

NUTAN AYOJAN NAGAR CO-OP HOUSING SOCIETY LTD.
(REGD. NO: BOM/HSG/PR/7486 of 1981)
Liberty Garden, Cross Rd. No:4, Malad West, Mumbai 400064

Date:14/09/2024

NOTICE for SGM

Sub: Negotiation & Approval of revised offer from Arkade Developer Limited ("Developer") under DCPR rule 33-9 (Cluster Development).

With reference to above mentioned subject, we hereby would like to bring to your notice that during the SGM held on 25/08/2024 society has asked Developer to submit their new offer under Regulation no. 33-9 of DCPR 2034, in the circumstances as discussed in the said SGM. Accordingly, we have received the revised offer from the Developer and the same is already posted on our website as well as on our redevelopment WhatsApp group for members' review.

We have also received a Feasibility Report for redevelopment of our Society's Plot under Regulation no. 33-9 of DCPR 2034 from our PMC Mr. Bindesh Chitalia.

Basis the aforesaid, for final round of negotiations and discussion with the Developer and approval of such finalized new offer after negotiations, a Special General Body Meeting of the Society is scheduled on **Sunday, 29th September 2024 at 4 pm** at Lad Parishad Banquet, 2nd floor, Liberty Garden, Cross Road No:4, Malad West Mumbai 400064 and the Developer is also invited to attend the meeting at 5.30 p.m.

SGM will be followed by a dinner for all the bona fide members and their family at the same venue.

Agenda of the meeting is as below:



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1. To discuss and approve the Feasibility Report for redevelopment under Regulation no. 33-9 of DCPR 2034, as submitted by our PMC Mr. Bindesh Chitalia.
2. To discuss the new offer under Regulation no. 33-9 of DCPR 2034 received from Developer internally, before the Developer joins the meeting.
3. To discuss and negotiate with Developer on the offer given by them under DCPR rule 33-9 (Cluster Development).
4. To decide on the final offer as may be agreed upon by the Developer after discussion/negotiation with them, through voting of the members.
5. To decide on the further process and documentation involved in this regard including LOI, if any to be issued to the Developer and consequential modification in the registered Development agreement and previously approved plans under Reg. 33-7-B through supplementary Development Agreement under Reg. 33-9
6. Any other point with the permission of Chair.

For any queries or difficulty, you can reach out to any committee members or you can call following persons:

Kamlesh Desai – 9819810931
Manish Ruparel – 9619866996
Ravi Shahri - 9892270672

For Nutan Ayojan Nagar CHS Ltd.,

For Nutan Ayojan Nagar Co-op Housing Society Ltd.
Chairman
Secretary
Treasurer

