

# 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. Date:- 16/12/2024  
HCHS/202/2024

### NOTICE

Notice is hereby given to all the Members of Hind Co-Operative Housing Society Ltd., Sion (E), Mumbai 400 022 that the Special General Body Meeting of the Society will be held on Friday 20<sup>th</sup> December, 2024 at 7:00 P.M. at GSB Seva Mandal Hall , Sion East, Mumbai 400 022.

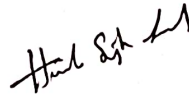
### AGENDA

- 1 To Discuss and Appoint Legal Professional for redevelopment tendering process.
- 2 Workshop on feasibility and Redevelopment process will be conducting by PMC Shri. Milind Changani and his team.

For & On behalf of the Managing Committee  
For Hind Co-Op Hsg. Soc. Ltd.



Hon' Chairman



Hon' Treasure



Hon'M C Member

### Note:

1. Only the members are allowed to attend the meeting.

Copy To: - 1.All the Members

2. Notice Boards

3. A.R.C.S. F/N Ward Mumbai

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Date: 15.01.2025

HCHS/13 /2025

MINUTES OF THE SPECIAL GENERAL BODY MEETING HELD ON FRIDAY 20<sup>TH</sup> DECEMBER, 2024 AT GSB SEVA MANDAL, SION EAST, MUMBAI 400022. AT 7.00 P.M.

Since there was no quorum at 7.00 P.m. on 20.12.2024, the Hon. Secretary adjourned the said meeting for half an hour, which thereafter commenced at 7.30 p.m.

Mr. Bansi Thapar, the Hon. Secretary of the Society welcomed the Members gathered at the venue i.e. GSB Seva Mandal Hall, Sion (E), for meeting.

### AGENDA – 1

#### To Discuss and Appoint Legal Professional for Redevelopment tendering process.

Mr. Bansi Thapar, the Hon. Secretary said that we have received quotation from three legal professionals who would help us in making watertight agreements during the tendering process. The 3 entities shortlisted are as follows :

1. Solicitor firm M/s. Shardul Amarchand Mangaldas & Co. (SAM)- Mr. Bhoumick Vaidya, has quoted Rs. 40 Lakhs as their professional fees. They are handling big projects and also handling Vrindavan Society of Chunabhatti & their DA has been signed.
2. Solicitor firm Resolve Law Partners - Mr. Ahtesham M. Khatri quoted Rs. 25 Lakhs.
3. Advocate Tejas Kirti Doshi quoted Rs. 22 Lakhs.

Mr. Pradeep Sureka (Flat No. C/56) recommended Ms. Salak Shah of Law firm M/s Trilegal for Rs. 25 Lakhs. Mr. Gaurav Taparia (Flat No. D/68) raised objection saying that he has gone through the profile of M/s . Trilegal and found that are more into real Estate developers and not much into the Redevelopment process.

Mr. Guljeet Singh Khanna (Flat No. D/13, D/14) was in favour of appointing Mr. Tejas Doshi, but Mr. Pradeep Sureka was of the opinion that we need Solicitors as it is a question of 256 members and we need a water-tight agreement to safeguard their interest.

Mr. Nikunj Bhanushali said that we want to go with the best so that we can avoid any legal complications in the future. In the previous SGM it was decided that for issues relating to Society flats and other things that we will appoint Mr. Doshi till tendering process. The House had at that time chosen that M/s. Shardul Amarchand Mangaldas & Co. (SAM) for Tendering process as their credential were best. The House agreed for the same.

There was discussion and Majority of the House voted for M/s. Shardul Amarchand Mangaldas & Co. (SAM). When asked about if the Society will be reimbursed the expenses that will be given to Legal Professional Mr. Milind



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Changani of B.N. Shah & Associates, our PMC replied affirmatively and said all expenses pertaining to Redevelopment will be paid by the Builder.

### Resolution No. 1 dated 20.12.2024

RESOLVED THAT M/s. Shardul Amarchand Mangaldas & Co. (SAM) was selected and approved by majority of the House to be appointed as Legal Professional during Redevelopment Process.

Proposed by : Mr.Pradeep Sureka (Flat No. C/56)

Seconded by : Mr. Sunjoy Mehta (Flat No.B/64)

Passed by Majority

### AGENDA – 2

Workshop on feasibility and Redevelopment process will be conducting by PMC Shri. Milind Changani and his team.

The workshop on Feasibility and options in Redevelopment process was conducted by PMC Shri.Milind Changani of B.N.Shah & Associates. He firstly shared the good News received from Collectors' office on 17.12.2024. He informed that Our Society has received letter recommending conversion from Occupier Classification C2 Class Category to C1 Class category to Revenue and Forest Department. The Managing Committee is following for further action with the concerned department.

Advocate Kishore Siram was thanked and applauded for his effort of doing this work.

Mr. Milind Changani informed about different types of Redevelopment and suggested to the House that Cluster Redevelopment is the best suitable option for our Society. He explained to the House about different types of plans. Cluster redevelopment has 4 types Option 33(9), Option, 33(12B)PAP, Option, 33 (11) & option 33 (20B) . He told that we might get FSI upto 70 metres.

Cluster redevelopment 33(9) is better than others .In our plot we get more incentives in this scheme.

He explained about how areas are calculated, the FSI , the incentives,etc. He said to keep ready documents like Share Certificate, Electricity bill or MTNL bill, Voter card, Aadhar card, Ration Card.





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The queries raised by the members were answered and discussions and explanation about the same went on till 9 pm.

Mr. Bansi Thapar thanked Mr. Milind Changani for the presentation.

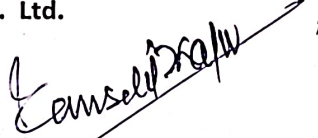
The meeting concluded with the vote of thanks by the Hon. Secretary, Mr. Bansi Thapar.

For & On behalf of the Managing Committee  
For Hind Co-Op Hsg. Soc. Ltd.

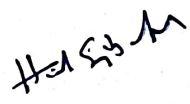


Hon. Chairman

Place:- Sion, Mumbai



Hon. Secretary



Hon. Treasurer



MC member

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

