



Nilgiri Gardens

CO-OPERATIVE HOUSING SOCIETY LIMITED

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

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20/10/2025

**MINUTES OF THE MEETING OF THE REDEVELOPMENT COMMITTEE OF THE
SOCIETY HELD ON SUNDAY, THE 12TH OF OCTOBER 2025.**

A joint meeting of the Redevelopment Committee of the Society, which comprises of two representatives from each Building and Managing Committee Members, and Technical Committee was held at 11.00 A. M. on Sunday, the 12th of October, 2025 under the Chairmanship of Mr. Manik Nalawade, the Chairman of the Society. The Venue was fixed as the Terrace of 'G' Building.

The meeting started at 11.15 A. M. The Honorary Secretary, Mr. Janardhan Deshmukh, welcomed the gathering and requested the Chairman Mr. Manik Nalawade to take charge of the Meeting and start the meeting.

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	C11-203	Mr. Raghunandan Nair (Treasurer)
4	E2-201	Mr. Rajgopal T (Joint Secretary)
5	C1-303	Mr. Rohan Nandawadekar (Joint Treasurer)
6	G-504	Mr. Manoj K. Singh (M.C. Member)

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7	C6-305	Mr. Mahadeo P. Gujar (M.C. Member)
8	C2-101	Mr. Darshan Bhardwaj (M.C. Member)
9	C7-303	Mr. Ajit Ganatra (M.C. Member)
10	D2-203	Mr. Siddheshwar B. Kalel (M.C. Member)
11	C8-301	Mr. Shankar R. Salunke (M.C. Member)
12	C8-102	Mr. Deepak V. Valsepatil (M.C. Member)
13	BUN 3	Mr. Narayanan Nair (Representative of Bungalows)
14	A 204	Mr. Pushpak Merchant (Representative of A Building)
15	B 1 401	Mr. Puneet Sonthalia (Representative of B1 Building)
16	B 1 402	Mr. Prashant Thete (Representative of B1 Building)
17	B2-203	Mr. Arun Devadiga (Representative of B2 Building)
18	C 1 206	Mr. Murugan Pillai (Representative of C1 Building)
19	C 2 005	Mr. Anant Tickoo (Representative of C2 Building)
20	C 3 004	Mr. K. G. Rajan (Representative of C3 Building)
21	C 3 405	R. Somanatha Shenoi (Representative of Society)
22	C4-101/102	Mr. Monsur Borbhuiya (Representative of C4 Building)
23	C4-001/002304	Mr Prashant Patil (Representative of C4 Building)
24	C5-101	Mr. Krishana D. Kadam (Representative of C5 Building)
25	C5-302	Mr. Veerendra V. Mathada (Representative of C5 Building)



26	C6-204	Mr. A.K. Chakaraborty (Representative of C6 Building)
27	C 7 001	Mr. R. N. Chaturvedi (Technical Committee Member)
28	C7-101	Mr. Milind Laxman Surve (Representative of C7 Building)
29	C7-304	Mr. Mahendra Gore (Representative of C7 Building)
30	C8-203	Mr. Vikas Jagannath Chikne (Representative of C8 Building)
31	C 9 406	Mr. Joaquim Fernandez (Representative of C9 Building)
32	C 10 105	Mr. Bibekanand Ray (Technical Committee Member)
33	C10-201	Mr. N. Subash Chandran (Representative of C10 Building)
34	C11-004	Mr. Vinod Kumar K. (Representative of C11 Building)
35	C 11 202	Mr. Jayakumar Nair (Representative of C11 Building)
36	D 1 001/002	Mrs. Ujwala Bodke (Representative of D1 Building)
37	D2 002	Mr. Bishwanath Sahoo (Representative of D2 Building)
38	D2-004	Mr. Bipin K. Surve (Representative of D2 Building and Technical Committee Member)
39	E1-203/204	Mr. Abhishek Mishra (Representative of E1 Building)
40	E2-102	Mr. Subhash Malan (Representative of E2 Building)
41	E2-401	Mr. Kiran Shinde (Representative of E2 Building)
42	E3-203	Mr. Sanjay Dubey (Representative of E3 Building)

