

HAPPY HOME CO-OP. HSG. SOC.LTD.

REG. NO. TNA(TNA)HSG/TC/6877/94-95

BLDG. NO. D/116 TO D/139, SECTOR-26, VASHI, NAVI MUMBAI - 400705.

Ref No. _____

Date: 10/07/2025

Subject - Minutes of the Special General Meeting Held on 6th July 2025, Sunday @11am, held at Shri Swami Vivekanand Shikshan Sanstha, Sector 26, Vashi, Navi Mumbai for finalization and appointment of Project Management Consultant for redevelopment of our society.

Total Units - 118

- 1 - member CIDCO Flat (Possession has not been handed over)
- 5- members death and heirship awaited
- 1 - member dual flats with same name

Total Members - 111

Quorum for the meeting - 74

Total Member Present - 98



Welcome Address: The chairperson welcomed all the members and briefed them on the purpose of the meeting - to appoint a project management consultant for society's redevelopment.

Comparison of PMC shortlisted: The Chairman and Committee Member, Mr. Shivanand Maled and Mr. Raghunath Mawale presented the comparison study of shortlisted, along with their credentials, projects, unit wise proposed area, live projects, completed projects, fee structures and scope of work.

The Society has received 11 PMC's project, out of which society committed has selected 3 PMC's. After due discussion, the society committee recommended the following two PMCs

The following firms were considered:

1. Wise Realty
2. Kedar Satam Architects

Discussion: Members discussed the merits and demerits of each firm. Below queries were raised and addressed by Chairperson & Committee Members.

Query 1 - Mr. Maaz Hussain raised who will pay the PMC fees, Legal Fees and also shared his views and experience of redevelopment process to all the members.

Response 1 - Our legal advisor addressed the query with satisfactory response to Mr. Maaz Hussain.

Query 2 - Mr. S D Mane raised what is the proposed monthly rents, corpus funds & logistic fees.

Response 2 - Chairperson addressed the query with comparative proposed fee structure to Mr. S D Mane of both the shortlisted PMC.

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Query 3 - Mr. Harvinder Singh Manku raised that why our extended FSI is not considered for redevelopment calculation.

Response 3 - Our legal advisor addressed the query stating that as per regulated guidelines the redevelopment of the society is calculated on the actual allotted area of each unit i.e., by CIDCO. Hence CIDCO built as considered for further feasibility of each unit.

Query 4 - Mrs. Kushala & Mr. Nikith Pujari asked what is the recommendation of managing committee post comparison study made.

Response 4 - Mr. Raghunath Mawale recommended this personal choice as Wise Realty against the query raised for. Mr. Raghunath Mawale explained his preference about PMC and his comparison about the PMC.

Mr. Bhoir address the society and explain about his personal finding about Kedar Satam Architect and recommended that as his personal choice he will select the Kedar Satam Architect as for the society member they have free will to select PMC as per their choice.

Response 4 - Second Time - Mr. Raghunath Mawale recommended this personal choice as Wise Realty against the query raised, for which Mr. Suryakant More objected the recommendation made that is of personal choice and not the committee recommendation, also he stated that by this statement you are trying to create a pressure on the members and requested to start the voting process along with Mr. Pal & Mr. Mahesh Patil.

Chairperson announced the voting process to be started and requested Legal Advisor to outing the further process.

Adv. Santosh Palaskar (Legal Advisor of the society) initiated the voting process by taking concurrence from all members that we all agree to appoint the PMC by voting method, for which members raised their hands and confirmed to start the process. Also, legal advisor informed the members that out of the shortlisted 2 PMC whoever gets the majority vote will be declared as final PMC for society's redevelopment process.

Voting Process: Voting was conducted by secret ballot in which legal advisor were executor and monitored the complete end to end process. Legal Team announced each member's name and called forward to initiate the vote against the 2 shortlisted PMC. Each member was given with the preprinted paper in which member's had to tick against the name of the PMC. On the ballot paper first name was of Wise Realty and second was of Kedar Satam Architects along tick box against each name. The said process was recording in the camera.

Voting Result: Counting process was initiated by the legal advisor team at individual capacity without involvement of any managing committee / members. After completion of counting Adv. Santosh Palaskar announced the total voters presented the votes and declared the results as below:

- Kedar Satam Architects - 61 votes
- Wise Realty - 37 votes

Based on the majority vote, Kedar Satam Architects was selected as the Project Management Consultant for the society's redevelopment process.



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Resolution Passed: "Resolved that Kedar Satam Architects be appointed as the Project Management Consultant for Happy Home CHS redevelopment process and release the appointment letter and complete further onboarding process".

The resolution was passed with majority approval.

Proposed By - Mr. Maaz Hussain, Mr. Devanand Phadtare, Mr. Mahadev Mahale, Mr. Pradip Phadtare, Mr. Sudharkar Shetty, Mrs. Kushala Pujari, Mr. Thanasekaran Srinivasan

Approved By - Mr. Harvinder Singh Manku, Mr. Ajay Shivajirao Patil, Mrs. Vidya Santosh Pawar, Mr. Shiva Tariya Chauhan, Mr. Suryakant Sadashiv More, Mr. Ganesh Dhondur Salvi

Closing Remarks: The Chairperson expressed sincere gratitude to all members for their active participation and cooperation throughout the meeting. Concluding the session, the Chairperson requested all members to kindly rise for the National Anthem.

Meeting Adjourned: The meeting was concluded at 3:50 in the afternoon.



FOR HAPPY HOME CO-OP,
HOUSING SOCIETY LTD,


SECRETARY