

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: 19/12/2025

Subject - Minutes of the Special General Meeting Held on 14th December'2025, Sunday @11am, held at Shri Swami Vivekanand Shikshan Sanstha, Sector 26, Vashi, Navi Mumbai for draft finalization of Developer Tender and approval for publishing the same through a public notice inviting profiles from interested developers / bidders.

Total Units - 118

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

Total Members - 113

Quorum for the meeting - 75

Total Member Present - 90

Welcome Address: The Secretary welcomed all the members and briefed them on the purpose of the meeting - draft finalization of developer tender and approval for publishing the same through a public notice inviting profiles from interested developers/bidders followed by selection of chair for the meeting. Mr. Shivanand Maled was selected as the chair of meeting.

Suggested by - Mr. Ganesh Salvi

Approved by - Mr. Kishan Devkate

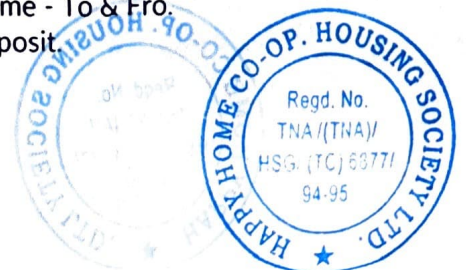
Secretary Mr. Bharat Gaugale welcomed Adv. Santosh Palaskar (Legal Advisor) & Ar. Kedar Satam (PMC/Architect) & briefed the progress as on date of society's redevelopment.

Chairman Mr. Shivanand Maled addressed the members and gave brief on the agenda and requested Ar. Kedar Satam to start the detailed briefing on Tender & Offer documents.

Ar. Kedar Satam addressed the members and briefed with processes completed as on date like completion of appointment process and finalization of feasibility report. Also briefed observation received by committee on draft developer tender has been incorporated as on date.

Ar. Kedar Satam started explaining Draft Tender Document that will be released as part of developer tendering process. Below key pointer was explained to the present members.

1. Existing tenants unit area and Society's Expectation of RERA Carpet Area in Sq.Ft.
2. Society's Expectation of Car & 2 wheeler parking.
3. Explained society expectation of rents with 10% hike per annum.
4. Explained society expectation of brokerage i.e., 2 times of monthly rentals.
5. Explained society expectation of shifting charges i.e., One Time - To & Fro.
6. Explained society expectation of refundable interest free deposit.



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7. Explained other details Corpus Fund per member, Security Deposit, Tender Fees, EMD amount, expenses towards necessary fees structure, discount to existing members for extra purchase and defect liability period.
8. Explained all other common benefits / amenities that are part of tender & offer documents.
9. Also explained few sample on list of approved make of materials.

Discussion: Members raised doubts and the same was by Chairperson, Adv. Santosh Palaskar & Ar. Kedar Satam to Members.

Q1 - Mr. Ganesh Salvi raised doubts on consideration of existing area for computation of new area, also can relook for additional area on the existing proposed new area if possible. Requested to relook on rentals proposed.

R1 - Ar. Kedar Satam addressed the query with satisfactory response to Mr. Salvi and mentioned that society will try for the requested demand subject to feasibility. On rentals he mentioned that we have considered as per market standards & mentioned we can request this during DA process to developer.

Q2 - Mr. Amit Singh requested clarification for 40 sq.mtr feasibility of ground, first and second floors as to difference of new area and requested that new area should be equal of second floor irrespective of different existing configuration. Also Mr. Dattaray Mohite raised the same request for equalization of new area.

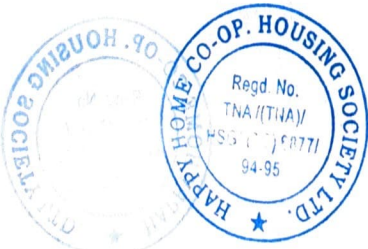
R2 - Ar. Kedar Satam addressed the query stating the regulatory guidelines of computation of new area to be as per the existing plan of authority. Chairperson also intervened and explained the logic to Mr. Singh and Mr. Mohite.

Q3 - Mr. Ragunath Mawale requested clarification on computation of bank guarantee i.e. 20% and as per offer document page 9 point 11 "Marble", also raised observation on page 8 & 55 of tender document.

R3 - Ar. Kedar Satam explained the logic on computation of bank guarantee to Mr. Mawale and same was satisfactory. Also Point 11 was explained stating the marbles that will be consumed in the common area of the new building will have to be reviewed by PMC/ Architect. For page 8 & 55 Ar. Kedar Satam mentioned that the suggested correction are been done and will share the final draft.

Q4 - Mr. Thanasekaran S raised clarification on why should PMC & Architect should be of society and will this not a problem to coming bidder and also why Comprehensive Fees Structure should be part of tender document.

R4 - Adv. Santosh Palaskar addressed the query and give reference of 79A GR stating that as per guidelines society must appoint PMC/Architect for redevelopment process. Explained the benefit of PMC backed by Architect to society as he/she will be acting as a middle window between society & developer. Society will have a control layer as developer will have seek review from our PMC/Architect on planning, design, CC, OC, submission of document to authority for approvals etc.



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Further Chairman also explained the benefits and this will not discourage any bidder to apply for tender. Mr. Ragunath Mawale addressed the members and mentioned our society is going ahead with the system process and requested for Full Corporation from the tenants / members.

Chairperson announced the further process and requested for approval from the present members as to release the paper notice for developer tender and sorting process after submission of tenders. Member raised their hand and with full voice approved the release of tender in paper in next 10 working days followed by scrutiny of the received profiles from interested bidders and initiate further process.

Resolution Passed: "Resolved that Developer Tender Notice to be released in next 10 workings days in English and local language and complete the scrutiny of the received profiles from interested bidders".

The resolution was passed with majority approval.

Suggestor By – Mr. Harvinder Manku, Mr. Devanand Phadtare, Mr. Mahadev Mahale, Mr. Ragunath Mawale, Mr. Yogesh Helkar, Mr. Vilas Bhoir, Mr. Baban Patil, Mr. Milind Pawar, Mr. Rahul Pathak, Mrs. Vidya Pawar, Ms. Prathiba Bansode, Mr. Ganesh Salvi, Mr. Dharmendra Vaishya, Mr. Ravindra Malvankar, Mrs. Savita Babar, Mrs. Kushala Pujary, Mrs. Mahananda Maled, Mrs. Vijayalaxmi Kadrol, Mr. Thanasekaran Srinivasan

Approved By – Mrs. Suravna Ugade, Mr. Sagar Nikam, Mrs. Surekha Nikam, Mr. Shivaji Makwana, Mr. Sujit Pathak, Mr. Amit Burman, Mr. Pankaj Belgaonkar, Mr. Jagabandhu Pal, Mr. Amit Singh, Mr. Dattaray Mohite, Mrs. Deepika Poojary, Mr. Popatrao Jagdale

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 2pm in the afternoon.



FOR HAPPY HOME CO-OP.
HOUSING SOCIETY LTD.

SECRETARY