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

1 march 2 march 2

Date: 21.07.2023

To Members Anjali CHS Ltd. Thane 400 602

Subject: Final Minutes of the SGBM dated 25.06.2023

Draft minutes of the Special General Body Meeting held on Sunday dated 25th June 2023 were circulated among the members on 05.07.2023

No suggestions were received from any of the member hence; we are circulating Final Minutes of the Special General Body Meeting held on Sunday dated 25th June 2023 among the members.

So also we are uploading the Final Minutes on society website for your ready reference https://www.anjalichsthane.com

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SECRETARY Anjali CHS Ltd



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: 21.07.2023

FINAL MINUTES

<u>Final Minutes of the Special General Body Meeting held on 25.06.2023 at society premises for Re-</u> <u>development purpose</u>.

Notice for Special General Body Meeting of Anjali Co-Operative Housing Society Ltd was circulated on 06.06.2023 and accordingly meeting was conducted on Sunday dated 25.06.2023 at 10.30 a. m. in society premises, under the Chairmanship of Mr. Prakash Prabhu. Due to insufficient quorum, meeting was adjourned for half an hour and the adjourned meeting was convened at 11.00 a. m. at the same place as per the Bye-Laws of the society.

Out of 54 members 40 members were present for the meeting including Managing Committee members.

Chairman welcomed the present members and sought their co-operation to carry out the business of the meeting smoothly.

Before the first agenda item is taken for discussion, Chairman requested all the present members to pay condolences to late Shri. Sunil Pathak (Son of Smt. Surekha Pathak, Flat No. C/3)

Thereafter, Chairman requested secretary to carry forward Special General Body Meeting as per agenda items.

Thereafter, Secretary Mr. Rajiv Naik briefed to all the members about the status of redevelopment work since the appointment of new Managing Committee in the month of August 2022 and informed all members that, the Special General Body Meeting was specifically on redevelopment subject and hence Managing Committee had decided to carryout video recording of the meeting. The recording of entire process of meeting will be available with Managing Committee. The interested members were requested to contact Secretary for the copy of recording. (Members to provide their own pendrive)

Thereafter, Secretary introduced Architect Shri. Makarand Toraskar and their team members and requested them to give the suitable answers to the queries raised by the members.

Agenda Item No. 1

 To answer the written or oral queries, on Carpet Area circulated to the members on 24.04.2023, by the representatives of M/S. Ambiaance Design Private Limited.



Architect Shri. Makarand Toraskar had gone through all the query letters ralsed by the members oneby-one. Majority of the queries were related to difference in existing carpet areas I. e. "Area as per Actual Survey Report", "Area as per Municipal Assessment for Tax purpose" and "Area on the basis of original plans of Anjali CHS Ltd."

Architect read query letters raised by following members:

Shri. Hardeep Sular (2) Mr. Yashawant Kamatkar (3) Mr. Nainesh Dolas (4) Mr. Daulat Jadhav (5) Mr. Manish Khadilkar (6) Mr. Ajit Kesarkar (7) Jose Thomas (B/1)and answered all the queries raised by

At the end, it was observed that, in majority cases there was variations in carpet areas as per actual survey in Sq. Ft. (A, B & C type flats) Under the above circumstances, Architect explained that, such type of variations were occurred in case of redevelopment of very old buildings. Therefore, Architect suggested to consider the highest measurement area in each category of the flats. There being (3) three types of flats i. e. (1) A & B Wings (2) C & D wings and (3) E, F & G Wings. Therefore, as suggested by Architect, the highest carpet area as per survey report of "A & B Wings" would be 826 Sq. Ft. For "C & D Wings it would be 590 Sq. Ft. and for "E, F & G Wings" it would be 397 Sq. Ft. Architect also suggested secretary to obtain formal approval from Special General Body Meeting to finalise Feasibility Report. Further, Architect also informed that Feasibility Report cannot be prepared unless members finalised their existing flat areas. Meanwhile, during the deliberations, Mr. Nainesh Dolas suggested to round-up the carpet area for "E, F & G Wings" as 400 Sq. Ft. per flat. Upon the suggestion given by Mr. Nainesh Dolas, Architect explained Special General Body Meeting the disadvantages of such rounding-of. Thereafter, secretary requested all the present members for the approval of existing carpet areas for each flats as stated above. All present members, by raising their hands, unanimously approved the proposal of secretary.

Resolution No: 1

It was resolved that, during the entire redevelopment process category wise existing flats carpet areas would be as under

CATEGORY WISE FLATS	WINGS	NUMBER OF FLATS	FINAL CARPET AREA IN SQ. FT. OF EACH FLAT
"A" type Flats	A & B	14	826
"B" type Flats	C & D	16	590
"C" type Flats	E, F & G	24	397

Proposed by: Mr. Balkrishna Nikam Seconded by: Mr. Arvind Joshi Passed: unanimously

Agenda Item No: 2

To appoint Project Management Consultant (PMC) to prepare the Project Feasibility Report in respect of the Re-development of the buildings of Anjali Co-Operative Housing Society Ltd. and to give complete scope of designing and liasoning with the Thane Municipal Corporation in the entire Re-development process.

Secretary moved on second agenda Item for discussion and approval. During the discussions, Mr. Nainesh Dolas raised the point that as per G. R., firstly, Managing Committee should finalise scope of work and terms and conditions with Architect / PMC and call another Special General Body Meeting for the approval of appointment of Architect / PMC. He also suggested to follow the below mentioned process for the appointment of Architect / PMC.

- To call detailed scope and terms & conditions from Architect / PMC.
- On receipt of scope and terms & conditions from Architect / PMC, Managing Committee to distribute the same among all members.
- Within stipulated time period, members to give their suggestions, additions, and deletions to Managing Committee.
- Suggestions received from members will be discussed with Architect / PMC and acceptable suggestions would be incorporated in scope and terms & conditions.
- Thereafter, Managing Committee to call Special General Body Meeting to finalise the appointment of Architect / PMC.
- If required, Managing Committee may call Architect / PMC to attend and address the Special General Body Meeting and then finalise the appointment of Architect / PMC.

Resolution No: 2

In view of the above, the agenda item No. 2 was deferred to the next Special General Body Meeting. Members have approved the suggestions unanimously.

Proposed by: Mr. Nainesh Dolas Seconded By: Mr. Ketan Durve Passed: Unanimously

Agenda Item No. 3

To decide and approve payment schedule / terms with Architect / PMC / Advocate etc. and to approve provisions for interim schedule of payments.

During the discussions one of the members Mrs. Kavita Sawant suggested that payment to Architect / PMC as well as payment to Advocate needs to be routed through society account and not directly through the builder / developer. Another member, Mr. Nainesh Dolas suggested that proposed builder / developer to keep interest free deposit equivalent to fees amount with society account and payment should be routed through society account as and when the bills were raised by Architect / PMC and Advocate. Thereupon, Architect Shri. Makarand Toraskar explained the present practice followed by most of the societies.

Thereafter, agenda item No. 3 was deferred to the next Special General Body Meeting and decision would be taken once Architect / PMC and advocate submit the complete scope and terms and conditions.



Resolution No: 3

In view of the above, the agenda item No. 3 was deferred to the next Special General Body Meeting. Members have approved the suggestions unanimously.

Proposed by: Mr. Yashawant Kamatkar Seconded by: Mrs. Kavita Sawant Passed: Unanimously

As all the three agenda items were discussed & resolved and there was no other point left for the discussions, the Secretary announced the closure of the meeting and thanked all the members for their cooperation.

SECRETARY Anjali CHS Ltd