

FORWARDED TO ALL MEMBERS.

Arif Shaikh
Aashish

Date: 29th March 2026

To,
The Chairman / Secretary / Treasurer
Sharayu Co-operative Housing Society Ltd.
Plot No. 5, Opposite South Indian Bank,
Sector 29, Vashi, Navi Mumbai - 400 703.

**SUBJECT : REPRESENTATION AGAINST ILLEGAL, MISLEADING
AND VITIATED PMC SELECTION PROCESS CONDUCTED ON 15th
MARCH 2026 AND DEMAND FOR FRESH, FAIR AND
TRANSPARENT PROCESS**

Respected Sir/Madam,

1. The present representation is being submitted by the undersigned bona fide members of Sharayu Co-operative Housing Society Ltd., placing on record grave misconduct, deliberate suppression of material facts, abuse of official position, breach of fiduciary duties and mala fide actions on the part of the office bearers : Mr. Arif Shaikh (Treasurer of the Society) and Mr. Aashish Baldota (Secretary of the Society) which have resulted in vitiating the entire decision-making process relating to the voting, selection and appointment of the Project Management Consultant (PMC) and the Special General Body Meeting held on 15th March 2026.

2. It is stated that the undersigned include members of the Society, including a Managing Committee member Mr. Varun Sharma, ^{& Mr. MANJUKHAL} who is fully ^{PATEL} aware of the internal functioning, communications and decision-making process of the Society. It is further stated that Mr. Arif Shaikh is the Treasurer of the Society and Mr. Aashish Baldota is the Secretary of the Society, both being office bearers entrusted with fiduciary and statutory obligations.

3. It is submitted that in matters relating to redevelopment and appointment of Project Management Consultant (PMC), the members of the Society necessarily rely upon the information, comparative analysis and data officially circulated by the office bearers of the Society, particularly the Chairman, Treasurer and Secretary, who are entrusted with the responsibility of collating, verifying and presenting accurate and complete information. It is not feasible for individual members to independently verify technical and financial details directly from PMCs, and therefore the office bearers are under a fiduciary and statutory obligation to ensure full, true and complete disclosure of all material information before the General Body.

4. The redevelopment process of the Society commenced with the 1st Special General Body Meeting held on 5th October 2025, wherein in-principle approval for redevelopment was unanimously granted in accordance with applicable Government guidelines including the Government Resolution dated 3rd January 2019 governing redevelopment of co-operative housing societies and statutory provisions.

5. In the said meeting, a Redevelopment Committee (RDC) comprising eleven members along with inclusion of six members of the Managing Committee (total 17 members) was duly constituted and unanimously approved by the General Body, as recorded in the minutes annexed hereto. The RDC was structured in a representative manner consisting of two members from each building type along with one independent Legal Advisor namely Advocate Viraj Sharma. The members so appointed include Advocate Viraj Sharma, Mr. Vikas Singh, Mr. Anand Gupta, Mr. D.K. Ralli, Mr. T.S. Gala, Mr. Jayesh Jain, Mr. Yogesh Agarwal, Mr. Sanjay Kolge, Mr. Navin Arora, Mr. L.N. Maheshwari and Mr. Kashyap Thakkar, along with six members of the Managing Committee (**Annexure A : Copy of Minutes of the 1st Special General Body Meeting held on 5th October 2025, wherein in-principle approval for redevelopment was granted and**

Redevelopment Committee (RDC) comprising 17 members was constituted unanimously).

6. The said resolution having been passed unanimously is binding and legally enforceable, and the RDC was constituted to ensure transparency, objectivity and adherence to statutory norms in the redevelopment process.

7. It was further resolved that no member of the Managing Committee shall have any direct or indirect interest in the appointment of PMC and that the entire process shall be conducted in a fair and transparent manner with participation of the General Body.

8. The RDC shortlisted three PMCs namely Ar. Rajesh R.C., Dilip Sanghvi and Inomatrix.

9. It is submitted that after discussions and negotiations with the RDC, Ar. Rajesh R.C. submitted a revised quotation by way of a formal email dated 1st November 2025 addressed to the official email ID of the Society. The said revised quotation was submitted well in advance, more than four months prior to the next Special General Body Meeting, and reflected the lowest professional fee among all shortlisted PMCs (**Annexure B : Copy of Email dated 1st November 2025 sent by PMC Ar. Rajesh R.C. to the official email ID of Sharayu Co-operative Housing Society Ltd., containing the revised quotation**).

10. It is further submitted that the revised quotation dated 1st November 2025 having been formally submitted to the official email ID of the Society constitutes official communication and knowledge of the Society and its office bearers. Once such communication is received on the official email ID, the Managing Committee cannot plead ignorance or treat the same as informal or non-binding. The said revised quotation was therefore required

to be duly considered and disclosed to all members as part of the comparative evaluation.

11. It is further submitted that a RDC member, Mr. Vicky Thakkar (also referred to as Mr. Kashyap Thakkar), had posted a message on the official RDC WhatsApp group on 31st October 2025 recording that the PMC namely Ar. Rajesh R.C. would be submitting a revised quotation shortly. This clearly establishes prior knowledge at the level of the Redevelopment Committee regarding the impending submission of the revised quotation (**Annexure C : Copy of WhatsApp message dated 31st October 2025 posted by RDC member Mr. Kashyap Thakkar (Vicky) on the official Sharayu RDC WhatsApp Group, stating that PMC Ar. Rajesh R.C. would be submitting a revised quotation shortly**).

12. It is further submitted that thereafter, on 1st November 2025, a member of the Managing Committee, Mr. Francis, had also put up a message on the official Sharayu Members WhatsApp Group stating that the PMC namely Ar. Rajesh R.C. would be submitting a revised quotation shortly. This once again clearly establishes prior knowledge at the level of the Managing Committee regarding the impending submission of the revised quotation (**Annexure D : Copy of WhatsApp message dated 1st November 2025 posted by Managing Committee member Mr. Francis on the official Sharayu Members WhatsApp Group, stating that PMC Ar. Rajesh R.C. would be submitting a revised quotation shortly**).

13. Significantly, on the very same date, i.e., 1st November 2025, Ar. Rajesh R.C. duly submitted the revised quotation to the official email ID of the Society. Thus, it is evident that both RDC members and Managing Committee members had prior knowledge as well as actual receipt of the revised quotation. Despite such knowledge, Mr. Arif Shaikh deliberately failed to incorporate or disclose the same in the comparative analysis circulated to members. This clearly establishes conscious and intentional

suppression of material information and rules out any defense of inadvertence or lack of knowledge.

