

Tel. : 2407 4668

# HIND CO-OPERATIVE HOUSING SOCIETY LTD.

(REGD. NO. BOM / HSG / 4955 of 1976)

## Highway Apartments,

C.S. No. 2 D1/23, Of Sion Division,  
Behind Sion Fort Hill Garden, Sion (East), Mumbai - 400 022.

HCHS/99/2024

16/07/2024

Ref. No. : \_\_\_\_\_

Date : \_\_\_\_\_

### SPECIAL GENERAL BODY MEETING NOTICE

to be held on 18/07/2024

Dear Members,

This is to inform that SPECIAL GENERAL BODY MEETING will be held on 18/07/2024 at 7.30 p.m. at GSB Seva Mandal, Sion East, Mumbai 400 022 to discuss and consider the following.

1. To update Temporary Restoration of 'D' & 'E' wings covering various technical tests.
2. To discuss the need for services of Legal Expert to streamline the Temporary Restoration of 'D & E' buildings and Redevelopment Process.
3. To update House regarding Short Listing of PMC.
4. Any other matter with permission of Chair.

**ONLY BONAFIDE MEMBERS WILL BE ALLOWED TO ATTEND THE MEETING.**

For & on Behalf of the Managing Committee

For Hind Co. Op. Hsg. Soc. Ltd

Hon. Secretary

- Copy to:-
1. All Members
  2. Notice Boards
  3. A.R.C.S. F/N Ward, Mumbai

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HCHS/104/2024

Date: 21.09.2024

MINUTES OF THE SPECIAL GENERAL BODY MEETING HELD ON THURSDAY 18<sup>TH</sup> JULY, 2024 AT  
GSB SEVA MANDAL HALL, FIRST FLOOR AT 7.30 P.M.

As the quorum was not there at the scheduled time, the meeting was postponed. The meeting started at 7.45 p.m.

Mr. Rupesh Shetty, the Hon. Chairman of the Society welcomed the Members and thereafter he addressed that the members of 'D' & 'E' wing members have voluntarily vacated the building and thanked them for their co-operation on behalf of the Managing Committee. The House applauded the same.

### AGENDA - 1

To approve and get funds sanctioned for Temporary Restoration of 'D' & 'E' WINGS covering various technical tests from Sinking Fund

The Hon. Secretary, Mr. Bansi Thapar, updated that majority of 'D' & 'E' wings members have vacated their flats. He informed that the Auditors will carry out structural audit tests once the building is fully vacated. The Audit report will take minimum of 2-3 months after full evacuation.

Mrs. Alka Mehetre (Flat C/5, C/6) asked about the fees taken for Structural Audit. To this the Hon. Secretary replied that the estimated cost for Tests and Auditors would be somewhere from 6 to 14 Lakhs. All required tests; Propping for temporary restoration and reports for these will take collectively approx. 30 Lakhs. These amounts were allotted from Sinking Fund Account for utilization of Repair work of 'D' & 'E' wings. The members also were of the view that the Society can go for Redevelopment Process at the same time simultaneously. Mr. Nilesh Shah (Flat C/35) had too many queries, to which Mr. Harminder Singh Anand, the Hon. Treasurer, requested to co-operate and have peaceful and meaningful conversation.

Nikhil Bhoite asked for cost of repair amount, he also asked how long it will take for repairs. To that the Chair replied that only after 45 days the test will be completed and report will come. Only then the cost of repairs can be ascertained and also the feasibility of repair will be known.



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Resolved that Rs. 30 Lakhs have been allotted from Sinking Fund Fixed Deposits from Saraswat Co-operative Bank Ltd., Sion for the Temporary Restoration of 'D' & 'E' wings

Proposed by : Mr. Dilip Takbhate (Flat no.A/77)

Seconded by : Mr. Nikunj Bhanushali ( Flat C/18)

Passed by Majority

### AGENDA - 2

To appoint Legal Expert to streamline the Temporary Restoration of 'D' & 'E' buildings and Redevelopment Process.

The Secretary, Mr. Bansi Thapar, informed the House the Managing Committee have shortlisted legal experts like Mr. Vinod Sampat, Mr. Tejas Doshi and Mr. Ahtesham M. Khatri (M/s. Resolve Legal Experts & Solicitors) to streamline the temporary Restoration work and Redevelopment process.

Few Members requested to refrain from appointing Mr. Vinod Sampat as Legal Expert. The House was of the view that Mr. Tejas Doshi be appointed the Legal Expert.

Proposed by : Mr. Ramesh Lalwani (A/07)

Seconded by : Mr. Kunal Valia (D/01,02)

Passed unanimously



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### AGENDA - 3

To discuss appointment of PMC.

Regarding PMC, the Secretary said the following companies were shortlisted :-M/s. Knight & Frank , M/s. Cushman & Wakefield, M/s. Prism, Mr. Milind Changiani of BNSA and M/s. Daisaria Associates.

The House consented to appoint Mr. Milind Changani of BNSA as the PMC .

Proposed by : Mr.Pramod Sureka

Seconded by : Mr. Sanjay Mehta

The Managing Committee thanked Mr. Pradeep Sureka (Flat No. C/56) for extending his help in short listing the PMC.

The meeting was concluded with the vote of thanks by the Hon. Secretary, Mr. Bansi Thapar.

For & on Behalf of the MG Committee  
For Hind Co. Op. Hsg. Soc. Ltd.

Hon. Secretary

Hon. Chairman

Hon. Treasurer

MC Member

Copy to: - 1. All Members

2. Notice Boards

3. Asst. Registrar  
C.S. F/N Ward, Mumbai.

