

CO-OPERATIVE HOUSING SOCIETIES ASSOCIATION LTD

Registration No. MUM/WHADP/GEN/O/13520/2023-24

Oshiwara MHADA Complex, Plot No. H-51 To H-58, CTS NO. 1 (Part) Of Village Oshiwara, Off Link Road, Andheri West.

Mumbai - 400 053. Email: westernparkcoop@gmail.com

Date :- 26th Aug, 2025SPECIAL GENERAL BODY MEETING DATED 24 AUGUST 2025
MINUTES

The Special General Body Meeting (SGM) of the Western Park Co-Operative Housing Societies Association Limited, Mumbai - 400053 comprising of the Seven Member Societies viz - Oshiwara Himsai Co-Op Hsg. Soc. Ltd; Oshiwara Green View Co-Op Hsg. Soc. Ltd; Oshiwara Amity Co-Op Hsg. Soc. Ltd; Oshiwara Suryakiran Co-Op Hsg. Soc. Ltd; Oshiwara Mayfair Co-Op Hsg. Soc. Ltd; Oshiwara Eden Garden Co-Op Hsg. Soc. Ltd; Oshiwara Aakash Co-Op Hsg. Soc. Ltd; was convened as per Notice dated 08 August 2025. on 24 August 2025 at 11:00 AM at Flags, Oshiwara in the presence of the Authorized Officer. Shri. Vittal Sarawade. Co-operative Officer, appointed by the Deputy Registrar (CS). under Section 79-A of the MCS Act, 1960.

Redevelopment Consultant, Adv. Veena Naik welcomed the Authorized Officers, Shri. Vittal Sarawade & Shri. Atul More. All bonafide members of the member societies of the Western Park Co-Operative Housing Societies Association Limited were requested to sign in the attendance register to mark their attendance and display their valid identity proff before the camera. Out of a total of 191 valid members of the 7 member societies, 132 were present in the majority. The attendance was confirmed with the attendance sheet and by physical counting. Only after the attendance was confirmed the meeting was commenced.

Adv. Veena Naik announced to the General Body that the quorum for meeting as required under Section 79A of the MCS Act had been successfully achieved. She further addressed the General Body and sought their approval to allow the members who were present online and displayed on a giant screen before the General Body so that they could also participate in the proceedings. The General Body unanimously granted their consent to allow members who were present online to continue participating in the meeting. Accordingly, the meeting proceeded with the participation of both physical and online members.

Resolution 1:

Resolved that the General Body of the Western Park Co-Operative Housing Societies Association Limited physically present for the SGM at the venue hereby unanimously approves the participation of members attending the SGM through online mode.

Proposed by: Tarun Katial [Flat No. 004- Oshiwara Eden Garden CHSL]

Seconded by: Harshad Ramanlal Shah [Flat No.302-Oshiwara Mayfair CHSL]

Resolution Passed Unanimously.

[Handwritten signatures]



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Agenda No.1: To appoint a chair for the meeting

The General Body of the Western Park Co-Operative Housing Societies Association Limited unanimously decided to appoint the Chairman of the Association, Mr. Ajay Tiwari, as the Chairperson for the meeting.

Resolution 2 :

Resolved that Mr. Ajay Tiwari was appointed as the Chairperson for the meeting.

Proposed by: Amit Rameshchandra Bhansali [Flat No.201 -Oshiwara Mayfair CHSL]

Seconded by: Francisca Michael [Flat No. 104-Oshiwara Eden Garden CHSL]

Resolution Passed Unanimously.

Agenda No.2:

To select and finalise a developer amongst the three shortlisted developers through voting and finalise the Terms and Conditions mentioned in the tender for redevelopment in accordance with the 79A Government circulars dated 3rd January 2009 and 4th July 2019, in the presence of the authorised representative of the Deputy Registrar of Co-operative societies (MHADA).

Adv. Veena Naik announced the agenda and invited Architect Suresh Sahu from Supreme Engicons (India) Pvt. Ltd., the appointed Project Management Consultant (PMC), to to explain the redevelopment process so far and present a comparative summary of the tenders received from the shortlisted developers. Mr. Sahu explained the tender process conducted and that three developers were shortlisted for consideration: M/s. Shoden Developers Pvt. Ltd. (House of Hiranandani), M/s. Runwal Developers Pvt. Ltd., M/s. Kolte Patil Developers Ltd. Mr. Sahu readout the comparison of the offers received from the three shortlisted developers. Following the presentation of comparative data, the General Body was requested to vote for one developer. It was explained that member can vote only once and his / her vote shall be recorded for the developer they voted and then the member shall not be able to vote again.