14. The said revised quotation constituted a material and decisive factor which was required to be disclosed to all members to enable an informed, fair and transparent decision-making process.

15. Thereafter, the Managing Committee issued and circulated a notice calling for the 2nd Special General Body Meeting scheduled on 15th March 2026 for the purpose of selection of PMC from the shortlisted candidates.

16. Immediately after issuance of the said notice and in the days preceding the said meeting, Mr. Arif Shaikh and Mr. Aashish Baldota, acting in their respective capacities as Treasurer and Secretary, proceeded to circulate messages and documents on the official Sharayu Members WhatsApp Group, which is the primary communication platform of the Society.

17. On 8th March 2026, Mr. Arif Shaikh circulated a summary Excel sheet purportedly containing analysis and comparison of all three PMCs, and stated as follows : "The RDC has shortlisted Three PMCs. For greater and deeper understanding, please find attached the credentials, Analysis and Summary of all the Three PMCs" (**Annexure E : Copy of WhatsApp message dated 8th March 2026 posted by Mr. Arif Shaikh on the official Sharayu Members WhatsApp Group**). The said representation created a clear impression that the data being circulated was complete, accurate and reliable for decision-making by members.

18. However, the said Excel summary was deliberately misleading and incomplete, as Mr. Arif Shaikh knowingly suppressed the revised quotation of Ar. Rajesh R.C. dated 1st November 2025 and instead reflected only the original higher quotation.

19. It is further submitted that Mr. Arif Shaikh had, on 22nd October 2025, circulated documents and communications on the official Sharayu Members WhatsApp Group including revised quotation details of PMC Dilip Sanghvi (**Annexure F : Copy of WhatsApp messages and documents dated 22nd October 2025 posted by Mr. Arif Shaikh on the official Sharayu Members WhatsApp Group**). This clearly establishes that Mr. Arif Shaikh was actively considering and incorporating revised quotations in the decision-making process. However, while the revised quotation of Dilip Sanghvi was duly reflected and relied upon, the revised quotation of Ar. Rajesh R.C., which was already received and known to the Managing Committee, was deliberately excluded from the summary Excel sheet. Such selective inclusion of revised data for one PMC and exclusion for another clearly establishes that the act was not a mere omission or negligence, but a conscious and intentional suppression aimed at misleading members and influencing the outcome of the PMC selection process. Mr. Arif Shaikh was under a duty to ensure a level playing field amongst all competing PMC's. By selective disclosing revised quotation of one PMC and suppressing that of another, Mr. Arif Shaikh has distorted the competitive process itself, thereby rendering the selection process arbitrary and unfair.

20. It is further submitted that on 9th March 2026, Mr. Arif Shaikh had personally contacted and held telephonic communication with the authorised representative of PMC Ar. Rajesh R.C., namely Architect Geet Chanda, for the purpose of seeking clarifications and updates with respect to the summary and evaluation of PMC proposals (**Annexure G : Copy of Call log records dated 9th March 2026 evidencing telephonic communication between Mr. Arif Shaikh and Architect Geet Chanda, authorized representative of PMC Ar. Rajesh R.C.**).

21. Pursuant to the said telephonic discussion, Architect Geet Chanda, on the very same date i.e. 9th March 2026, shared updated details on WhatsApp and also forwarded an updated Excel sheet containing revised

and complete information to Mr. Arif Shaikh through official communication channels, including email (**Annexure H : Copy of the WhatsApp messages dated 9th March 2026 sent by Architect Geet Chanda to Mr. Arif Shaikh, providing updated details relating to PMC Ar. Rajesh R.C.) (Annexure H Colly : Copy of Email dated 9th March 2026 sent by Architect Geet Chanda to Mr. Arif Shaikh, forwarding updated Excel sheet and detailed information relating to PMC Ar. Rajesh R.C.).**

22. The said updated information included, inter alia : Detailed project credentials and status of ongoing and completed redevelopment projects, approximately 40 years of experience in the field of architecture in Navi Mumbai, Recommendation of a Bank Guarantee of approximately Rs. 20 Crores from the Developer as a safeguard for the Society's interests, other material technical and qualitative parameters relevant for informed evaluation by members. It is submitted that the aforesaid communication dated 9th March 2026 further supplemented and clarified critical aspects of the PMC's credentials and safeguards.

23. Despite having directly read and received the said updated and relevant information on WhatsApp by Mr. Arif Shaikh on same day (9th March, 2026 at 18.11 Hours) Mr. Arif Shaikh deliberately failed to incorporate the same in the summary Excel sheet circulated to members and continued to rely upon incomplete and misleading data (**Annexure I : Copy of the Report/Information about Architect Geet Chanda's WhatsApp messages delivered and read by Mr. Arif Shaikh).**

The omission of such crucial technical and evaluative information, which would have materially aided members in making an informed decision, clearly establishes that the suppression was intentional and calculated to mislead the members and influence the outcome of the PMC selection process. This conduct further reinforces the mala fide intent of Mr. Arif Shaikh, as the information was specifically sought by him, duly

provided on the same day and also read by him on WhatsApp and yet consciously withheld from the members. The suppression of the revised quotation, which was the lowest among all PMCs, was not accidental but was a conscious and deliberate act aimed at distorting the comparative analysis placed before members and thereby prejudicing their decision-making.

24. The discrepancy in the said summary was immediately pointed out on the same WhatsApp group by Advocate Viraj Sharma directly addressing the message to Mr. Arif Shaikh on 14th March, 2026, who also produced documentary proof of the revised quotation email sent to the official Society email ID (**Annexure J : Copy of WhatsApp messages dated 14th March 2026 posted by Advocate Viraj Sharma on the official Sharayu Members WhatsApp Group, pointing out discrepancies in the Excel summary**).

25. Despite being informed on the said WhatsApp group with documentary proof of the revised quotation and having read the said messages of Advocate Viraj Sharma on WhatsApp by Mr. Arif Shaikh on same day (14th March at 17.15 Hours) Mr. Arif Shaikh failed and neglected to correct the summary or circulate accurate data prior to the Special General Body Meeting, thereby continuing suppression of material information (**Annexure K : Copy of the Report/Information about Advocate Viraj Sharma's WhatsApp messages delivered and read by Mr. Arif Shaikh**).

