

NOOR CO-OP. HSG. SOCIETY LTD.

(Regd. No. THA/HSG. 1415/1982)

Plot No.18, Sector - 9 A, Vashi, Navi Mumbai - 400703

HCHS/2768/26

Ref. No. To:
The Ward Officer
Vashi C Ward

Date : 06/07/2026

Cc:
The Senior Inspector of Police
Vashi Police Station

Cc:
CCC Builders Developers Pvt. Ltd.

Subject: Request for Immediate Action Regarding Individual Notices, Redevelopment Process, and Evacuation of C-1 Category Dangerous Building

Respected Sir,

This is with reference to your notices dated 18/05/2026, 13/06/2026, and 03/07/2026.

We had already submitted our reply on 12/05/2026, requesting that individual notices be served to all flat owners as per the list submitted by the Managing Committee. The list contained the names, flat numbers, and details of members who have given their flats on rent.

However, despite our repeated request, individual notices have still not been served to the concerned members.

The Managing Committee, including the Hon. Secretary, Chairman, and Treasurer, has repeatedly issued notices to all members and displayed notices on the society notice board regarding the dangerous condition of the building and the need to vacate the premises. Despite these efforts, there has been no significant improvement. Even today, approximately 85% of the flats are occupied by tenants or residents.

Further, the Deputy Registrar, Co-operative Societies, Belapur, Navi Mumbai, by letter dated **30/06/2026**, recorded that his representative attended the Special General Body Meeting (SGM) held on **20/06/2026**. In the said meeting, CCC Builders Developers Pvt. Ltd. was duly appointed as the redevelopment developer by the members present. The required quorum was completed, and the appointment was made in accordance with the applicable Government Rules and the redevelopment procedure.

Unfortunately, a few members, namely Mr. Noman Chourgay (Flat No. 1/18), Flat on rented, Mr. Imdad Mehmood Hajwane (Flat No. 1/20), Flat on rented, and Mr. Altamash, Husain Altaf Husain Farooqui, 3B/22) Flat on rented, appear to have personal interests

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against the redevelopment process. They are allegedly threatening to approach the court, misleading other members, and creating unnecessary obstacles in the redevelopment of this C-1 category dangerous building, thereby delaying the entire process.

To CCC Builders Developers Pvt. Ltd.:

Since your appointment has already been approved in the Special General Body Meeting and the procedure under **Section 79A** has substantially been completed, only the issuance of the Letter of Intent (LOI) and completion of the Development Agreement (DA) remain pending. The delay is mainly due to the non-availability of the Chairman for certain formalities and the pending Escrow Account process. We request you to complete the remaining formalities at the earliest.

We also wish to bring to your kind notice that many residents are senior citizens, including members aged around 89 years, and several women are bedridden. Many families are financially weak and survive on limited income. Due to their poor financial condition, they are unable to arrange rent deposits and shift to alternate accommodation, despite knowing that the building has been declared a C-1 category dangerous structure.

We therefore earnestly request the Ward Officer, the Senior Inspector of Police, and CCC Builders Developers Pvt. Ltd. to provide all possible assistance and take immediate steps to protect the lives and safety of the residents.

The Managing Committee, comprising the Hon. Secretary, Chairman, and Treasurer, hereby states that we shall not be held responsible for any loss of human life or damage to property arising from any unfortunate incident, as we have repeatedly issued notices to members, displayed notices on the society notice board, and published public notices in webpage warning residents about the dangerous condition of the building.

The continued occupation of the C-1 category building is primarily due to financial hardship faced by some residents and the obstruction created by a few members, which has delayed the redevelopment process.

We therefore request your immediate intervention, appropriate action, and a written reply at the earliest in the interest of public safety.

Thanking you.

Yours faithfully,


Hon. Secretary/Treasurer
Managing Committee

**CCC****BUILDERS & DEVELOPERS PVT. LTD.**
Where Trust Meets Excellence**Date:** 09/07/2026**To**

The Chairman / Secretary
Managing Committee
Noor Co-operative Housing Society Ltd.
Plot No 18, Sector 9A, Vashi, Navi Mumbai – 400 703.