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43	E3-404	Mr. Deepak Duggal (Representative of E3 Building)
44	F 003	Mr. Kaluram (Ramakanth) Salve (Technical Committee Member)
45	F-004	Mr. Vinod G. Nair (Representative of F Building)
46	F-204	Mr. C.A. Kadu Patil (Representative of F Building)
47	G-205	Mr. Chandrasekhar Bagwe (Representative of G Building)
48	G-406	Mr. Yogesh Padte (Representative of G Building)
49	SHOP 1	Mr. Dhanraj Champalal Jain (Representative of Shopping)
50	SHOP 3	Mr. V.K. Choudhary (Representative of Shopping)

Thereafter the Agenda items were taken one by one.

AGENDA No.1. To discuss and decide further course of action for appointment of Project Management Consultant (P M C) for the redevelopment of our Society.

First of all, the Honorary Secretary Mr. Janardhan Deshmukh welcomed the members of the Redevelopment Committee present and the Technical Committee members who have taken efforts to study the quotations received from various bidders for appointment as Project Management Consultant (P M C) and who prepared a detailed report on the same. There were 7 members selected to form the Technical Committee as follows:

LIST OF MEMBERS IN TECHNICAL COMMITTEE

SL.NO.	FLAT NO.	NAME OF MEMBER
1	D 2 004	Mr. Bipin Surve

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2	BUN NO. 03	Mr.Narayanan Nair
3	C 10 105	Mr. Bibekanand Ray
4	C 5 302	Mr. Veerendra Mathada
5	B 1 203	Mr. Syed AliHassan
6	F 003	Mr. Kaluram Damodar Salve
7	C 7 001	Mr. R.N. Chaturvedi

The Honorary Chairman Mr. Manik Damodar Nalawade informed that based on the report of the Technical Committee and as per the decision taken by the Redevelopment Committee we can plan to take up the Agenda to the Special General Body Meeting to be held for the selection and appointment of the Project Management Consultant (P M C).

The Honorary Secretary Mr. Janardhan Deshmukh explained in brief the events took place which lead to the Technical Committee to submit a report on the evaluation of the Bidders.

On the 27th July 2024, Tender Notice with Corrigendum dated 22nd August 2024 was published in Times of India (English Newspaper) and Maharashtra Times (Marathi Newspaper) inviting tenders from the reputed Architects / Project Management Consultants for Redevelopment of our Society. Before 31st August 2024, Society has received nine (9) tenders from Architects and Project Management Consultants namely (i) Urban Analysis and Solutions Consultancy Services (ii) Dimension Architects Private Limited, (iii) Liladhar Parab, Architects and Designs, (iv) Design Consortium, (v) Quasco PMC, (vi) Unique PMC, (vii) Wise

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Realty, (viii) ABS Architects, and (ix) Architectural Associates. On 1st September 2024, all the 9 Tender Bids were opened in the meeting of Redevelopment Committee. During the scrutiny of Technical Bids of Tenderers, due to various reasons, three Bidders namely (i) Wise Realty, (ii) ABS Architects, and (iii) Architectural Associates were declared ineligible for appointing as PMC. Six Bidders namely (i) Urban Analysis and Solutions Consultancy Services (ii) Dimensions Architects Private Limited, (iii) Liladhar Parab, Architects and Designs, (iv) Design Consortium, (v) Quasco PMC, and (vi) Unique PMC were found eligible for opening their price bids and accordingly, price bids of all the 6 Bidders were opened.

Thereafter the 7 member Technical Committee was entrusted with the work of studying the 6 qualified Bids in order to prepare a detailed report on the same so as to place the report before the Redevelopment Committee. During their scrutiny it was found that some of the documents required are not furnished by the Bidders. Therefore separate letters were send to the Bidders with a request to submit the required details. After receipt of the details the Technical committee evaluated the documents of all the 6 Bidders.