26. Mr. Aashish Baldota, instead of rectifying the position, proceeded to make false and misleading statements on the said WhatsApp group, including the following statements : *"If quote are shared, and then quote is revised just to level to gain the project, it not fair"* and *"NO one in committee was informed of the revised quote (just shooting a email will not suffice)"* (**Annexure L : Copy of WhatsApp messages dated 14th**

March 2026 posted by Mr. Aashish Baldota on the official Sharayu Members WhatsApp Group, containing false and misleading statements including denial of knowledge of the revised quotation).

The aforesaid statements are demonstrably false and contrary to official records, as the revised quotation was duly communicated to the official email ID of the Society well in advance and was within the knowledge of the RDC and Managing Committee. The said statements were made with the intent to mislead members, discredit Ar. Rajesh R.C. and to justify the suppression of the revised quotation.

27. Mr. Aashish Baldota reiterated and circulated the same incorrect and misleading data on 15th March 2026, i.e., on the very date of the 2nd Special General Body Meeting, thereby ensuring that the members continued to rely upon distorted information at the time of voting (**ANNEXURE - M : Copy of WhatsApp messages dated 15th March 2026 posted by Opponent Mr. Aashish Baldota on the official Sharayu Members WhatsApp Group, reiterating incorrect and misleading data on the date of the 2nd Special General Body Meeting.**)

28. The sequence of events clearly demonstrates that immediately after calling of the 2nd SGBM, Mr. Arif Shaikh and Mr. Aashish Baldota undertook a systematic exercise of circulating misleading information with the sole objective of influencing and prejudicing the decision of members in the PMC selection process.

29. The 2nd Special General Body Meeting of the Society was held on 15th March 2026 for the purpose of selection of the Project Management Consultant (PMC). In the said Special General Body Meeting; voting was conducted amongst the members based on the comparative analysis and summary circulated by Mr. Arif Shaikh and Mr. Aashish Baldota, which as stated hereinabove was incomplete, misleading and deliberately

suppressed material information, particularly the revised quotation dated 1st November 2025 of PMC Ar. Rajesh R.C. In the said voting process, PMC Dilip Sanghvi was declared as selected, allegedly having received majority votes of the members present at the meeting.

30. The Managing Committee has also circulated the Minutes of the said 2nd Special General Body Meeting recording the selection of PMC Dilip Sanghvi.

31. We humbly submit that the General Body is undoubtedly the supreme authority; however, such decision must be based on true and complete disclosure. A decision based on suppressed or distorted information cannot be treated as a valid decision in law and is liable to be set aside. The entire decision-making process culminating in the said selection and recording of minutes is vitiated, as the same is based on suppression of material facts, misrepresentation and distorted comparative data, thereby rendering the entire process illegal, arbitrary and unsustainable in law and the same amounts to a fraud on the General Body, thereby vitiating the decision-making process in its entirety.

32. We submit that the mere conduct of voting and subsequent circulation of minutes does not cure the illegality, as the consent of members was obtained on the basis of incorrect, incomplete and misleading information and therefore cannot be treated as free and informed consent in the eyes of law. The entire PMC selection process including the 2nd Special General Body Meeting dated 15th March 2026, the voting conducted therein and the subsequent circulation of minutes stands vitiated, arbitrary, biased and legally unsustainable, as the same is founded upon suppression of material facts which strikes at the root of the decision-making process.

33. It is further submitted that attempts are being made to reconstitute or alter the Redevelopment Committee (RDC), which is contrary to the unanimous resolution of the General Body and is indicative of continuing interference and manipulation in the redevelopment process. This is a very serious issue and needs to be addressed on priority. RDC committee was selected by having representation from all building types and it was unanimously decided in 1st SGBM. Few members with vested interest cannot decide or propose that new RDC committee should be reconstituted.

Any attempt to reconstitute the RDC contrary to a unanimously passed resolution of the General Body is ex facie illegal, arbitrary and void.

34. The actions of the office bearers constitute a colourable exercise of power, undertaken under the guise of administrative functioning but in reality aimed at manipulating the outcome of the PMC selection process.

35. It is further submitted that the conduct of Mr. Arif Shaikh and Mr. Ashish Baldota amounts to breach and violation of statutory provisions including Section 73 of the Maharashtra Co-operative Societies Act, 1960, which mandates that the Managing Committee shall exercise its powers and discharge its functions honestly, in good faith and in the interest of the Society.

36. It is further submitted that the conduct of Mr. Arif Shaikh and Mr. Ashish Baldota also attracts Section 73(1AB) of the said Act, which casts a fiduciary duty upon the members of the committee to act in the best interest of the Society and its members and prohibits acts of omission and commission which are prejudicial to the Society.

37. It is further submitted that the deliberate suppression of material information, circulation of misleading data and false statements constitutes

misconduct and misfeasance by Mr. Arif Shaikh and Mr. Ashish Baldota within the meaning of Section 78 of the Act, warranting removal of the concerned office bearers.

38. It is further submitted that the acts complained of also justify invocation of powers of the Registrar under Section 79 of the Act for issuance of appropriate directions and corrective measures.

39. It is further submitted that the conduct of Mr. Arif Shaikh and Mr. Ashish Baldota is in clear breach of the Government Resolution dated 03 January 2019 governing redevelopment of co-operative housing societies, which mandates transparency, fairness and full disclosure at every stage of redevelopment.

40. In view of the above serious matter, immediate corrective action is required on behalf of the Society.

41. We hereby call upon the Society to cancel and set aside the entire PMC selection process conducted pursuant to the meeting dated 15th March 2026. We further call upon the Society to invite fresh quotations from entirely new PMCs, excluding Ar. Rajesh R.C., Dilip Sanghvi and Inomatrix. The undersigned further call upon the Society to conduct a fresh, fair and transparent short listing process based on complete and accurate information. We further call upon the Society to convene a fresh Special General Body Meeting and conduct voting based on full disclosure.






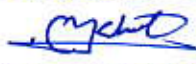
42. The undersigned further call upon Mr. Arif Shaikh and Mr. Ashish Baldota to immediately step down and resign from their respective posts in view of the serious misconduct, statutory violations and complete loss of confidence.

43. The Society is further called upon **NOT** to issue any appointment letter or execute any agreement pursuant to the impugned process.

44. Please take serious note that failing compliance, the undersigned shall be constrained to initiate proceedings under relevant Sections of the Maharashtra Co-operative Societies Act, 1960 before the competent authority, at your entire risk as to costs and consequences. The Society is hereby called upon to take immediate corrective action failing which the undersigned shall be constrained to initiate appropriate legal proceedings without further notice.

We have faith that our complaint and grievances will be addressed by the Society and justice shall prevail. We are looking forward to your co-operation and response and immediate action in this serious matter concerning interest of each and every member of Sharayu Society.

