

MANEK COMPLEX

Co-operative Housing Society Limited

Reg.No. 770/JTR/1999-2000, Dated 28 April 1999

Plot No. 16,17,18, Sector -29, Vashi, Navi Mumbai-400 703

January 20, 2026

To,
All Members
Manek Complex CHS Ltd.

NOTICE OF SPECIAL GENERAL BODY MEETING (SGM) **(Appointment of Project Management Consultant (PMC) for Redevelopment)**

Dear Members,

As discussed in the joint meeting of the Managing Committee and the Redevelopment Committee held on January 18, 2026, a Special General Body Meeting (SGM) of Manek Complex CHS Ltd. is convened for presentations by the three shortlisted PMCs and to select and appoint one PMC through members' voting.

Day & Date : Sunday, 8 February 2026
Time : 4:00 pm onwards
Venue : Merchant Gymkhana (NMMG Club)

Presentations will cover (indicative)

- **Area statement approach:** likely additional area / entitlement method (indicative).
- **Elevation and layout concepts:** concept views of the redeveloped building(s).
- **Indicative member benefits:** rent during construction, corpus, brokerage support for alternate accommodation, and shifting/relocation support.

Note: These are concept-level, indicative estimates to help members compare PMCs. Final plans and terms will be part of the builder/developer proposal and will be approved in a subsequent SGM.

Agenda

1. To note redevelopment status and the need to appoint a PMC.
2. To hear presentations of the three shortlisted PMCs.
3. To select and appoint one PMC by voting.
4. To pass a resolution authorising the Managing Committee to finalise scope/commercials and execute the PMC appointment agreement as per applicable directives and bye-laws.
5. Any other matter with the permission of the Chair.

Voting

Voting will be conducted after all presentations and member Q&A.

Attendance

- **One representative per flat/unit:** Member or Associate Member (joint holder) as permitted. **No proxy allowed.**
- If an **Associate Member** attends, a **written authority letter** signed by the Member and valid ID is required.



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Refreshments

Snacks, tea/coffee and dinner will be arranged. Dinner will be served after voting.

Quorum Note: If quorum is not met, the meeting will be adjourned for 30 minutes and reconvened on the same day at the same venue.

Members are requested to attend and participate, as key redevelopment milestones will be placed before the General Body for approval in SGMs to ensure a transparent and inclusive process.

For Manek Complex CHS Ltd.,



Secretary