On the 7th of November 2024, the Technical Committee, appointed for the purpose of scrutiny of technical documents submitted by the qualified Bidders, presented their report analysing the documents A 1 to A 6 and recommended three Bidders namely (i) Liladhar Parab, Architects and Designs (ii) Design Consortium and (iii) Dimension Architects Private Ltd., as qualified for the appointment as Project Management Consultant of the Society. They have assigned their rating as 60 % and above for the 3 Bidders recommended by them and for all the other three the rating was less than 60%.

The report of the Technical Committee was placed before Managing Committee in its Meeting held on 24th November, 2024 and the Managing Committee resolved that the analysis report of Technical Committee comprising of all the 6 Bidders will be placed before the Special General Body Meeting to take a decision.

The Honorary Secretary further informed the gathering that the Society will convey the Special General Body Meeting of the Society for the purpose of appointment of Project Management Consultant for the purpose of redevelopment of the society. After appointment of Project Management

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Consultant, the Project Management Consultant will prepare its feasibility report of redevelopment of society. The feasibility report prepared by the Project Management Consultant will be placed before the Special General Body for taking its decision either to accept the said report or reject. If the feasibility report of the Project Management Consultant is accepted and approved by the Special General Body, the Managing Committee, with the assistance of Project Management Consultant prepare, Technical Committee and Redevelopment Committee, prepare a draft of Tender Documents for inviting bids from the Developers for redevelopment of the Society. The draft Tender Documents will be placed before the Special General Meeting for its approval to the draft Tender Documents and finalisation of Tender Documents. Once Tender Documents are finalized by the SGM, the Managing Committee will issue Tender Notice in Newspapers such as Times of India/Indian Express (English) and Maharashtra Times/Loksatta (Marathi) inviting bids from the Developers for the purpose of redevelopment. All the Tenders received from the Developers will be opened in presence of the Special General Body. Thereafter, Technical Documents and Offer Bids will be scrutinized through the Technical Committee, Redevelopment Committee and Project Management Consultant. Thereafter, the Managing Committee will ask each Developer as shortlisted by the Technical Committee, Redevelopment Committee and Project Management Consultant to give presentation to each building members in presence of Managing Committee Members, Technical Committee Members and Project Management Consultant in order to understand the prospect of the redevelopment of society from the Developer. After completion of presentation of Developers, all the shortlisted Developers will be asked to give their presentation on redevelopment of the society before the Special General Body and the decision of appointment of Developer will be taken only Special General Body Meeting of the Society. Once the Developer is appointed by the Special General Body, the Managing Committee with the help of the Technical Committee, Redevelopment Committee and Project Management Consultant will prepare draft Development Agreement and circulate amongst the members for their suggestions and inputs. Once the suggestions and inputs of all the Members are received to the Society, the Managing Committee will place the draft Development Agreement before the Special General Body for its approval and after approval from the Special General Body only the Development Agreement

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will be signed with the appointed Developer. Prior to execution of the Development Agreement, the Developer so appointed by the SGM shall comply with the terms and conditions of appointment letter including settlement of issues of conveyance with the CIDCO and other issues pending with the Society. Thereafter, the Managing Committee will ask the Developer to prepare draft designs, plans and elevation of the buildings to be constructed in the redevelopment and the same will be scrutinized through the Technical Committee and Project Management Consultant. Once the draft plans are approved by the Technical Committee and Project Management Consultant, the draft plans of the building will be placed before the Special General Body for its approval. Once the Developer received Commencement Certificate from NMMC after approvals from the CIDCO, NMMC, Airport Authority and Environmental Committee, etc., the Developer will have to execute Permanent Alternate Accommodation Agreement with each member of the Society indicating the flat/unit number and proposed area of the flat to be allotted to the Member, Rent and other amenities in the redevelopment project. Once the Permanent Alternate Accommodation Agreement is registered with all Members, the Developer will have to issue letter to the Society to vacate the premises. Members will have to vacate their flats only after getting Commencement Certificate (CC) of the project and registration of the Permanent Alternate Accommodation Agreement with each Members.