Yours faithfully,


(VIRAJ SHARMA) 
(VARUN SHARMA) 
(UTSAV PATEL)

(MAHAVEER CHORDIA) 
(VIKRAM MEHTA)

(MANSUKHLAL KHUNT)

Enclosures / Annexures :

(ANNEXURES starting from A to M)

All supporting documents, emails, WhatsApp screenshots, call records and comparative sheets arranged in chronological date wise order.

ANNEXURE 'A'

SHARAYU CO-OPERATIVE HOUSING SOCIETY LTD

SECTOR- 29, VASHLI, NAVI MUMBAI - 400703

(Reg. No. TNA/TNA/ HSG/ (TC)/6876 1994-95)

Minutes of the 1st Special General Body Meeting (SGM)

Held on: Sunday, 5th October 2025

Time: 11:30 AM

Venue: G-6 Terraces

Date: 7th October 2025

Members Present

A total of 49 members were present, satisfying the quorum requirement of two-thirds of total membership (49 members of 68). The meeting was chaired by Mrs. Sujata Bangar, Chairperson of the Society.

Agenda and Proceedings

a) To pass an in-principle resolution approving redevelopment of the society's building as per 79A Directions

The Chair briefed the members on the need for redevelopment in accordance with the Government of Maharashtra's Guidelines under Section 79A of the MCS Act, 1960.

After due discussion and deliberation, the members unanimously passed the in-principle resolution approving redevelopment of the society's building.

b) To present the action plan for redevelopment and explain the role of the Project Management Consultant (PMC)

The Hon. Secretary presented the detailed action plan for redevelopment, outlining the stages of appointment of PMC, preparation of feasibility report, and further selection of the Developer.

The role and responsibilities of the PMC were explained, emphasizing their function as independent technical and advisory consultants to the Society. Members raised relevant queries which were duly addressed.

c) To pass a resolution for appointment of one independent Redevelopment Committee

It was resolved that a Redevelopment Committee be constituted to assist the Managing Committee throughout the redevelopment process, ensuring transparency and compliance.

The following members were nominated and approved as part of the Redevelopment Committee:

1. Advocate Viraj Sharma
2. Mr. Vikas Singh
3. Mr. Anand Gupta



4. Mr. DK Ralli
5. Mr. TS Gala
6. Mr. Jayesh Jain
7. Mr. Yogesh Agarwal
8. Mr. Sanjay Kolge
9. Mr. Navin Arora
10. Mr. LN Maheshwari
11. Mr. Kashyap Thakkar



The 6 Members of the Managing Committee would also form the part of the Redevelopment Committee (RDC)

So, the effective strength of the RDC will be 11+6= 17 Members

The resolution was passed unanimously

d) To record that no Managing Committee member or their relatives shall have any direct or indirect interest in the appointed PMC or proposed Developer

The Chair placed on record that no Managing Committee member or their relatives have any direct or indirect interest in the appointed or proposed PMC or Developer. This declaration was accepted and recorded in the minutes.

e) To discuss and resolve the next course of action

It was decided that:

- Proposals and feasibility reports from all PMC firms would be circulated to all members at least 8 days prior to the 2nd SGM.
- The 2nd SGM would be convened on 26th October 2025 to finalize the appointment of the PMC based on majority consent.
- All formalities and procedures would be conducted in accordance with 79A Directions.

f) Any other matter with the permission of the Chair

No additional matters were raised. Members appreciated the efforts of the Managing Committee for initiating the redevelopment process.

Conclusion

The Chair thanked all members for their active participation and constructive suggestions. The meeting concluded at 2 PM with a vote of thanks to the Chair, followed by light refreshments.

For Sharayu Co-operative Housing Society Ltd.

SHARAYU CO-OP. HOS. SOCIETY LTD.
Chairman Hon. Secretary Treasurer

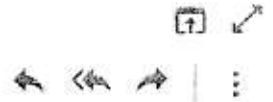
ANNEXURE 'B'

Revised quotation for PMC services for Sharayu CHS



Rajesh Chanda

<rajeshchanda@chandagroup.com>



Sat, 01 Nov 2025 22:00:21

To: "sharayuchs29" <sharayuchs29@gmail.com>

Show full headers | Report Spam

1 attachments



EOI_rev_quot... (1.47 MB)

Download | Preview

Regards,

Geel Chanda.



Contact:

+91 74000 95174

Links:

Company Website-

<https://www.rajeshrcarchitect.com/>

Instagram:

<https://www.instagram.com/rajeshrcarchitect/>

Quick Actions:

Reply All

Reply

Enter a message

Send

ANNEXURE "C"



RDC Sharayu CHS

Aashish Baldota Panvel, Dk, K...



31 October 2025

Vicky Thakkar Sharayu

Rajesh rc pmc 2nd meeting dt 30 Oct 2025
crux

4 year old pmc
34 year old architect firm

Registered D.A done for 1 project airoli
ovt society and stage of work O.C awaited
2nd project reg d.a done cc awaited in pvt
society new ekta airoli and Shri ganesh
premium chs

Bldr appointed superior navkar naigaon

12 people staff

BG 20 cr of construction cost
recommended

Pmc fees 3% negotiable

Plot size 1600 to 2000 Meter pmc
experience for 2 society and many as
architect work

No amalgamation possible for pvt
society.... in cidco possible and extention
with o.c flat extra consideration is there his
opinion

His scope of work will share soon and
revised quote submit soon

Edited 00:20



2



Sincere request to all RDC and M.C

17.

ANNEXURE "D"



SHARAYU Parivaar

4 online



Plot size 1600 to 2000 Meter experience
for 2 society 1 November 2025 22:28

Francis Sharayu Ref Pratap Bhai

⇒ Forwarded

Rajesh rc pmc 2nd meeting dt 30 Oct 2025
crux

4 year old pmc
34 year old architect firm

Registered D.A done for 1 project airoli
ovt society and stage of work O.C awaited
2nd project reg d.a done cc awaited in pvt
society new ekta airoli and Shri ganesh
premium chs

Bldr appointed superior navkar naigaon

12 people staff

BG 20 cr of construction cost
recommended

Pmc fees 3% negotiable

Plot size 1600 to 2000 Meter pmc
experience for 2 society and many as
architect work

No amalgamation possible for pvt
society.... in cidco possible and extention
with o.c flat extra consideration is there his
opinion

His scope of work will share soon and
revised quote submit soon

22:28

Tomorrow SGM would take place
tomorrow on 06 terrace at 11 a.m

18.

