

The Kanara Goud Saraswat Co-operative Housing Society Ltd.
(Registered under Act II 1912 Registration No. 2477 dt. 15 July 1919)
Saraswati Mandir, CTS No. 131, Saraswati Baug, Hindu Friends Society Road,
Jogeshwari (East), Mumbai – 400 060.

August 21, 2025

NOTICE

Notice is hereby given that the **Special General Meeting** of the Shareholders of THE KANARA GOUD SARASWAT CO-OPERATIVE HOUSING SOCIETY LTD. will be held on **Sunday, the 7th September, 2025, at 10.30 A.M.** at Jogeshwari Education Complex, Arvind Gandbhir High School Premises, Caves Road, Jogeshwari (East), Mumbai – 400 060, to transact the following business:

1. To confirm the Minutes of the Special General Meeting held on 6th July, 2025.
2. To view the presentation to be made by the following shortlisted Project Management Consultants (PMCs):

Sr.No.	Names of the Shortlisted PMCs
1.	Ellora Project Consultants Pvt. Ltd.
2.	Prism Consulting Engineers (India) Pvt. Ltd.
3.	Shashank Mehendale & Associates
4.	Teearch PMC

3. To take note of the Report submitted by Mr. Amol Shetgiri, Architect of the Society, on the evaluation of the tender documents and financial bids submitted by the four (4) shortlisted Project Management Consultants.
4. To take note of the Comparative Chart, showing the comparison of the final charges/fees quoted by the four shortlisted PMCs, circulated the members during the course of the meeting.
5. To select and appoint a Project Management Consultant (PMC), for doing the Feasibility Studies, Viability Analysis, Designing, Detailed Design Validation, Proof Checking, Construction Supervision, Safety Assurance, Quality Assurance, Quality Control and Quality Audit etc. for the redevelopment of the property of The Kanara Goud Saraswat Cooperative Housing Society Limited and for which purpose to pass the following Resolutions:



“RESOLVED THAT M/s..... be and are hereby appointed as the “Project Management Consultant” for providing their professional services to The Kanara Goud Saraswat Cooperative Housing Society Limited (Society), in connection with the proposed redevelopment of the property of the Society, on the total Consultation Fees/charges, as calculated @.....”.

“FURTHER RESOLVED THAT Any one out of Mr. Subhash Borkar, Chairman and Mr. Subhash Wagle, Secretary **jointly with** any one out of Mr. Nilesh Kittur, Treasurer and Mr. Kiran Kamat, Joint Secretary are hereby authorized to issue the Letter of Appointment to the duly selected Project Management Consultant (PMC), to execute an Agreement (after the said has been vetted by the Legal Consultant and Architect of the Society) with the said PMC, to make the part payment of their fees/charges as and when necessary and to do all such acts as may be required to be done and to take all such steps as may be required to be taken, from time to time”.

For The Kanara Goud Saraswat Co-op. Hsg. Soc. Ltd.

Hon. Secretary



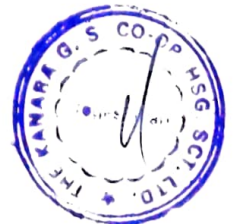
- 1. The Members may please note that if the Special General Meeting is adjourned for want of quorum, then the adjourned meeting will be held at the same place after half an hour. No quorum would be necessary in such adjourned meeting.**
- 2. No proxy or a holder of power of attorney or holder of a letter of authority shall be eligible to attend the Meeting of the Society on behalf of a Member. The Managing Committee reserves the right to ask for the proof of identity of a Member.**
- 3. The Members may please carry with them their Photo Identity (Any one out of the Aadhaar Card, PAN Card, Passport, Driving License and Voter's ID).**

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A background note on the Agenda for the Special General Meeting, to be held on 7th September, 2025.

As discussed during the course of the Special General Meeting of the Society, held on 6th July, 2025, Mr. Amol Shetgiri was requested by the Managing Committee to prepare a Prequalification Tender Document for the proposed selection and appointment of a Project Management Consultant (PMC). Mr. Amol Shetgiri accordingly, prepared a Tender Document and the same was displayed on the Website www.kgschsl.in of the Society on 28th June 2025. During the course of the SGM, held on 6th July, 2025, the Members after consideration had granted an extension of 60 days beyond 3rd July, 2025, for shortlisting of the Project Management Consultants and putting their respective proposals before the Members in the next Special General Meeting. The Tender document prepared by Mr. Amol Shetgiri was supposedly viewed by many PMCs since they contacted the office of the Society as well as the office of Mr. Shetgiri and expressed their wish to see the layout of the society and also the site. The following fifteen interested PMCs had shown the interest:

Sr.No.	Name of the PMC
1.	Avon PMC
2.	Ellora Project Consultants Pvt. Ltd.
3.	Mangurdekar & Associates
4.	Mano PMC
5.	Mehul Kanakia Architects
6.	Prism Consulting Engineers (India) Pvt. Ltd.
7.	Project Maitree PMC
8.	Rachana PMC
9.	Shashank Mehendale & Associates
10.	Supreme Engicons PMC
11.	Tech N Eco PMC
12.	Teearch PMC
13.	Toughcons Nirmaan Pvt. Ltd.
14.	Vivek Bhole Architects
15.	Shilpa Associates

