

PATRAKAR CO-OP HOUSING SOCIETY LTD.

M. K. Marg, Near Kala Nagar, Bandra (East), Mumbai 400 051

Regd. No. BOM/HSG/894 of 1965

16th November, 2025

NOTICE FOR INFORMAL MEETING AND DISCUSSION

Members are invited to be present in large numbers on **Sunday the 23rd November 2025 at 11:00AM** in the Society premises (in the stilt area behind UCO Bank) in Building No. 1 to discuss on the progress made thus far on the redevelopment project.

This meeting is convened for the purpose of discussing the following;

- i. Any updates that the MC would like to share with the members about the Developers.
- ii. Address any doubts that members may have about the conduct of business in SGM scheduled for the 30th November 2025
- iii. Any update about the legal matters
- iv. Any update about Draft DA
- v. Discussion about the strategy to be adopted by the Members for achieving our collective objective of redevelopment by choosing a developer with consensus.

Proposed Strategy for directly selecting the Developer and NOT select a “Preferred Developer”:

The earlier proposal or suggestion was to select a “Preferred Developer” in an SGM based on a simple majority and issue a letter to them for liaising with the Dist. Dy. Registrar for attending the final SGM where a Developer is appointed in presence of their authorized representative Officer. However, our advocate rejected this idea of choosing a Preferred Developer, particularly considering the recent Bombay High Court judgment. Hence the MC has now decided not to convene a SGM for selecting a preferred developer but to directly choose the Developer.

Quorum and number of votes required for selection of Developer:

It is reiterated for the benefit of all Members that the quorum and number of votes in favor of any Developer to be chosen are challenging, as per the Directives of 79A. The Quorum for such meeting is 2/3rd the total number of Members, which is 55 in our case. The minimum number of votes in favor of any developer has to be not less than 51% of the total Members, which in our case is 42. **In short, we need at least 55 members to attend and 42 to vote in favor of ONE developer.** Since there could be a split of votes between the Developers, as both have offered good commercials and have varying pros and cons, our ambitious redevelopment project could fail if the split is midway. For us to be successful in our objective of redevelopment, we need to show solidarity and the members who are in favor of a Developer who is less favored, must consciously move towards the other more favored Developer on the D-day, which is November 30, 2025. Then we can get the required numbers and proudly claim to have voted for the greatest benefit to all Members, even if it is against our personal preference!

To know the preference of Developer and put our above strategy into action, we will have a secret ballot at the end of our discussion on November 23, 2025 to know which Developer is most trusted

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by majority of Members and how the minority Members should preferably vote on the D-day (November 30, 2025). It is clarified that this voting and its result is to be taken only to give directions to Members and NOT a voting for selecting a Developer. We hope all Members understand the importance of such exercise and participate in full strength, despite such voting not being the final selection of Developer.

Wishing all the Members the best of redevelopment!

Regards,


Hon. Secretary



Note :

- i. *Members who are indisposed or staying abroad may be allowed to attend the meeting and vote online at the discretion of the Chairman provided the Members inform the society at least 2 days in advance in writing, giving their mobile number and/or logging Id from which they would be signing in.*