ANNEXURE "E"

← SHARAYU Parivaar 4 online

8 March 2026 15:00



Arif shaikh

The RDC has shortlisted Three PMCs.
For greater and deeper understanding, please find attached the credentials , Analysis and Summary of all the Three PMCs .

15:14

Arif shaikh



SGBM PMC.xlsx

3 sheets • 26 kB • XLSX

15:14



Koustubh Desai Sharayu

Forwarded



Navi Mumbai मधील कोपरखैरणेतील इमारतीचा स्लॅब कोसळला | Lokshahi ...

youtu.be

15:38

19.



Dravin Thakkar

SUMMARY EXCEL SHEET:

		RAJESH RC					Total
		Type E	Type F	Type G	Type H9 &10	Type H10	
Carpet Area	Existing carpet area of members considered in Sq mt	41.33	69.142	72.64	87.84	110.394	
	Existing carpet area of members considered in Sq ft	444.88	744.24	781.90	945.51	1188.28	
	Number of flats	16	16	9	22	7	70
	Total Existing carpet area	7118	11908	7037	20801	8318	55182
	Sharing of FSI for Cidco Nmmc						5%
	Green Building FSI						
	Rera Carpet area to society in percentage	120%	120%	120%	120%	120%	
	Additional Rera Carpet area to society in sqft	534	893	938	1135	1426	
	Total	979	1637	1720	2080	2614	
	Total Rera carpet area for society	15660	26197	15482	45763	18300	121401
Rent	Month rent to members	40039	66982	70371	85096	106945	
	year 1	7,687,459	12,860,545	7,600,038	22,465,312	8,983,404	59,596,759
	year 2	-	-	-	-	-	-
	year 3	-	-	-	-	-	-
	year 4	-	-	-	-	-	-
	year 5	-	-	-	-	-	-
During Buffer period						59,596,759	
Total Rent							
	Corpus to members	2,135,405	3,572,374	2,111,122	6,240,364	2,495,390	16,554,655
	Shifting charges to members						2,100,000
	Brokerage to members	2,562,486	4,286,848	2,533,346	7,488,437	2,994,468	19,865,586
	Refundable Deposit	3,203,108	5,358,560	3,166,683	9,360,547	3,743,085	24,831,983
	GST						104,736,705
	FEES						55,412,413
	CIDCO NMMC CARPET AREA						3550
	TOTAL CARPET AREA INCLUDING SOCIETY						
	PARKING (nos) provided for society						194

	DEVELOPERS CARPET AREA						118281
	RESIDENTIAL						5400
	COMMERCIAL						Resi + Commercial
	Project type						
	Sale rate considered for commercial						60000
	Sale rate considered for residential						35000
	Sale rate considered for parking						1000000

	Rajesh RC	Dilip Sanghvi	Inomatrix
Existing area considered	55182	55074	51726
New total area offered	121401	112903	108645
Compensation	339517089	177064095	151205000
GST	104,736,705	107,700,000	0
Sale Rate Comm	60000	0	50000
Sale Rate Res	35000	30000	28000
Sale Rate Parking	1000000	750000	800000
Project considered	R+C	R	R+C
Fees	55,412,413	16,000,000	20,339,116

ANNEXURE "F"

← SHARAYU Parivaar 8 online

⊘ This message edited 22 October 2025 14:45



Arif shaikh

20251010 PFR Feasibility Sharayu
CHSL CIDCO 160 SQM.pdf
40 pages • 161 kB • PDF

18:26

Arif shaikh

20251010 PFR Feasibility Sharayu
CHSL CIDCO 80 SQM.pdf
40 pages • 161 kB • PDF

18:26

Arif shaikh

20251010 Revised PMC Quotation
Sharayu CHSL Vashi.pdf



ANNEXURE "G"



17:23

70%

Calls

-  **Pratik**
Outgoing 10/03/26 
-  **Mehakaaaaaa** 
Incoming 10/03/26 
-  **Mukesh Chaudhary (Shrenik u...**
Missed 10/03/26 
-  **ajit**
Incoming 09/03/26 
-  **ajit**
Outgoing 09/03/26 
-  **Mehakaaaaaa** 
Outgoing 09/03/26 
-  **Rajesh Lakhani**
Missed 09/03/26 
-  **Arif Shaikh - Sharayu CHS - s...**
Incoming 09/03/26 
-  **Mehakaaaaaa** 
Incoming 09/03/26 
-  **Surindar (Vinay Oberoi)**
Incoming 09/03/26 
- Aditi Saffale - BP JE Cidco Sat...**
Incoming 09/03/26 
- Aditi Saffale - BP JE Cidco Sat...**
Outgoing 09/03/26 

17:26

69

Edit

All

Missed



RL

Rajesh Lakhani
WhatsApp Audio

09/03/26



P

Prathamesh Khot Shikara
mobile

09/03/26



AS

Arif Shaikh - Sharayu CHS -
sec-29
WhatsApp Audio

09/03/26



+91 1408-366177
India

09/03/26



MG

Manoj Gosavi (licensing
mmmc)
work

09/03/26



M

Mukesh (Satyam
- Swapnek)
mobile

09/03/26



+91 91526 93679
RAUT PRIYANKA MEGHNATH

09/03/26



Mehakaaaaaa
WhatsApp Audio

09/03/26



B

Badal Doshi brother
mobile (2)

09/03/26



ANNEXURE "H"

16:56

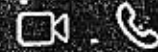
76%

< 15



Arif Shaikh - Sharayu...

last seen today at 15:19



Mon, 9 Mar

Point -6 - 4 YEARS 10 MONTHS AS A
PMC IN NMMC AREA - since first
appointment in 2021 January
40 years till date as an architect
practicing in Navi Mumbai

Point - 7 - WE HAVE FOUR COMPLETED
REDEVELOPMENT PROJECTS OUT OF
WHICH
TWO ARE SRA IN MUMBAI - IN THE LAST
TEN YEARS.
NMMC AREA - REDEVELOPMENT
STARTED POST 2020 DECEMBER AFTER
UDCPR- SO 4 YEARS 10 MONTHS
40 years till date as an architect
practicing in Navi Mumbai

Point-8-OUR FIRST REDEVELOPMENT
CC WAS IN AUGUST 2023 AND THE
COMPLETION PERIOD IS 36 MONTHS -
OUR FIRST APPOINTMENT AS PMC WAS
IN JANUARY 2021 - AT PRESENT NO
COMPLETED PROJECTS AS A PMC
4 Projects completed as design
architects in MUMBAI