Voting was conducted both by a show of hands and through the submission of consent forms. First M/s. Runwal Developers Pvt. Ltd. and M/s. Kolte Patil Developers Ltd were called out and none of the members voted for either of them. M/s. Shoden Developers Pvt. Ltd. (House of Hiranandani) was called out last for voting. Out of the 132 members present, 131 members voted in favour of M/s. Shoden Developers Pvt. Ltd. (House of Hiranandani). One member, Mr. Sandeep P. Barot (Flat No. 004, Oshiwara Green View CHSL), abstained from voting for either of the developers. Accordingly, based on the majority vote, M/s. Shoden Developers Pvt. Ltd. (House of Hiranandani) was finalised and selected as the Developer by the General Body of the Western Park Co-Operative Housing Societies Association Limited.

Resolution 3:

Resolved that the Special General Body of Western Park Co-operative Housing Societies Association, by majority, hereby approves and confirms the appointment of M/s. Shoden Developers Pvt. Ltd. (House of Hiranandani) as the selected Developer for redevelopment of land belonging to MHADA on which 7 members societies' buildings are standing.

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Proposed by: Amit Y Malik [Flat No. 404 - Oshiwara Amity CHSL]
Seconded by: Sunita Anil Todarwal [Flat No. 504 - Oshiwara Suryakiran CHSL]
Resolution Passed by Majority.

Agenda No. 3:

To authorize the managing committee of Western Park Cooperative Housing Societies Association Limited to issue a Letter of Intent (LOI) to the selected developer in compliance with all related laws and regulations.

Adv. Veena Nair announced the agenda and explained the legal provisions and procedural requirements for issuing the Letter of Intent (LOI) to the developer selected under the 79A redevelopment process. She further informed the members that, in reference to *Resolution No. 3*, the Western Park Co-operative Housing Societies Association had selected M/s. Shoden Developers Pvt. Ltd. (House of Hiranandani) as the developer for redevelopment of land belonging to MHADA on which 7 members societies' buildings are standing. It was clarified that, in accordance with the guidelines issued under Section 79A of the Maharashtra Co-operative Societies Act and Government Circulars dated 3rd January 2009 and 4th July 2019, the Managing Committee is required to issue a formal LOI to the selected developer to proceed with the next stages of the redevelopment process. The agenda was thereafter placed before the members of the Special General Body for approval. The agenda was unanimously approved by all members present.

Resolution 4:

Resolved that with reference to resolution no. 3 the Special General Body, unanimously, hereby approves and confirms the appointment of M/s. Shoden Developers Pvt. Ltd. (House of Hiranandani) as the Developer for the redevelopment of land belonging to MHADA on which 7 members societies' buildings are standing. Accordingly, the Managing Committee is hereby authorised to issue a Letter of Intent (LOI) to the said developer, in compliance with the applicable provisions of the Maharashtra Co-operative Societies Act and Government directives issued under Section 79A.

Proposed By: Dhruv Lather, [Flat No. 502- Oshiwara Mayfair CHSL]
Seconded By: Anahita Khan [Flat No.001 - Oshiwara Green View CHSL]
Resolution Passed Unanimously.

Agenda No. 4:

To ratify all actions and compliances undertaken by the managing committee in furtherance of the redevelopment process under applicable provisions of the MCS Act and directives issued under Section 79A.

Adv. Abhijeet Shinde, representing the Western Park Co-Operative Housing Societies Association Limited, legal consultant, explained the agenda in detail and clarified the statutory provisions, compliances, and procedures undertaken by the Managing Committee to date in furtherance of the redevelopment process. The members were informed that all actions carried out by the Committee had been in accordance with the applicable provisions of the MCS Act and the Government Directives under Section 79A. The agenda was thereafter placed before the General Body for

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approval. During the discussion, no objections were raised by the members, except for one member. Mrs. Deepika B. Shetty (Flat No. 101, Oshiwara Amity CHSL), who expressed her objection. However, with the overwhelming majority of members voting in favour, the agenda was approved and passed.

Resolution No. 5:

Resolved that the Special General Body hereby ratifies and approves all actions and compliances undertaken by the Managing Committee of the Western Park Co-Operative Housing Societies Association Limited in furtherance of the redevelopment process, under the applicable provisions of the Maharashtra Co-operative Societies Act and Government Directives issued under Section 79A. The resolution is passed by a majority.

Proposed by: Santosh Kumar Madanlal Gupta (Flat No. 104- Oshiwara Mayfair CHSL)

Seconded by: Narendra S Somoshi (Flat No. 704- Oshiwara Suryakiran CHSL)

Resolution Passed by Majority.

On the completion of the agenda, Mr. Sanjiv Johar gave a vote of thanks to the members for their Cooperation and for the smooth conduct of SGM. He also thanked the Authorized Officer for his presence and guidance in conducting the meeting, and the meeting concluded.

