

सचिन सहकारी गृहनिर्माण संस्था मर्यादित मिठागर रोड, मुलुंड (पूर्व), मुंबई-४०००८१

(Regd. No. BOM/HSG/1629 of 1968)

न.क्र. _____

SPECIAL GENERAL BODY MEETING HELD ON: 26th April, 2026
at 11.00 at Ganesh. Mandir, Sachin Society, Mithagar Road,
Mulund (East), Mumbai - 400 081.

MEMBERS PRESENT:

As per the attendance register signed by the members present at the meeting, which is annexed hereto at **Annexure - copy of attendance register** and forms part of these minutes. The quorum as required under the Maharashtra Co-operative Societies Act, 1960 and the bye-laws of the Society was present.

PREAMBLE

A) Sachin Sahakari Gruhanirman Sanstha Maryadit(hereinafter referred to as "the Society") is the owner/occupant of the pieces and parcels of land bearing CTS. No. 918 admeasuring 1,525.90 square meters, CTS No. 919 admeasuring 553.80 square meters, CTS No. 920 admeasuring 4,600 square meters, CTS No. 921 admeasuring 718.90 square meters, CTS No. 922 admeasuring 1,201.00 square meters, CTS No. 926 admeasuring 3,297.80 square meters, CTS No. 927 admeasuring 1,114.90 square meters, CTS No. 928 admeasuring 1,751.00 square meters, CTS No. 930 admeasuring 766.70 square meters and CTS No. 931A admeasuring 1,885.70 square meters collectively admeasuring approximately 17,415.70 square meters situated at Mithagar Road, , Mulund (East), Mumbai - 400 081 along with 10 Buildings

standing thereon bearing Building Nos. 1 to 5 admeasuring 82,088 sq. ft., 7 to 10 admeasuring 47,392 sq. ft. & 12 admeasuring 7,389 sq. ft. plus Commercial premises admeasuring 2135 sq. ft. (hereinafter referred to as "the Said Property");

B) the Said Property is old and dilapidated/due for redevelopment and the Society has decided to undertake the redevelopment of the Said Property in accordance with the prevailing Development Control and Promotion Regulations (DCPR) and applicable laws;

C) after due deliberation, the Society has decided to appoint M/s. Evita Construction Pvt. Ltd. (hereinafter referred to as "the Developer"), having its office at First Floor, Olympia Building, Central Avenue, Hiranandani Gardens, Powai, Mumbai as the Developer for the redevelopment of the Said Property;

D) a Development Agreement (hereinafter referred to as "the DA") has been negotiated and finalised between the Society and the Developer, setting out the terms and conditions for the redevelopment of the Said Property, including inter alia the hardship compensation, monthly compensation, area entitlements of members, and all other terms mutually agreed upon;

E) draft copies of the DA were circulated to all members of the Society and the Managing Committee had, after due deliberation and incorporating appropriate modifications/corrections as suggested by the Members, approved the draft DA;

F) the Managing Committee had duly issued a notice dated **11-04-2026** calling a Special General Body Meeting of the Society to consider and, if thought fit, pass a resolution

approving and authorising the execution and registration of the DA with the Developer;

NOW, THEREFORE, pursuant to the provisions of the Maharashtra Co-operative Societies Act, 1960, the bye-laws of the Society, and all other applicable laws and regulations, the following Resolution is passed at the Special General Body Meeting of the Society held on 26th April, 2026:

RESOLUTION

- 1. APPROVAL OF THE DEVELOPMENT AGREEMENT:** That this Special General Body Meeting, having considered and deliberated upon the draft Development Agreement (hereinafter referred to as "the DA") proposed to be executed between Sachin Sahakari Gruhanirman Sanstha Maryadit (hereinafter referred to as "the Society") and M/s. Evita Construction Pvt. Ltd. (hereinafter referred to as "the Developer") for the redevelopment of the pieces and parcels of land bearing CTS. No. 918 admeasuring 1,525.90 square meters, CTS No. 919 admeasuring 553.80 square meters, CTS No. 920 admeasuring 4,600 square meters, CTS No. 921 admeasuring 718.90 square meters, CTS No. 922 admeasuring 1,201.00 square meters, CTS No. 926 admeasuring 3,297.80 square meters, CTS No. 927 admeasuring 1,114.90 square meters, CTS No. 928 admeasuring 1,751.00 square meters, CTS No. 930 admeasuring 766.70 square meters and CTS No. 931A admeasuring 1,885.70 square meters collectively admeasuring approximately 17,415.70 square meters situated at Mithagar Road, Mulund (East), Mumbai – 400

081 along with 10 Buildings standing thereon bearing Building Nos. 1 to 5 admeasuring 82,088 sq. ft., 7 to 10 admeasuring 47,392 sq. ft. & 12 admeasuring 7,389 sq. ft. plus Commercial premises admeasuring 2135 sq. ft. , Mumbai (hereinafter referred to as "the Said Property"), and being satisfied with the terms and conditions contained therein, hereby **approves** the said Development Agreement in the form and content as placed before and read over at this meeting.