Point-9-1 no - UNDER CONSTRUCTION -
PLOT NO 23 SECTOR-7 AIROLI -
completion till MAY 2026

1 no - CC received for - PLOT NO 11
SECTOR-8 AIROLI on 16th January 2
REST 8 OTHER PROJECTS ARE IN

16:57

76%

< 15



Arif Shaikh - Sharayu...

last seen today at 15:19



**REST 8 OTHER PROJECTS ARE IN
EITHER FEASIBILITY OR TENDERING OR
DEVELOPER NEGOTIATION STAGE OR
IN THE PROCESS OF COMMENCEMENT
CERTIFICATE**

Point-10- 8 PROJECTS

**Point-12- OUT OF 10 PROJECTS
1 PROJECT - PLOT NO 49 SEC15 VASHI
- ASHTABHUJA CHS IS CIDCO
REDEVELOPMENT**

Point-15-

- 1) Plot no-23 Sector-7 Airoli - Superior
Navkar Builders**
- 2) Plot no -11 Sector-8 Airoli - Superior
Navkar Builders**
- 3) Plot no - 28 Sector-6 Airoli - Superior
Navkar Builders**
- 4) Plot no-6 Sector-14 Vashi-Satyam
Superstructures PVT LTD**

17:54 ✓



Sharayu - Arifji- reply-2
-updated.xlsx

15 KB · xlsx

17:54 ✓

sir updated the document - in the excel
the updated points are highlighted in red
font color and the same in the message
above are highlighted in BOLD

17:55 ✓

mailing the same

Edited 17:55



16:57

75%

< 15



Arif Shaikh - Sharayu...
last seen today at 15:19



Navkar Builders

4) Plot no-6 Sector-14 Vashi-Satyam
Superstructures PVT LTD

17:54 ✓



Sharayu - Arifji- reply-2
-updated.xlsx
15 KB • xlsx

17:54 ✓

sir updated the document - in the excel
the updated points are highlighted in red
font color and the same in the message
above are highlighted in BOLD

17:55 ✓

mailing the same

Edited 17:55 ✓



Voice call
10 min

18:20

13:41

4G 59



Message info

7 Projects completed as design architects in MUMBAI

Point-9-1 no - UNDER CONSTRUCTION -
PLOT NO 23 SECTOR-7 AIROLI -
completion till MAY 2026

1 no - CC received for - PLOT NO 11
SECTOR-8 AIROLI on 16th January 2
REST 8 OTHER PROJECTS ARE IN
EITHER FEASIBILITY OR TENDERING OR
DEVELOPER NEGOTIATION STAGE OR
IN THE PROCESS OF COMMENCEMENT
CERTIFICATE

Point-10- 8 PROJECTS

Point-12- OUT OF 10 PROJECTS
1 PROJECT - PLOT NO 49 SEC15 VASHI
- ASHTABHUJA CHS IS CIDCO
REDEVELOPMENT

Point-15-

- 1) Plot no-23 Sector-7 Airoli - Superior Navkar Builders
- 2) Plot no -11 Sector-8 Airoli - Superior Navkar Builders
- 3) Plot no - 28 Sector-6 Airoli - Superior Navkar Builders
- 4) Plot no-6 Sector-14 Vashi-Satyam Superstructures PVT LTD

17:54 ✓✓

✓✓ Read

09/03/26 18:11

✓✓ Delivered

09/03/26 17:54

ANNEXURE "H COLLY"

Updated PMC evaluation list



Rajesh Chanda

<rajeshchanda@chandagroup.com>

Mon, 02 Nov 2025 17:04

To: "sharayuchs29" <sharayuchs29@gmail.com>

Show full headers | Report Spam | Recall Mail

1 attachments

Sharayu_-_Ar... (14.18 KB)

Download | Preview

Dear Arifji,

As per our telephonic conversation please find the updated excel sheet as requested.

Regards,

Geet Chanda



Contact:

+91 74000 95174

Links:

Company Website-

<https://www.rajeshrcarchitect.com/>

Instagram:

<https://www.instagram.com/rajeshrcarchitect/>

Quick Actions: Reply All

Reply

Compose message

Send

13:42

5G 58

ANNEXURE
"I"



Message info

Mon, 9 Mar



Sharayu - Arifji- reply-2
-updated.xlsx

15 KB · xlsx

17:54 ✓✓

✓✓ Seen

09/03/26 18:11

✓✓ Delivered

09/03/26 17:54

13:42

5G 58



Message info

Mon, 9 Mar

sir updated the document - in the excel
the updated points are highlighted in red
font color and the same in the message
above are highlighted in **BOLD** 17:55 ✓

✓✓ Read

09/03/26 18:11

✓✓ Delivered

09/03/26 17:55

13:43

5G 58



Message info

Mon, 9 Mar

mailing the same Edited 17:55 ✓✓

✓✓ Read

09/03/26 18:11

✓✓ Delivered

09/03/26 17:55



Message info

Mon, 9 Mar

Updated PMC evaluation list

 **Rajesh Chanda**
rajeshchanda@chivankargroup.com

To: "Shorayuch29" <shorayuch29@gmail.com>

View Message | Reply | Reply with Attachments

 Shorayuch29 (A58 KB)
Download Preview

Dear Arji,
As per our telephonic conversation please find the updated excel sheet as requested.

Regards,
Rajesh Chanda



Contact:
+91 74000 95174

Links
Company Website-
<https://www.rajeshrcarchitect.com/>

Instagram
<https://www.instagram.com/rajeshrcarchitect/>

Quick Actions: Reply All 

 17:58

✓✓ Seen

09/03/26 18:11

✓✓ Delivered

09/03/26 17:58

ANNEXURE "J"



SHARAYU Parivaar

Dilip Parikh, Dr Bangar , E7/0:1 S...



Viraj Sharma 14 March 2026

Arif Shaikh Nuvama

The RDC has shortlisted Three PMCs.
For greater and deeper understanding,
please find attached the credentials , An...

Good afternoon Members 🤝

I would like to add to the details put
up by Arif bhai about the PMC's

Fesibility reports by all Pmc's have
been put up on group already 👍

This important Presentation PDF of
PMC Rajesh RC has not been updated
on Pariwaar group

After calling for Fesibility reports
there was a Presentation of PMC's
which was kept on same day for all 3
shortlisted PMC's

All the 3 gave Presentation to
present members in the meeting.

PMC Rajesh RC has given a detailed
Presentation with drawings, plans,
elevation of building and podium and
flatwise plans

Forwarding it to all Members for their
review and records.

3:53 pm



36.



