

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/88/2024

01.07.2024

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

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

### SPECIAL GENERAL BODY MEETING NOTICE

to be held on 02/07/2024

Dear Members,

This is to inform that SPECIAL GENERAL BODY MEETING will be held on 02/07/2024 at 07.30 p.m. at GSB Seva Mandal Hall, to discuss and consider the following.

1. To discuss about an Emergency Repair of 'D' & 'E' wings.
2. To get the written Consent for the Redevelopment of the Society, which we received during the Annual General Meeting on 24.09.2023 now according to New Share Certificate Serial Nos.

For & on Behalf of the Managing Committee

For Hind Co. Op. Hsg. Soc. Ltd

Hon. Secretary

*[Handwritten Signature]*  
01/07/24



Copy to:-

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

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HCHS/100/2024

09.08.2024

### MINUTES OF THE SPECIAL GENERAL BODY MEETING OF HIND CO-OPERATIVE HOUSING SOCIETY LIMITED HELD ON 2<sup>nd</sup> JULY, 2024

The Special General Body meeting was held on Tuesday July 2, 2024 at 07.30 p.m. at GSB Seva Mandal Hall, Sion East, Mumbai 400022.

The Managing Committee assembled at 07.30 p.m. and the meeting started at 07.45 p.m. by the Hon. Secretary.

The meeting was presided by the Chairman, Mr. Rupesh Shetty.

#### AGENDA -1

#### To discuss about an Emergency Repair of beams and columns of 'D' & 'E' wings

The meeting started with the introduction of Mr. Ashish Joshi, of Rainbow Civil Engineers & Consultants, Civil Engineers & Contractors.

Mr. Ashish Joshi explained the situation regarding the dilapidated condition of 'D' & 'E' Wings. He explained to the members the need to evacuate the buildings on urgent basis as the building's condition is very serious. He also informed the all wings needed to be audited and check if more damages in any other wings, but auditing and repair of 'D' & 'E' wings to be done on priority basis.

Mr. Pradeep Sureka (Flat C/56) enquired that at the time of construction of the buildings when 2 more floors were raised using Jacketing columns and whether this was possible in this situation. To this Mr. Ashish Joshi replied that as Jacketing was already done once and the Jacketing method is not used. The jacketing method is the old technology. Also MCGM byelaws will not allow using this method. They will repair using new technology.

Mr. Sunjoy Mehta (Flat no.B/64) asked how much time the Structural Audit will take.



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To this, Mr. Ashish Joshi replied there are 9 tests to be conducted as per BMC rules. Few more Soil and GeoTechnical lab tests also to be conducted later on. It will take minimum of 60 working days for these Audits. Later on, the temporary restoration will begin.

Mrs. Dipti Taparia (Flat no. D/68) wanted to know that the exact time period for the evacuation of the buildings. She also raised her concern regarding the members who are senior citizens of the society.

To her concern, Mr. Ashish Joshi replied that whatever the situation, for the safety of all the members, the evacuation of the buildings is must. He also emphasized that the current situation of buildings is due to the negligence and carelessness of the members as they had extended the balconies unauthorisedly and raised the flooring by few inches and stored heavy goods in the balcony area without proper guidance of the engineers. He told if BMC comes to know about this condition, they will not give even 24 hours for evacuation, so he requested to vacate the buildings as early as possible.

Mr. Niren Mehta (Flat No. B/63) asked for cost of the audit report and time to be taken for the same.

As reply to Mr. Niren Mehta query, Mr. Ashish Joshi said that testing work is to be conducted only after the evacuation of the buildings and Geo Technology Expert will only be able to give the structural audit test cost.

Mr. Ramesh Lalwani (Flat No. A/07) asked for the report of observation by Mr. Ashish Joshi and requested for the rough idea for the cost of structural audit report and nine tests to be conducted.

To this, Mr. Ashish Joshi replied that the report will be sent to the Managing Committee members.

Ms. Sanjana, daughter of Parth Das (Flat No.E/51) asked the need for evacuation and whether all tests can be done in four weeks.



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To her concern, Mr. Ashish Joshi replied that there is gap of 10 to 12 inches in the walls and foundation are interconnected throughout A Wing to E Wing so mishap in one corner can affect the others as well.

Ms. Sanjana also asked to Mr. Ashish Joshi that if foundation is found to be weak, how much time will the repair work take on the basis examination.

Mr. Ashish Joshi replied and told to consider 4 months minimum after the 2 months of testing for the restoration work. He also informed that Law does not allow full restoration of foundation

So Mr. Ashish Joshi also emphasized that it needs to be understood that the building life is normally 60 years old and our buildings were fully constructed in 1976 so obviously the external as well as the internal walls need to be technically corrected. He also requested the members who are having cracks in their walls to inform the committee member about the same.

Regarding Cost of Tests & Repair, Mr. Ashish Joshi said that he needed structural design for D & E wings. His team will work on the cost of the test, audit & geo engineering and inform the Managing Committee on the same.

The Hon. Chairman addressed to the House that 'D' & 'E' wings members who had voluntarily agreed to vacate the House for repairs should be compensated by the Developers and which should be voluntarily agreed by 'A', 'B' & 'C' wings. The full House applauded and no one objected to the same. Thus passed unanimously.

### AGENDA -2

**To get the written Consent for the Redevelopment of the Society, which we received during the Annual General Meeting on 24.09.2023 now according to New Share Certificate Serial Nos.**

Mr. Nikhil Bhoite (Flat No. E/03) raised the topic of Redevelopment He was of the opinion that instead of going in for Repairs, process for Redevelopment should start at earliest and in full speed.

To that many members agreed and raised their hands giving their consent for Redevelopment.

Mr. Ramesh Lalwani (Flat No. A/07) suggested that specific meeting should be held for Redevelopment and these meetings should not be mixed with the repair works of D & E Building.



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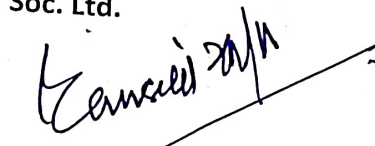
The House was informed that we already have consent for Redevelopment, but since Society has adopted new Bye- Laws and New Share Certificates with New Membership nos. were issued, the members were requested to give consent form with old membership Number and New membership Numbers.

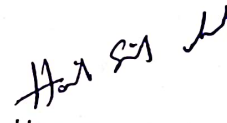
Thus it was resolved unanimously to take new written Consent Form with Old & New Share certificates mentioned therein.

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. Chairman

  
Hon. Secretary

  
Hon. Treasurer

  
MC Member

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