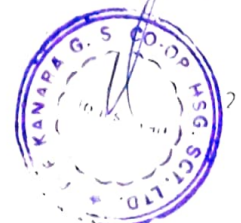


The Managing Committee therefore, invited all the fifteen PMCs to the JES English Primary School on 19th July, 2025, for the purpose of apprising the PMCs about the layout of the Society as well as enabling them to see the site. Mr. Amol Shetgiri was also requested to be present at the Society's office on the said date, to brief the PMCs. Out of the fifteen PMCs who had shown their interest, the representatives of only nine PMCs were present on 19th July, 2025 and they were apprised about the layout of the Society vis-à-vis the property of the KGS Society by Mr. Amol Shetgiri. The representatives of these nine PMCs also did the site visit. Some of the representatives of the PMCs pointed out that a few conditions, contained in the Tender Document of the Society were stringent and desired that the same be reconsidered and amended. They also raised a few queries and made some suggestions. Mr. Amol Shetgiri considered the queries raised/suggestions made by the PMCs and thereafter, informed the Managing Committee that some of the queries raised/suggestions made by the representatives of the PMCs were genuine and opined that some of the conditions specified in the Tender Document were required to be suitably amended. Mr. Shetgiri further informed that he would prepare a Corrigendum to the Tender Document, stating therein the queries raised/suggestions made by the PMCs as well as the amendments made by him to some of the conditions, contained in the Tender Document, adding that the Corrigendum too would be displayed on the Website of the Society. Mr. Shetgiri subsequently, prepared the Corrigendum and showed it to the Managing Committee. The Managing Committee viewed and considered the same and thereafter, uploaded the said Corrigendum # 2 on the Website of the Society on 3rd August, 2025. The Corrigendum # 2 to the Tender Document is annexed herewith as **Annexure A**. The Managing Committee thereafter, telephonically intimated all the interested PMCs about the Corrigendum, requesting them to participate in the Tender and to submit their Tenders in a sealed envelope, at the Office of the Society, latest by 7.00 p.m. on 8th August, 2025. The PMCs were also informed that the names of the PMCs who had submitted their Tenders would be announced at 7.30 p.m. on 8th August, 2025, further informing that they could be present at the time announcement of the names of the PMCs.

In all six Tenders were received by 7.00 p.m. on 8th August, 2025 by the Society from the following PMCs, in the sealed envelopes:

Sr.No.	Name of the PMC who Submitted the Tender in a sealed envelope
1.	Ellora Project Consultants Pvt. Ltd.
2.	Mehul Kanakia Architects
3.	Prism Consulting Engineers (India) Pvt. Ltd.
4.	Shashank Mehendale & Associates
5.	Teearch PMC
6.	Toughcons Nirmaan Pvt. Ltd.

At 7.30 p.m. on 8th August, 2025, four members of the committee viz. The Hon. Chairman, Hon. Secretary, Hon. Joint Secretary and Mr. Kiran Dabholkar, Member and one representative each of the two PMCs viz. Shashank Mehendale & Associates & Teearch PMC were present. The six sealed envelopes, containing the Tenders submitted by the



abovementioned six PMCs were thereafter, handed over to Mr. Shetgiri at his office. Mr. Shetgiri subsequently, opened the sealed envelopes and informed the Managing Committee that he would complete the scrutiny of the Tender Documents and note down his observations on the same. Mr. Shetgiri further informed that after viewing the presentation given by all the six PMCs, he would shortlist 3/4 PMCs and thereafter, the financial Bids can be invited by the Society from the Shortlisted PMCs.

The presentation to be given by the six PMCs before of the members of the Managing Committee and Mr. Shetgiri was arranged on 20th August, 2025, at JES Education Complex. Out of the six PMCs, only five PMCs, whose names are appearing at serial nos.1 to 5 in the above table, gave the presentation before the members of the Managing Committee and Mr. Amol Shetgiri on the said date. After the presentation, the members of the Managing Committee had a meeting with Mr. Shetgiri. During the course of this meeting, the members of the Committee as well as Mr. Shetgiri expressed their views on the presentation given by the five PMCs. Mr. Shetgiri was thereafter, requested to shortlist 3-4 PMCs. Mr. Shetgiri thereupon, recommended the names of the following four (4) PMCs as the shortlisted PMCs:

Sr.No.	Names of the Shortlisted PMCs
1.	Ellora Project Consultants Pvt. Ltd.
2.	Prism Consulting Engineers (India) Pvt. Ltd.
3.	Shashank Mehendale & Associates
4.	Teearch PMC

The Financial Bids have been invited from the shortlisted four PMCs in the sealed envelopes, requesting them to submit their financial bids in the sealed envelopes, at the office of the Society, on or before 26th August, 2025. After the Financial Bids have been received in the sealed envelopes from the shortlisted PMCs, the same would be opened in the presence of the Members of the Managing Committee and Mr. Amol Shetgiri. The charges/fees quoted by the PMCs would be negotiated by the Managing Committee with the help of Mr. Shetgiri. After the final offers/quotes have been received from the shortlisted PMCs, a Comparative Chart, showing the comparison of the final charges/fees quoted by the four shortlisted PMCs would be prepared and the same would be presented together with a detailed report of Mr. Amol Shetgiri before the Members of the Society in the forthcoming Special General Meeting, to be held on 7th September, 2025, for the purpose of enabling the Members to select and appoint the "Project Management Consultant" who would provide the services to the Society, towards the redevelopment of the property of the KGS Society. During the course of this Special General Meeting, the four shortlisted PMCs would give a presentation before the Members. Mr. Amol Shetgiri would thereafter, brief the Members, on the technical expertise possessed by the shortlisted PMCs, the projects completed till now by each one of them etc. The presentation by the PMCs, the advice of Mr. Amol Shetgiri and the Comparative Chart, showing the comparison of the final charges/fees quoted by the four shortlisted PMCs would enable the members to select a Project Management Consultant (PMC).

