

THE SARASWAT SUBURBAN CO-OPERATIVE HOUSING SOCIETY LTD.

(Regn. No. 2300 dt. 12-03-1919 changed to Regn. No. B7 dt. 07-05-1921)

10/4, Saraswat Colony, Talmaki Road, Santa Cruz West, Mumbai-400054.

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Ref : SSCHS/085/2023-2024

Date : 02/11/2023

NOTICE

Notice is hereby given that a **SPECIAL GENERAL MEETING (SGM)** will be held in Shrimat Anandashram Hall, Saraswat Colony, Santacruz (West), Mumbai 400054 **on Thursday the 9th November 2023 at 9:00 p.m.** to transact the following business:

AGENDA

To consider and approve the draft of the Tender Document pertaining to the redevelopment of the Society's property and to authorize the Managing Committee to issue the said Tender Document to invite bids from prospective developers for the redevelopment of the Society's property on behalf of the Society.

To consider and pass the following resolution with modifications, if any:

"RESOLVED THAT THE DRAFT OF THE TENDER DOCUMENT BE AND IS HEREBY APPROVED FOR ISSUANCE.

FURTHER RESOLVED THAT THE MANAGING COMMITTEE IS DULY AUTHORIZED TO ISSUE THE SAID TENDER DOCUMENT TO INVITE BIDS FROM PROSPECTIVE DEVELOPERS FOR REDEVELOPMENT OF THE SOCIETY'S PROPERTY IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE TENDER DOCUMENT."

BY ORDER OF THE MANAGING COMMITTEE



PLACE: MUMBAI
DATE : 02/11/2023

(R P KALYANPUR)
CHAIRMAN

Please note:

- If there is no quorum at the time appointed for the Annual General Meeting of the Society, the meeting shall be adjourned to 9:30 p.m. on the same day at the same venue and the adjourned meeting will commence with the members present.
- Members unable to attend the meeting must request for Leave of Absence in writing or through email at least one day prior to the meeting

Background note:

It may be recalled that we have been keeping you updated with the progress on the redevelopment process of the Society. We are in the process of obtaining offers from developers after which we shall be taking a decision on whether to go in for developer or self-development models. Vide our [circular dated 7th August 2023](#) we had informed that 26 developers had picked up the Eol (Expression of Interest) Document. A draft Tender Document had also been circulated for your comments/suggestions. Vide our [circular dated 14th August 2023](#), we had informed that 19 developers had submitted their Eol and had again attached the draft Tender Document for comments/suggestions. Vide our [circular dated 9th September 2023](#), a revised draft of the Tender Document (based on inputs from Managing Committee & Redevelopment Sub-Committee Members) was again circulated to Members for comments/suggestions. **It was also informed that the Tender Document needs to be vetted by a Legal Expert for which M/s P Vas & Co were appointed (approved at the 104th AGM).**

Subsequently, the document was submitted to M/s P Vas & Co and a meeting with them along with the PMC and a few Managing Committee/Redevelopment Sub-Committee was organized to finalise the document. The final draft of the Tender Document is now available at <http://saraswatcolony.org.in/Tender2023.pdf>. Members desirous of a hard copy may request the Manager of the Society for the same, the cost of which will have to be borne by the Member.

It may also be noted that based on the recommendations of the PMC, it has been decided to offer the Tender Documents to all the 19 developers who have submitted the Eol..