SHARAYU Parivaar

Dilip Parikh, Dr Bangar , E7/0:1 S...



Viraj Sharma 14 March 2026

➔ Forwarded

Presentation- sharayu.pdf

89 pages • 17 MB • PDF

3:53 pm

Arif Shaikh Nuvama

📎 SGBM PMC.xlsx (3 sheets)

@Arif Shaikh Nuvama

In this Presentation excel sheet the fees which was negotiated with PMC is not updated

Please check ✓ according to my information PMC Rajesh RC has reduced and given revised quote

Please update latest fees figures.

Thank u Arif bhai for ur efforts in compiling these important analysis and details 🤝

3:56 pm



Dr. Bishram



This message was deleted

4:29 pm



Pravin Bhai Thakkar Ref Vicky Dad

@Arif Shaikh Nuvama @Aashish Baldota Fasteners @Viraj Sharma



37.

← Message info

ANNEXURE "K"



14 March, 16:09



Aashish Baldota Panvel Industrial...

14 March, 19:17



Ajinkya Baangar Sharayu

15 March, 00:47



Anand Gupta Sharayu 2:2

14 March, 16:07



Arif shaikh

14 March, 17:51



Dr. Aziz Mhate

14 March, 18:08



Daniel Mathews G Datta Guru Sha...

14 March, 19:37



Dharmesh Parekh

14 March, 17:21



Dk Ralli Sharayu Chs

14 March, 19:20



Dolly Punn

14 March, 16:14



SHARAYU Parivaar

E7 1:1, E7/0:1 Sharayu, Sumanbh...



4:27 pm

14 March 2026

Pravin Bhai Thakkar Ref Vicky Dad
@Arif Shaikh Nuvama @Aashish
Baldota Fasteners @Sharma Viraj1

Rajesh vs
Dilip Sanghavi vs Innomatrix

Pmc fees is how much plz share for
all to compare

Edited 6:14 pm

Rajesh rc pmc Fees
rs 5,54,12,413

Dilip sanghavi pmc fees rs
1,60,00,000

Innomatrix pmc fees
Rs 2,03,39,116

This above was shared in excel is this
correct or any changes is there MC ?

Edited 6:33 pm



Dharmendra Kohli H. -10 3 Rd Floor
पीएमसी का निर्णय भी केवल MC को ही करने
दें, मतदान के नाटक की कोई आवश्यकता नहीं
है, जैसा कि lease deed को अधिक कीमत पर
दिए जाने के मामले में किया गया था

पीएमसी का प्रचार चल रहा है. ऐसा है तो बता
दो हम सब भी शुरू करते हैं। ये सब वोटिंग का
प्रचार चला रहे हैं। जो प्रचार चला रहे हैं





SHARAYU Parivaar

E7 1:1, E7/0:1 Sharayu, Sumanbh...



6:46 pm

14 March 2026



Sharma Viraj1

Rajesh Rc has revised fees on 01.11.2025 and send formal email in which total amount of Professional fees is quoted at Rs. 30 per square feet which works out to :

const area - 5,22,076 x30rs =रु
-1,56,62,280.00

↪ 3 replies

6:46 pm

Some members will always make unwanted and non calculated messages on this group, but it will not stop the initiative of honest members who are updating sharayu members with the facts.

I m sure these people have not even read the PMC reports before writing all these messages.

Its very easy to openly make allegations on the Members of Managing Committee but such people can only talk and do nothing for betterment of our society.

Everyone has a right to express their opinion and views on the group and no one has the right to stop anyone from their freedom of expression.



40.



SHARAYU Parivaar

E7 1:1, E7/0:1 Sharayu, Sumanbh...



from their fr 14 March 2026 session.

Edited 6:56 pm



Shamim Aunty

Sharma Viraj1

Rajesh Rc has revised fees on 01.11.2025 and send formal email in which total amount of Professional fees is quoted at...

Should this be considered as the final fees? Reconfirming as based on details shared above there is a vast difference of 3,97,50,133 i.e. 3.9 crore from his intial quotation of 5,54,12,413 and the new one which is 1,56,62,280

7:12 pm



Sharma Viraj1

Sharma Viraj1

Rajesh Rc has revised fees on 01.11.2025 and send formal email in which total amount of Professional fees is quoted at...

They have already send this revised fees in email to sharayu society on 01.11.2025 (4 and half months before).

Please note this revision in fees is not done today.

Just because the excel sheet did not have this change, i have pointed out this fact on the group..

↩ 7:15 pm



41.



SHARAYU Parivaar

E7 1:1, E7/0:1 Sharayu, Sumanbh...



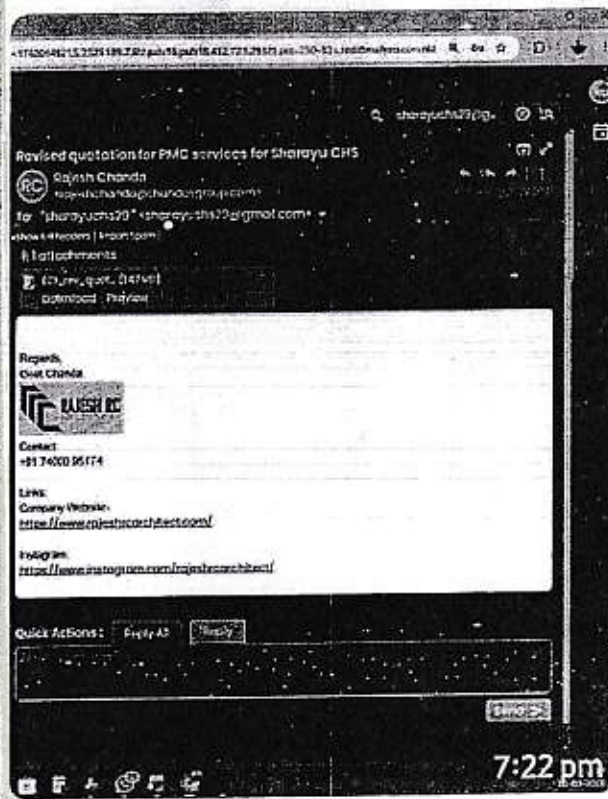
this fact on 14 March 2026

7:15 pm

For confirmation,
I just called for this screenshot from
Rajesh Rc Office so that its crystal
clear that revised fees was emailed
to Sharayu society 4 and half months
back...

7:21 pm

Sharma Viraj1



Dr. Bishram

Sharma Viraj1

Rajesh Rc has revised fees on 01.11.2025
and send formal email in which total
amount of Professional fees is quoted at...

