

QUEENS PARK PREMISES CO-OPERATIVE SOCIETY LTD

(Reg. No. Bom/ Gen./ 985 dated 13.07.1977)

Plot No. 71/1, Juhu Road, Santacruz (West), Mumbai – 400 049

DRAFT MINUTES OF THE 2nd SGM FOR REDEVELOPMENT

HELD ON SUNDAY, 08.06.2025 AT 11.30 A.M.

Since the quorum was not present at the given time, the Chairman Mr. Sanat Kumar Sen, adjourned the meeting for ½ an hour to 12.00 noon. The meeting resumed at 12.00 noon with available quorum.

The Chairman welcomed the members present and put the meeting in order. He submitted that today's meeting is for single agenda pertaining to selection of PMC for our redevelopment and no other issue will be taken up. He advised the members not to give heed to the rumors spread by some members and any query regarding redevelopment process, they may get clarified from the Committee. He directed to take up the agenda.

Agenda 1: To elect the president of the Meeting.

The Chairman, Mr. Sanat Kumar Sen, was unanimously elected President of the meeting.

Proposed by: Mrs. Kajal Gupta

Seconded by: Mr. Akash Bhagchandka

Carried: Unanimously

Agenda 2: To discuss & to decide appointment of a suitable PMC from the shortlisted PMC by the Managing Committee and assign work.

The President requested Mr. S. K. Roy to detail the process adopted by the Committee, evaluation process of the offers received, site visits and their fees. Mr. S. K. Roy explained in detail the procedure adopted by the Committee from collecting information about role of a PMC in the redevelopment project, inviting offers, one to one meeting with them, short listing 4 PMCs after evaluating their offers and profiles, discussions and meetings with those shortlisted offers, their sites visit (Completed & under Execution), third party assessment about their performance – competency – response, qualified manpower, past experience of redevelopment, Developers with whom they worked, projects completed, reputation in market etc. Based upon all of the above and further evaluation together with the sites visit & third-party assessment; the Committee strongly recommended for appointment of M/s. Naren Kuwadekar Project Consultants (NKPC). Since the process involved multilevel activities & enquiries, it took time to arrive at genuine conclusion.

After he finished, the members present online requested to repeat as they could not hear due to audio problem. Mr. Ajay Agarwal, once again, repeated the process as narrated by Mr. S. K. Roy to all the members, especially those joined by online ZOOM App. There were 7 offers received at initial stage which includes those recommended by Members pursuant to the circular dated 12.03.2025. After initial evaluation, 4 offers were shortlisted by the Committee on 19.04.2025. Thereafter, completing all exercise of due diligence and deep evaluation, the Committee is now strongly recommending M/s. Naren Kuwadekar Project Consultants (NKPC) as PMC of the Society for Redevelopment.

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The power point online slides were shown to the members on a big screen about the recommended PMC M/s. Naren Kuwadekar Project Consultants. Since some of the members, joined online, slides were not loading due to connection issue and hence members who were online requested to share these slides on their email. It was decided to share these slides to these members, on their email address. The Chairman asked the members to raise their query, if any. Ms. Banu Henrique asked as to how many projects this PMC is having in their hand under execution? Whether they will be able to give proper attention to our project? It was clarified that this PMC has a large number of qualified & dedicated staff on the payroll and they take limited number of projects. Also, Mr. Kedar Pathare of NKPC assured us that he will assign dedicated team of staff for our project, so that, we get quick & quality services. Mr. Pranit Patel asked about a WA group. Mr. Ajay mentioned that it can be considered at later stage when there are more regular and concrete updates to be shared. Since no further query was asked, the agenda was put to vote by the Chairman.

All the members present had raised their hand in support of the appointment of PMC M/s. Naren Kuwadekar Project Consultants as recommended by the Committee. The members joined online were asked their opinion which they gave one by one by supporting the appointment of recommended PMC M/s. Naren Kuwadekar Project Consultants. Thereafter, the President asked members to raise hand who are not in favor of appointment of PMC M/s. Naren Kuwadekar Project Consultants. None had raised their hand and no member said any word.

In view of the above, it was unanimously resolved that M/s. Naren Kuwadekar Project Consultants is and be hereby appointed Project Management Consultant (PMC) of Queens Park Premises Co-operative Society Limited for redevelopment as per their offer letters which includes techno-commercials as well. The Managing Committee was authorized to execute the decisions taken hereinabove in furtherance of the redevelopment process put in by the consent given from the members through the SGM held on 1st December, 2024.

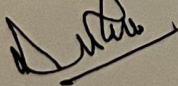
Proposed by: Mr. Rajesh Sarwan Khanna

Seconded by: Mr. K. R. Iyer

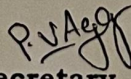
Carried: Unanimously

Since there was no issue to take up, the meeting ended with vote of thanks.

Dated this 8th day of June, 2025, at Mumbai



Chairman



Hon. Secretary



Member