2. AUTHORISATION TO EXECUTE THE DEVELOPMENT

AGREEMENT: That the Members more particularly stated in the **Annexure - Resolution of signatories dt 15-03-2026** hereto are hereby jointly and/or severally **authorised** to sign, execute, and deliver the Development Agreement on behalf of the Society, and to affix the Common Seal of the Society thereon in accordance with the bye-laws of the Society, and to do all such acts, deeds, and things as may be necessary, incidental, or consequential thereto.

3. REGISTRATION OF THE DEVELOPMENT AGREEMENT:

That this Special General Body Meeting hereby **resolves and authorises** the registration of the Development Agreement before the concerned Sub-Registrar of Assurances, Mumbai, as required under the Registration Act, 1908, and any other law as applicable, and to pay all stamp duty, registration fees, and other charges as may be payable in connection therewith as per the terms of the DA.

4. DEVELOPER TO INITIATE REGISTRATION PROCEDURE:

That this Special General Body Meeting hereby **directs and authorises** the Developer, i.e. M/s. Evita Construction Pvt. Ltd., to initiate and complete all procedures, formalities, and compliances required for the registration of the Development Agreement before the Sub-Registrar of Assurances having jurisdiction, including but not limited to the payment of applicable stamp duty and registration charges, engaging the services of advocates, authorised representatives, or any other persons as may be necessary, and taking all such steps as may be required to present, execute, and register the Development Agreement within the stipulated time and in accordance with applicable law. The Society's authorised signatories shall extend their full co-operation and shall be present before the Sub-Registrar on the date fixed for registration upon due notice being given by the Developer.

5. SUPPLEMENTARY / RECTIFICATION DEVELOPMENT AGREEMENT:

That in the event any corrections, rectifications, modifications, additions, or clarifications are required in the Development Agreement at any point in future, the Society and the Developer shall be **authorised and directed** to execute such Supplementary Development Agreement(s), Rectification Deed(s), Addendum(s), or such other supplemental documents as may be necessary, and the Managing Committee is hereby authorised to approve and execute such documents on behalf of the Society.

6. AUTHORITY TO EXECUTE DOCUMENTS: That the Members more particularly stated in the **Annexure -**

Resolution of Signatories dt 15-03-2026 hereto are hereby **authorised** to execute all such documents, writings, applications, declarations, undertakings, indemnities, affidavits, and other instruments as may be required from time to time in connection with the redevelopment of the Said Property and the Development Agreement, and to represent the Society before any statutory, government, semi-government, regulatory, or judicial body in connection therewith.

7. BINDING EFFECT OF RESOLUTION AND REGULATION OF OBJECTIONS

- a) That this Special General Body Meeting hereby records that the present Resolution approving the Development Agreement and redevelopment of the Said Property has been passed in accordance with the provisions of the Maharashtra Co-operative Societies Act, 1960, the Rules framed thereunder and the Bye-laws of the Society, after due notice, circulation of draft documents and affording reasonable opportunity of participation to all Members.
- b) It is hereby further resolved, declared and confirmed that the said Resolution and all actions taken or to be taken pursuant thereto, including execution and implementation of the Development Agreement, shall be final and binding upon all the Members of the Society, including dissenting, non-cooperating or absent Members, as well as their respective heirs, nominees, successors and assigns, subject to applicable law.
- c) It is further resolved that any Member intending to raise any grievance, objection or dispute in relation to the redevelopment process or the Development Agreement shall do so strictly in accordance with applicable law and

through appropriate legal proceedings, and shall not resort to frivolous, vexatious or obstructive complaints before multiple or inappropriate forums so as to impede or delay the redevelopment project.

- d) Without prejudice to the aforesaid, in the event any Member initiates or continues any proceedings, complaints or actions which are found to be malafide, frivolous or vexatious in nature, resulting in delay or obstruction to the redevelopment project, such Member shall be liable for consequences in accordance with law, including liability for costs and damages as may be determined by a competent authority or court.
- e) It is further clarified that the Developer shall be entitled to proceed with the redevelopment in accordance with the Development Agreement and applicable approvals, and the Society shall extend full cooperation to the Developer for implementation of the project, including taking all necessary steps against non-cooperating members in accordance with law.

8 GENERAL AUTHORITY: That the Managing Committee of the Society be and are hereby **granted general authority** to do all acts, deeds, matters, and things, and to execute all documents, as may be necessary, incidental, or expedient, subject to applicable law for giving effect to the foregoing resolutions and for the successful completion of the redevelopment project for the benefit of the members of the Society.

The above Resolutions were proposed, seconded, and passed by a requisite majority of members present and voting at the Special General Body Meeting of the Society held on 26th April, 2026 at Shree Ganesh Temple of Sachin Sahakari Gruhanirman Sanstha Maryadit.

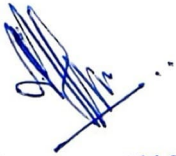
Proposed by: Anil Basarkod (1/05) Seconded by: Sudesh
Vaidya (2/28)

CERTIFIED TRUE COPY

Certified that the above Resolutions were duly passed at the
Special General Body Meeting of Sachin Sahakari Gruhanirman
Sanstha Maryadit held on 26th April, 2026 and the same are true
and correct extract of the Minutes of the said Meeting.



Chairman



M. C. MEMBER



MC MEMBER