

WESTERN PARK CO-OPERATIVE HOUSING SOCIETIES ASSOCIATION LIMITED

Registration No. MUM/MHADB/GEN/O/13530/2023-24

Registered Address: 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 | Website: www.westernpark.co.in

Date: 01/03/2026

**MINUTES OF THE SPECIAL GENERAL BODY MEETING (SGBM) OF THE WESTERN
PARK CO-OPERATIVE HOUSING SOCIETIES ASSOCIATION LIMITED (WPCHSAL)
HELD ON SUNDAY, 22ND FEBRUARY 2026 AT VYANJAN HALL, OSHIWARA AT
11:00 A.M.**

In Attendance:

Chairman: Mr. Ajay Tiwari

Secretary: Mr. Sanjiv Johar

Treasurer: Mr. Amit Bhansali

Invited Experts: Mr. Dewoolkar (Ellora Project Consultants Pvt. Ltd.), Adv. Mr. Satish

Muley

Members of the General Body: As per the attendance register.

Quorum

The meeting was adjourned for 30 minutes due to lack of quorum. Upon reconvening, the required quorum was present and the meeting was called to order. The Hon. Chairman presided over the meeting and welcomed the members.

Agenda 1

To consider and approve the joining and admission of Oshiwara Gulmohar chsl (Building No. 21) as a Member of Western Park Cooperative Housing Societies Association Ltd., (WPCHSAL), on the same terms and conditions as provided by the developer SHODEN DEVELOPERS LTD., - HOH to the 7 member societies of the Association.

Discussion

The Hon. Secretary informed the members that Building No. 21 had applied for admission to the Association. The following key points were placed on record:

The Managing Committee had previously interacted with Building No. 21's representatives, Mr. Sunil Sahajwala and Mr. Nikhil Girdhar.

Building No. 21 had submitted cheques for share capital and entrance fees, which are being held and not deposited pending a final decision.

The Association provided clarifications to Building No. 21 regarding the exit clause and financial contributions. It was explained that a prospective member must contribute a provisional amount of Rs. 2,25,000 towards common redevelopment expenses already incurred by the seven existing societies. This amount could be paid in instalments by 31st March 2026.

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Regarding the exit clause, it was clarified that any exit would have financial implications for dues payable at that time. However, as no quantified liability currently exists, a specific amount cannot be fixed.

It was noted that despite ongoing discussions, Mr. Sahajwala had directly contacted the developer, Shoden Developers, stating that Building No. 21 had not yet joined the Association.

Mr. K. S. Gandhi offered to personally explain the matter to the representatives of Building No. 21. The General Body felt that despite written clarifications, apprehensions remained.

Resolved

After extensive deliberations, the General Body resolved by a majority that:

Building No. 21 is granted a final deadline up to 15th March 2026 to confirm in writing its decision to join the Association, abide by its rules and redevelopment framework and complete all financial formalities.

If Building No. 21 complies within the deadline, a Special General Meeting will be convened to formally approve its admission.

If Building No. 21 fails to confirm and complete the formalities by the deadline, the seven member societies will proceed with the redevelopment process independently.

All communications with the Developer or appointed professionals must be routed through the Association. No individual member or committee member shall communicate independently without prior authorization.

The Hon. Secretary/Chairman and Office Bearers are authorized to take all necessary steps to implement this resolution to ensure procedural discipline and collective representation.

Agenda 2

To consider, discuss and deliberate upon the proposed Lease Deed and Sale Deed Agreements in connection with the redevelopment of the property and to obtain necessary clarity and deliberate upon solutions among the General Body of the 7 member societies to enable the association move forward.

Discussion

Mr. Dewoolkar (Ellora Consultants) and Advocate Mr. Satish Muley addressed the General Body to explain the legal and procedural aspects of the Lease Deed and Sale Deed.

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Key Clarifications Provided by Experts:

On Timelines and Process: To proceed with the redevelopment, the Lease Deed, Sale Deed, land amalgamation and the redevelopment proposal must be processed together. Only then can a No Objection Certificate (NOC) and Offer Letter be obtained from MHADA. Delaying these steps risks a new Government Resolution (GR) for cluster redevelopment, which could allow MHADA to take over the project.

On Lease Deed Execution:

Executing a single Lease Deed in the name of the Association is administratively smoother, saves 2-3 months of time and all costs will be borne by Shoden Developers.

Executing separate Lease Deeds for each of the 7 individual societies would lead to duplication of work, repeated documentation, and delays of six months or more.

Thereafter, Supplementary Deeds would be required to consolidate the 7 plots along with tidbit area, which Shoden Developers are not inclined to undertake due to nearly fourfold increase in costs and further delays.

At present, time is of the essence, and it is important to adopt the most efficient structure to move the redevelopment forward expeditiously.

Advocate Mr. Muley clarified that executing the Lease Deed in the Association's name does not mean any society loses its independent identity, ownership rights, or title. The Association is an Apex Body of the societies and representatives of each society will sign the document.

On Building Plans: It was advised to request the developer to make provisions in the building plans to accommodate Building No. 21 if they join later.

Members' Responses and Concerns:

Letters from Building Nos. 16 and 18 were noted. Building No. 16 passed a resolution to opt for an individual lease structure, while Building No. 18 requested a deferment of this meeting.

Mr. K. S. Gandhi (Bldg. 18) requested a draft of the proposed Lease Deed to share with his society's members for discussion before making a decision.

Some members questioned why representatives from opposing societies were not present at this meeting to get their clarifications.

A Resident from Building No. 19 raised several procedural questions, which were addressed by the experts.



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Resolved

After extensive deliberations, the General Body resolved by a majority that:

The majority of the General Body records its preference for the proposed Lease Deed to be executed in the name of the Association for reasons of uniformity, efficiency and cost-effectiveness.

It is hereby resolved that the execution of the Lease Deed in the Association's name will not dilute or extinguish the independent identity, ownership rights, or legal status of any of the 7 member societies.

The General Body considers this structure financially prudent as the developer has agreed to bear the cost.

The majority members request the Association to submit the redevelopment proposal to MHADA at the earliest to avoid further delays.

Member societies that have not yet held meetings to pass resolutions on the Lease Deed, Sale Deed and land amalgamation are requested to do so immediately and submit their resolutions to the Association.

Regards,

For Western Park Co-Operative Housing Societies Association Ltd.



Mr. Sanjiv Johar
Hon. Secretary



Mr. Ajay Tiwari
Hon. Chairman



Mr. Amit Bhansali
Hon. Treasurer