CC:

1. The Ward Officer, Vashi C Ward
2. The Senior Inspector of Police, Vashi Police Station

Ref.: Society Letter No. NCHS/2768/26 dated 06/07/2026**Subject: Reply to Your Letter Regarding Completion of Redevelopment Formalities and Safety of Residents**

Dear Sir/Madam,

We acknowledge receipt of your above-referred letter, received by us on **07/07/2026**, regarding the redevelopment of the Society and the concerns expressed therein.

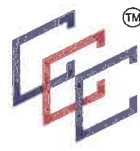
At the outset, we assure you that **CCC Builders & Developers Pvt. Ltd.** remains fully committed to undertaking the redevelopment project strictly in accordance with the applicable laws, Government guidelines, the provisions of the Maharashtra Co-operative Societies Act, 1960, the directives issued under Section 79A thereof, and the terms and conditions duly approved by the Society.

As correctly stated in your letter, our appointment as the Developer was duly approved by the Special General Body Meeting of the Society held on **20/06/2026**. Further, the redevelopment selection process prescribed under Section 79A has been substantially completed, and the report dated **30/06/2026** was duly received from the Society on **03/07/2026**.

At present, the only remaining formalities are the issuance of the Letter of Intent (LOI), execution and registration of the Development Agreement, and operationalisation of the Escrow Account. Completion of these formalities requires the active cooperation and timely participation of the Managing Committee, the Society members, and the concerned authorities.

These statutory banking processes may reasonably require some time for completion. In order to avoid any unnecessary delay, we request the Society to kindly finalise and approve the draft Development Agreement simultaneously so that both processes may proceed in parallel and all statutory as well as contractual formalities can be completed expeditiously.

We further confirm that **CCC Builders & Developers Private Limited.** is fully prepared and willing to execute and register the Development Agreement immediately upon receipt of all requisite approvals, resolutions, documents, signatures, and statutory compliances from the

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Society. At no point has there been any reluctance, omission, or intention on our part to delay the redevelopment project.

Immediately upon execution and registration of the Development Agreement, we shall release the Security Deposit and Brokerage payable to the eligible members strictly in accordance with the approved terms and conditions of the redevelopment. Thereafter, the members shall vacate their respective premises within the mutually agreed timeline. Upon peaceful vacation of all premises and receipt of the Society's written confirmation on its official letterhead certifying that the building has been completely vacated and peaceful possession has been handed over to the Developer, payment of monthly rent to the eligible members shall commence strictly in accordance with the provisions of the registered Development Agreement.

We are deeply concerned about the present condition of the building and the hardships being faced by the residents, particularly senior citizens, bedridden persons, women, children, and economically weaker families. Their safety, welfare, and well-being remain our highest priority. Since the building has already been declared as a **C-1 (Dangerous) Structure**, we earnestly request the Managing Committee, all members of the Society, the concerned Ward Office, the Police Authorities, and all other competent authorities to extend their wholehearted cooperation in completing the remaining statutory and procedural formalities at the earliest so that the redevelopment work can commence without any further delay and the lives, safety, and property of the residents can be adequately protected.

We also respectfully request the Managing Committee and all concerned members to refrain from any action or omission that may unnecessarily delay the completion of the redevelopment process, as any such delay may adversely affect the safety and welfare of the residents residing in the dilapidated building.

We once again reaffirm our unwavering commitment that, upon completion of all legal and statutory formalities, we shall undertake the redevelopment project diligently, efficiently, transparently, and strictly within the timelines stipulated under the registered Development Agreement.

We sincerely hope that all stakeholders will work together in the larger public interest to ensure the safety of the residents and the successful and timely completion of this important redevelopment project.

Thanking you.

Yours faithfully,

For CCC Builders & Developers Private Limited

Neamat. Azad
Director