Further to the above the Honorary Secretary Mr. Janardhan Deshmukh requested the members of the Redevelopment Committee who were present for the meeting to offer their opinion on the report submitted by the Technical committee. The members present one by one was requested to offer their opinion and most of them were of the opinion that the three Bidders namely (i) Liladhar Parab, Architects and Designs (ii) Design Consortium and (iii) Dimension Architects Pvt Ltd., may be approved for taking up their credentials for placing the same before the SGM for consideration for the appointment of Project Management Consultant for the Society

Mr. K. G. Rajan, C 3 004 opined that the report submitted by the Technical Committee has to be accepted.

Mr. Rajgopal T, E 2 201, Joint Secretary stated that he was functioning as the Convener of the Technical Committee Meetings and all the 7 Technical

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Committee Members have been sitting for more than one and a half to two hours in the evenings for about 45 days in the Society office to scrutinise the Bids submitted by various parties and to prepare the reports recommending the eligible Bidders for the selection of Project Management Consultant for the Redevelopment of the Society. Mr. Rajgopal T, E 2 201, Joint Secretary also stated that all the Technical Committee members deserve special thanks and compliments for the efforts and service they have rendered.

Mr. K. G. Rajan, C 3 004 was of the opinion that definitely the Technical committee members deserve compliments, but our effort should be to see that whoever is appointed as PMC, they should in co-ordination with the Builder / Developer should carry out the Redevelopment of the Society in the most efficient manner.

In between Mr. M. P. Gujar, Managing Committee member mentioned that the Technical committee members deserve compliments for the efforts they have put, but they have not conducted the site visit of the Projects undertaken by the Shortlisted Bidders. It was requested that the Technical Committee Members have to conduct the site visits and modify their reports adding their observation on the site visits.

Mr. P.N. Merchant, A 204 wanted to confirm that terms and conditions should be framed properly and make the Project Management Consultant accept the same. There was a suggestion that the Bids of the Developers may be opened by the Redevelopment Committee and not before the SGM so as to save time of redevelopment process.

Mr. Bibekanand Ray, one of the Technical Committee Members explained the reason why only 3 Bidders were selected. The main reason is that the three Bidders selected are having good experience in the field and their rating is more than 60%. The other three out of six (i) Urban Analysis and Solutions Consultancy Services (ii) Quasco PMC, and (iii) Unique PMC are having less experience in the field. Mr Ray also expressed that the society shall issue Letter to the shortlisted Bidder with Scope of work for revise quote .Mr. Mahendra Gore, C 7 304 informed that negotiation should be held with the appointed PMC, so as to get maximum benefit for the Society. Mr. Sanjay Dubey, E 3 203 opined that there should be complete transparency in the selection of PMC.

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There was a discussion regarding the remuneration payable to the Project Management Consultant. It was pointed out that the remuneration should be restricted according to the service the Project Management Consultant provide. Care should be taken if the Remuneration is fixed as percentage of the total Project Cost the amount will be in crores. Mr. Mahendra Gore, C 7 304 pointed that the fees payable to the Project Management Consultant should be negotiable. Mr. R.N. Chaturvedi, C 7 001 opined that the remuneration payable should be discussed in detail so that the payment is released step by step as the work progress.


There was discussion regarding the EMD of Rs. 5 Lac submitted by the Bidders either by DD or by Bank Guarantee. Since there was considerable delay (about one year) from the date of submission of Bid and submission of EMD / Bank Guarantee, all the deposits made were returned to the Bidders. It was decided that since now three bidders are declared qualified, we may request those three Bidders to submit the EMD without delay. It was also decided that since almost one year has lapsed, the three recommended Bidders shall be requested to submit fresh Price Bids and other technical documents showing their experience gained by them from the date of submission of tender document so as to place the same before the SGM.

The Honorary Secretary Mr. Janardhan Deshmukh informed that in future the Minutes of the Redevelopment Committee Meetings will be circulated to all the 546 members of the Society by E-Mail and WhatsApp.