A PMC revising cost from 5 plus cr to



ANNEXURE "L"



SHARAYU Parivaar

E7 1:1, E7/0:1 Sharayu, Sumanbh...



Dr. Bishram

14 March 2026

Sharma Viraj1

Rajesh Rc has revised fees on 01.11.2025 and send formal email in which total amount of Professional fees is quoted at...

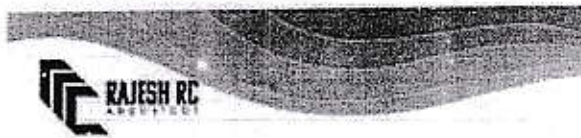
A PMC revising cost from 5 plus cr to 1.5 cr does not go well. MC should set up a good process where integrity is maintained.

7:25 pm



Sharma Viraj1

➔ Forwarded



TA
THE EMPEROR SOCIETY

17 November 2025

EOI rev quote compare.pdf

14 pages • 1.5 MB • PDF

7:27 pm



Renu Singh

Any individuals inclination towards a particular PMC/Builder, is definitely bound to raise suspicion.

7:27 pm



Aashish Baldota Fasteners

If quote are shared , and then quote is revised just to level to gain the project , it not fair

↪ 4 replies

7:27 pm



SHARAYU Parivaar

E7 1:1, E7/0:1 Sharayu, Sumanbh...



Sharma Viraj1 14 March 2026

Aashish Baldota Fasteners

If quote are shared , and then quote is revised just to level to gain the project , it not fair

Question is not this

Question is why quotes which were revised are not updated in the summary which is being circulated in group.

I have just a simple request to change it since its not updated

↪ 7:28 pm



Shamim Aunty

A PMC that can revise so much upto 4 crores seems to be a very risky bet right from the get go

7:29 pm



Sharma Viraj1

Ultimately cost of pmc is going to be passed on to the society members indirectly, so we all should know the revised pmc quotes.

↪ 3 replies

7:31 pm



Renu Singh

Shamim Aunty

A PMC that can revise so much upto 4 crores seems to be a very risky bet right from the get go



44.



SHARAYU Parivaar

E7 1:1, E7/0:1 Sharayu, Sumanbh...



Dr. Bishram

14 March 2026

Aashish Baldota Fasteners

If quote are shared , and then quote is revised just to level to gain the project , it not fair

In corporate world any vendor (PMC) doing like this should be outrightly rejected. It raises concerns about the vendor integrity. Hope MC considers this.

7:34 pm



Sharma Viraj1

One flat/ one member one vote and everyone is free to express their views and opinions on this group. 👍

7:36 pm



Aashish Baldota Fasteners

Sharma Viraj1

Question is not this

Question is why quotes which were revis...

NO one in commitee was informed of the revised quote (just shooting a email will not suffice) and the reason for revision of quote ?

7:38 pm



Shamim Aunty

Dr. Bishram

In corporate world any vendor (PMC) doing like this should be outrightly rejected. It raises concerns about the ve



45.



SHARAYU Parivaar

E7 1:1, E7/0:1 Sharayu, Sumanbh...



Shamim Aunt

14 March 2026

Dr. Bishram

In corporate world any vendor (PMC) doing like this should be outrightly rejected. It raises concerns about the ve...

Agreed. Such a PMC should not even qualify for the voting stage!

↪ 7:40 pm



Sharma Viraj1

Sharma Viraj1

📎 EOI rev quote compare.pdf (14 pages)

Reasons for revision all mentioned in this attachment to the email which was send on sharayu Society's official email ID

May be @Aashish Baldota Fasteners must not be aware but some member of Mc must be having this information

7:44 pm



Pravin Bhai Thakkar Ref Vicky Dad

Let us all 70 members make sure to remain present in **thumping majority** and vote tomorrow purely based on **MERITS**

Pmc is foundation for our society ultimate goal. So election of merit based pmc is very important as on date 👍



46.

Edited 7:57 pm



SHARAYU Parivaar

E7 1:1, E7/0:1 Sharayu, Sumanbh...



14 March 2026

8:11 pm



Sharma Viraj1

Rdc members had called all pmc's one on one to meet and discuss points before the presentation in Dec 2025.. all Pmc were asked to negotiate and hence this fees was negotiated and formal email was send before december's presentation to society members with total comparison about earlier scope of work and revised

Revision is fees is only because they redefined their scope of work as per our Society's requirement

Explained in the pdf attached to email.. please refer.

8:14 pm

Other pmc's had given 1 to 10 % of construction cost also ...

8:15 pm

Some had given 1 percent, some 3 percent, 5 percent and one also gave 10 % fees of construction cost

8:16 pm



47



SHARAYU Parivaar

E7 1:1, E7/0:1 Sharayu, Sumanbh...



old owners ??

14 March 2026

11:44 pm



Dharmendra Kohli H. -10 3 Rd Floor

Please answer Ashish bhai

11:46 pm



Aashish Baldota Fasteners

As per my knowledge RC has not yet completed any major project as PMC, he him self said he has not delivered key as yet for any redevoped houses, his projects as PMC are underway

11:51 pm



Sachin Rumde Sharayu H 10 3:3

Then, i m sorry to say, but the question is on MC more than anyone else!

11:54 pm

I had raised this question in Monday meeting also. If there are defined criteria and if there is a process which is followed in selection of PMCs, then how come this PMC is in the shortlisted 3?!

Edited 11:56 pm

I also wonder...such qualified and meritorious PMCs, who were supposed to be the experts, but none of them could guide us and the MC had to go to relevant authority to seek clarity!

Edited 11:57 pm

15 March 2026



48

ANNEXURE "M"



SHARAYU Parivaar

E7 1:1, E7/0:1 Sharayu, Sumanbh...



15 March 2026



Aashish Baldota Fasteners

Forwarded

The RDC has shortlisted Three PMCs. For greater and deeper understanding, please find attached the credentials, Analysis and Summary of all the Three PMCs.

12:02 am

Aashish Baldota Fasteners

Forwarded



SGBM PMC.xlsx

3 sheets • 26 kB • XLSX

12:02 am

Sachin bhai,

I once again put the detailed comparison for all members, our members are learned and knowledgeable and should take a informed decision

12:06 am



Sachin Rumde Sharayu H 10 3:3

Sachin Rumde Sharayu H 10 3:3

I had raised this question in Monday meeting also. If there are defined criteria and if there is a process which is followe...

Thank you Ashish ji, but it still doesnt answer this!

12:07 am



49.