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ANJALI CO-OPERATIVE HOUSING SOCIETY LTD.

Regd. No. TNA / HSG / 712 / 70

Plot No. 20 / 21, Ravi Industrial Estate, Panch Pakhadi, M. D. Marg, Thane 400 602

Date: 30th May 2025

FINAL MINUTES

Final minutes of Special General Body Meeting for Re-development held on 25th May 2025 at society premises.

As per notice circulated among the members on 10th May 2025 for Special General Body Meeting, the meeting was held at the premises of Anjali Co-Operative Housing Society Ltd, on 25th May 2025 at 10.00 am. According to guidelines of G.R. dated 04th July 2019, quorum required was 2/3rd i.e. (36) members of the total 54 members of the society. At the time of commencing the meeting, out of 54 members 46 members were present for the meeting including Managing Committee Members.

The Special General Body Meeting was called for the selection of Developer and hence as per guideline in GR dated 04th July 2019, authorised representative from Dy. Registrar office, Thane City, Thane Shri. Sanjay Shinde (Co-Operative Officer, Grade-II) was present for the meeting. Also Mr. Makarand Toraskar, Director M/S. Ambiaance Design Private Limited (PMC) was present for the meeting. Chairman welcomed Mr. Sanjay Shinde and Mr. Makarand Toraskar by offering bouquet. Further, Chairman welcomed the members and sought their co-operation to carry out the business of the meeting smoothly. Thereafter, Secretary briefed the process followed for redevelopment of society buildings till the shortlisting of developers.

Mr. Vaibhav Vaidya raised his objection on Agenda Item No. 2 via Email. As per GR Dated 04th July 2019 Final Minutes needs to be submitted to Co-operative Registrar Office within Seven (07) days from the date of meeting. Therefore considering the urgency, draft minutes were circulated among the members prior to receipt of audio - video recording of the meeting. Objection raised by Mr. Vaibhav Vaidya was reviewed on receipt of recording and found to be correct. Hence, while preparing Final Minutes, Managing Committee has done necessary changes. No other member raised any objection on Draft Minutes and hence minutes were finalised.



AGENDA ITEM No: 01: Selection of developer for Re-development of Anjali Co-Operative Housing Society Buildings.

Secretary read the agenda item and explained to the members who attended the meeting that, Three (03) developers have been shortlisted for the Re-development purpose. Secretary also informed the members that, selection of One (01) developer would be under the supervision of Shri. Sanjay Shinde, authorised representative of Dy. Registrar office, Thane City, Thane and selection of developer would be on voting basis. Thereafter, Secretary handed over microphone to Shri. Sanjay Shinde.

Shri. Sanjay Shinde, explained to members about ballot paper and voting procedure to be followed by the members. Then, blank copies of the ballot papers were distributed among the members. Thereafter, as instructed by Shri. Sanjay Shinde, Secretary called the names of members starting from "A" Wing. Members came with the form, duly filled in, one-by-one. The forms were photographed and handed over to Shri Sanjay Shinde. After all the forms were submitted, Shri. Sanjay Shinde counted votes casted for each shortlisted developer.

He announced the result of voting as under:

- Solanki Developers got One (01) vote.
- Sharada Group of Builders and Developers got Forty-Five (45) votes and
- Adityaraj Developers got no votes. (Zero votes)

In addition to above, two super senior citizens were requested to cast the votes. However, due to ill health they could not attend the meeting. After ascertaining the facts and with prior permission of Shri. Sanjay Shinde (Co-Operative Officer, Grade-II) votes were casted by Smt. Chaya Phondge and Smt. Shubhangi Parab.

RESOLUTION No. 1:

It was resolved that the Sharada Group of Builders and Developers be and here by selected for Re-development of Anjali Co-Operative Housing Society Buildings.

PROPOSED BY: Shri. Bhaskar D. Khare

SECONDED BY: Shri. Prakash Kamat

Passed by: Huge Majority.



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AGENDA ITEM No. 02: To authorise Managing Committee to take further steps with the developer selected for Re-development.

Secretary read the agenda item for discussion. Shri, Vaibhav Vaidya requested PMC to provide more details about the Alternate Accommodation Agreement Draft for members in consultation with Legal Advisor. PMC addressed his queries satisfactorily during the meeting. Further, PMC also elaborated on the work flow in response to a separate question raised by Mr. Vinayak Joshi.

Secretary once again explained the prominent steps to be taken after selection of developer were (a) Preparation of development agreement in consultation with PMC, Developer and Legal Advisor (b) Checking of development agreement & get it registered. (c) Execution of Power of Attorney (d) Draft of alternate accommodation (e) To participate in preparation of building plans (f) Take consent of selected developer and many other administrative works. Secretary also explained that, wherever necessary, approval of General Body would be sought. After some discussions, the agenda item approved unanimously.

RESOLUTION No. 02

It was resolved that the Managing Committee be and hereby authorised to take further steps with the developer selected for Re-development of Anjali Co-Operative Housing Society Buildings.

PROPOSED BY: Shri. Narayan Limaye

SECONDED BY: Shri. Pankaj Kadam

Passed by: Unanimously.

As all the Two (02) agenda items were discussed and resolved, the secretary announced the closure of the Special General Body Meeting and thanked all the members, Shri Sanjay Shinde (Co-operative Officer – Grade – II) and Shri. Makarand Toraskar for their co-operation.



Shri. Rajiv S. Naik
Secretary
Anjali CHS Ltd.
Dt. 30th May 2025

