

# 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

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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 25<sup>th</sup> 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 25<sup>th</sup> June 2023 among the members.

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



**SECRETARY**  
**Anjali CHS Ltd**





Architect Shri. Makarand Toraskar had gone through all the query letters raised by the members one-by-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 the members in detailed.

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-off. 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

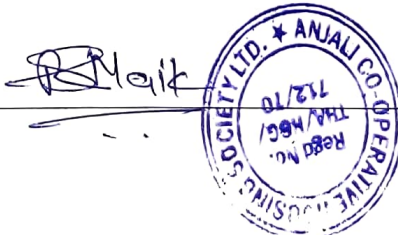
Passed: Unanimously

**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