shall make site visit of the projects of the two Bidders recommended by them namely (i) Liladhar Parab, Architects & Designs and (ii) Dimension Architects Private Limited, along with other members of the Society who are interested in the visit, and submit a report to the Redevelopment Committee."

"Resolved to hold the SGM for appointment of PMC on Sunday the 23rd of November, 2025 at a convenient venue either the Community Hall in Ekta Vihar or at the space between C 5, C 6, C 3, D 2 Buildings at 11.00 A.M."

Proposed By: Mr. Mahendra Gore, C 7 304

Seconded By: Mr. Sham Wadegaonkar A 406

AGENDA No.2. Any other matter with the permission of the Chair.

Since there was no other item for discussion the meeting was concluded at 12.30 P.M. with Vote of Thanks to the Chair.

For Nilgiri Gardens CHS Ltd.

Janardhan Deshmukh
(Honorary Secretary)

Manik Damodar Nalawade
(Honorary Chairman)