The procedure to be adopted during SGM was briefed as follows:

During the SGM, the three Bidders will be asked to make presentation one by one showing their experience and credentials. Each Bidder will be given ½ hour time to make their Presentation and ½ hours for discussion and Question Answer Session. In between the presentation by three bidders 15 minutes time gap will be given. The appointment of the Project Management Consultant will be finalised during the SGM being held for the same. The minutes of the SGM will be circulated to all the 546 members of the Society by E-Mail / Whats App. Mr. Bibekanand Ray, C 10 105 reiterated that all the required points should be clarified during the SGM. Scope of work has to be finalised. Revised rate shall be obtained so that the same can be scrutinised.





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Mr. Murugan Pillai, C 1 206 mentioned that whoever may be the party on whom the work of Project Management Consultant is entrusted, their credibility should be checked and ensured. Mr. Murugan Pillai, C 1 206 also mentioned that he is in the field of credit rating and he can help the Society in that respect. Mr. M.P Gujar, Committee member informed that whatever information we have received about the bidders is almost one year old and therefore we have to get their present status to confirm that they are credit worthy.

Mr. Siddheshwar B. Kalel, A 203 was of the opinion that all the 6 bidders evaluated by the Technical Committee should requested to make presentation before the SGM.


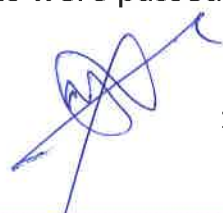

The Honorary Secretary Mr. Janardhan Deshmukh informed that once the Project Management Consultant and the Builder / Developer are appointed, it is their collective responsibility to see that the Project is completed in time in all respects.

The Honorary Secretary Mr. Janardhan Deshmukh also explained why a Project Management Consultant is required to be appointed. Even though our Society is having all types of faculties such as Doctors, Engineers, Lawyers, Architects Etc., there are many small Societies not having the Technically qualified persons. Therefore the appointment of PMC is made must for the purpose of redevelopment of the society by the Government of Maharashtra under its Government Resolution dated 4th July 2019.

It was also decided that the SGM to open the fresh Bids submitted by the three bidders and finalise Project Management Consultant shall be held in the Month of November, 2025. After discussions it was decided that the SGM for the appointment of Project Management Consultant may be held on Sunday, the 23rd of November, 2025. It was also decided that the timing to start the meeting shall be fixed as 6.00 P.M and the Venue will be the football ground behind C 11 Building.

With the above the discussion on the Agenda "To discuss and decide further course of action for appointment of Project Management Consultant (P M C) for the redevelopment of our Society." was concluded.

The following Resolutions were passed in this respect:

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RESOLUTION

“Resolved that The Technical Committee Members shall make site visit of the projects of the three Bidders recommended by them namely (i) Liladhar Parab, Architects and Designs (ii) Design Consortium and (iii) Dimension Architects Private Limited and submit their modified report to the Society considering the technical documents, site inspection and commercial bid submitted by above Bidders.”

“Further resolved that a letter containing scope of work of the PMC shall address to (i) Liladhar Parab, Architects and Designs (ii) Design Consortium and (iii) Dimension Architects Private Limited requesting them to submit their revised Technical Documents and revised Commercial Bids based on the scope of work specified in the letter issued by the Society.”

“Further resolved that the three Bidders recommended by the Technical Committee, shall be invited to give their presentation for ½ hour and ½ hour for discussion and answering of questions during the SGM being held to finalise and appoint the Project Management Consultant.”

“Further resolved that the revised commercial bid shall be opened before the joint meeting of Redevelopment Committee and Technical Committee and thereafter hardcore negotiation shall be made with the Bidders for finalisation of their commercial bids.”

“Further resolved to hold the Special General Body Meeting with the Agenda for appointment of PMC on Sunday the 23rd of November, 2025 at the Sports Ground in the Society premises at 6.00 P.M.”

Proposed By: Mr. Mahendra Gore, C 7 304

Seconded By: Mr. Kaluram Damodar Salve, F 003



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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 1.00 P.M. with Vote of Thanks to the Chair.

For Nilgiri Gardens CHS Ltd.

Janardhan Deshmukh
(Honorary Secretary)

Manik Damodar Nalawade
(Honorary Chairman)