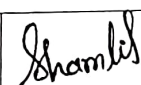
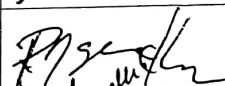
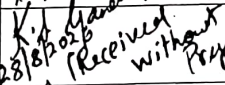
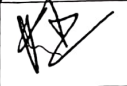
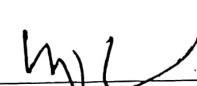
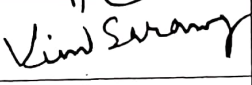
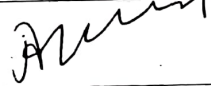
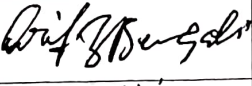
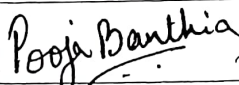
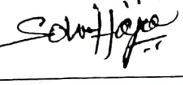
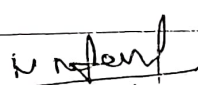
For WESTERN PARK CO-OPERATIVE HOUSING SOCIETIES ASSOCIATION LIMITED.


Chairman

Secretary


Treasurer

MC Members (majority):

Oshiwara Himasai Chsl			
Oshiwara Green View Chsl			
Oshiwara Amity Chsl	 28/8/2023 (Received without Prejudice)		
Oshiwara SuryaKiran Chsl			
Oshiwara Mayfair Chsl			
Oshiwara Eden Garden Chsl			
Oshiwara Aakash Chsl			



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Registration No. AH/M/V/VIH/DR/GEN/O/13530/2023 - 24
Number - 400 051, Email: westernparkcoo@snaah.com

Annexure A

Sl. No.	Name (original name)	Total duration (minutes)	Consent Form Submitted
1	Manish Maurya	49	
2	Jaspal kashyap	17	
3	Meenu's iPhone	64	
4	Umang Mehta	42	
5	Sunil 23/101	3	
6	Anand Sharma	1	
7	Anjali's iPhone	87	
8	ASHRAQ PAROOQI	115	
9	VS	71	
10	Hansel	102	
11	Hemant's iPhone 15 Pro Max	95	
12	iPhone	9	
13	Redmi 9i	53	
14	Moryansh	4	
15	Venketrmana	98	
16	veerdhawal Gandhii	95	
17	Preyas Bhakta	7	
18	Suren Safaya - iPhone X(R)	82	
19	Abhay 8835	39	
20	Samsung SM-G781B	18	
21	rajnish	33	
22	Parna Saha	81	
23	Varsha Verma	4	
24	Soshima Safaya	102	
25	prashant araikar	123	
26	Vijay Agrawal	9	
27	Abhishek Sheopori	10	
28	Geeta	3	
29	Anvi	31	
30	Samsung SM-S911B	61	
31	Jyoti Kulkarni	129	
32	Asiya	49	
33	S Zaregaonkar89390062218	109	
34	Redmi	62	
35	Aditya Banthia	3	
36	Anita	13	
37	sunil	57	
38	Vinod Sarawgi	2	
39	A Sheopori	8	
40	Ajay's iPhone	47	



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41	realme 7 pro	59
42	Shyam Punjabi	94
43	Anish Tadarwal	99
44	abbas zaidi	36
45	Chakravarthy EVR	63
46	G. SUNDAR	81



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NOTICE DATED: 15th SEPT, 2025 FOR THE 3RD ANNUAL GENERAL BODY MEETING

All the Representative Members of the Seven member Societies of the Western Park Co-Operative Housing Societies Association Ltd. are hereby informed that the 3rd Annual General Body Meeting of the Society will be held on Tuesday 30th September, 2025 at 7.30 pm at Vyanjan Hall.

All Representative Members are requested to make it convenient to attend the Meeting at the time specified in this notice. As many important issues will be discussed.

If the quorum is not complete, then with permission of the Chair the Meeting will be adjourned for half an hour and will be reconvened at 08.00 p.m. on the same day and at the same venue & the Business as per Agenda of the meeting will be transacted whether there is quorum or not.

The Agenda for the Annual General Meeting will be as follows:

1. To read and confirm the minutes of 2nd Annual General Body Meeting held on 29th Sept, 2024.
2. To read and approve the Audited Income & Expenditure A/c & Balance Sheet & Statutory Auditors report for the financial year ended March 31st, 2025.
3. To appoint a certified Statutory Auditors from the panel maintained by Registrar of Cooperative Societies, Mumbai for the Audit of Society Financial Accounts for the year ended 31st March 2026.
4. Any other matter with the permission of the Chair.



NOTE:

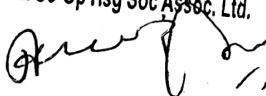
1. All the representative members are requested to send their questions if any, on the Statement of Accounts & Annual Report for the year 2024-2025 to the Hon. Secretary at least 3 days before the Annual General Body Meeting. This will facilitate the discussion.

Encl :- Copy of Audited Annual Financial Statements for the Year ended 31st March 2025.

CC To: 1) Registrar of Cooperative Housing Societies Mumbai.

For Western Park Co-Op Hsg Soc Assoc. Ltd.

 Secretary

 Chairman

 Treasurer