

# **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 / 120 / 2024

DATE : 16/08/2024

### **SPECIAL GENERAL BODY MEETING NOTICE** **To be held on 25/08/2024**

Dear Members,

This is to inform that The Special General Body Meeting will be held on Sunday 25<sup>th</sup> August 2024 at 9.30 a.m. in Nityanand Hall, Opp. Gurukripa Hotel, Sion East Mumbai – 400 022 to consider the following agenda.

#### **A G E N D A**

1. To discuss how to compensate the members of 'D' & 'E' Wing, who had vacated their Flats voluntarily in July 2024, which was passed with thumping majority in SGM dated 02/07/2024
2. To get approval for using funds of Rs. 25 lakhs, which was approved in SGM dated 21/07/2022 to be used for Property Card and Collector fees expenses.
3. To get approval for raising funds from Society Members towards Major Repairs and other Expenses.
4. To discuss and confirm appointment of quotation received from Mr. Milind Changani of BNSA Studio to be appointed for PMC and Architectural Plan.



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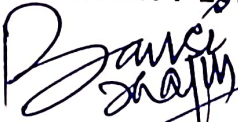
5. To discuss and confirm appointment of quotation received from A.S.I.
6. To discuss and confirm appointment of quotations received from Surveyors.
7. To discuss and confirm appointment of the quotation received from Legal Advisors.
8. At around 12.30 noon PMC (Mr. Milind Changani of BNSA Studio) will give his valuable time for members' queries / doubts. To make this process smooth and relevant and fast, members are requested to give queries / doubts in writing in society office regarding PMC 3 days prior to the SGM meeting.

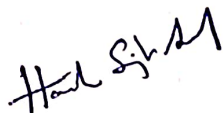
Queries / Doubts in writing will ONLY be considered for reply.

### Only Members will be Allowed to Attend SGM

For and on behalf of Managing Committee  
For HIND CO-OP. HOUSING SOCIETY LTD.

  
Hon. Chairman

  
Hon. Secretary

  
Hon. Treasurer

CC : To all Members  
To all Wings Notice Boards  
To Asst. Registrar F North Ward





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HCHS/181/2024

**MINUTES OF THE SPECIAL GENERAL MEETING HELD ON SUNDAY 25<sup>TH</sup> AUGUST, 2024 AT NITYANAND HALL, OPP. GURUKRIPA HOTEL, SION EAST, MUMBAI 400022. AT 9.30 A.M.**

Since there was no quorum at 9.30 a.m. on 25.08.2024, the Hon. Secretary adjourned the said meeting for half an hour, which thereafter commenced at 10.00 a.m.

Mr. Rupesh Shetty, the Hon. Chairman of the Society welcomed the Members gathered at the venue i.e. Nityanand Hall, Sion (E), for meeting.

Mr. Bansi Thapar, the Hon. Secretary requested the house to stand for 2 minutes in silence for paying tributes to the departed souls of the Society during the past one year.

Then he requested the house that only members will be allowed in the meeting.  
Ms. Rita who was present for the meeting was requested to leave as she was not the member.

### **AGENDA – 1**

**To discuss how to compensate the members of 'D' & 'E' Wing, who had vacated their Flats voluntarily in July 2024, which was passed with thumping majority in SGM dated 02/07/2024.**

The Secretary, Mr. Bansi Thapar firstly wanted to clarified that the notion being spread that 'A', 'B', & 'C' wing members will be compensating for D & E wings is wrong.

After deliberate discussion among all the members presented in the meeting it was unanimously decided and approved that all the members of 'D' & 'E' wings (84 Flats) who had voluntarily vacated their flats will be compensated by the Developer as part of tender condition. Such payment of compensation shall be from 1st July, 2024. All the other members will be compensated whenever they are intimated to vacate after IOD and from the date of vacating.

All the members presented in the meeting has accepted the same and following resolution is passed.

### **Resolution No. 1 dated 25.08.2024**

**RESOLVED THAT** all the members of 'D' & 'E' wings (84 Flats) who had voluntarily vacated their flats will be compensated by the Developer as part of tender condition.

**FURTHER RESOLVED THAT** All the other members will be compensated whenever they are intimated to vacate after IOD and from the date of vacating.

Proposed by : Pradeep Sureka (Flat C/56)

Seconded by : Mr. Rajeev Saini (Flat D/61,62)

Passed unanimously



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### **AGENDA – 2**

**To get approval for using funds of Rs. 25 Lakhs, which was approved in SGM dated 21/07/2022 to be used for Property Card and Collector fees expenses.**

The Secretary, Mr. Bansi Thapar has started the agenda and discussed with the general body regarding utilizing the funds of Rs. 25 Lakhs for Property Card and Collector Lease Deed expenses. It was chaos in the meeting and the agenda is diverted to another topics in relation to the redevelopment committee.

No discussion done in relation to the Agenda and no resolution was passed in such context.

As Mr. Milind Changani had arrived by then, the other agendas were discussed later on.

### **AGENDA – 3**

**To get approval for raising funds from Society Members towards Major Repairs and other Redevelopment Expenses.**

The Secretary, Mr. Bansi Thapar has conveyed to all members presented in the meeting that the members were informed about need to collect funds towards Major Repairs, and other expenses. So the Managing Committee put forward the proposal if the members are willing to bear the cost. The members suggested to take funds from Sinking Fund account for these expenses. It was decided that there is no need to increase more in maintenance, but can continue with the Rs. 1,000/- per member per month which was being taken every month for Redevelopment fund.

All the members presented in the meeting has accepted the same and following resolution is passed.

### **Resolution No. 2, dated 25.08.2024:**

**RESOLVED THAT** The Society will obtain amount needed for Major Repairs and other expenses from Sinking Fund account.

Proposed by : Mr. Nikhil Bhoite (Flat E/03)

Seconded by : Mr. Mahendra Chandan (Flat A/72)

Passed by majority of all members presented in the meeting by voting.





Mob. : 9136631949

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### **AGENDA - 4**

**To discuss and confirm appointment of quotation received from Mr. Milind Changani of BNSA Studio to be appointed for PMC and Architectural Plan.**

The Secretary, Mr. Bansi Thapar has conveyed to all members presented in the meeting that regarding appointment of Mr. Milind Changani of BNSA studio for PMC and architectural Plan. All the members presented in the meeting had unanimously approved to appoint Mr. Milind Changani of BNSA studio as PMC. The Professional Fees payable to Mr. Milind Changani of BNSA studio for the work agreed at Rs.25,00,000/- (Rupees Twenty Five Lakhs Only).

All the members presented in the meeting has accepted the same and following resolution is passed.

### **Resolution No. 3, dated 25.08.2024:**

**RESOLVED THAT** Mr. Milind Changani of BNSA Studio is hereby appointed by the Society for PMC and Architectural Plan.

**FURTHER RESOLVED THAT** The Professional Fees payable to Mr. Milind Changani of BNSA studio for the work agreed at Rs.25,00,000/- (Rupees Twenty Five Lakhs Only). The Managing Committee Members are empowered to issue payment as per approved quotation.

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

Seconded by : Mr. Pradeep Sureka (Flat C/56)

Passed Unanimously.

### **AGENDA - 5**

**To discuss and confirm appointment of quotation received from A.S.I.**

The Secretary, Mr. Bansi Thapar has conveyed to all members presented in the meeting that regarding quotation received from ASI, it was decided that the application need to be cleared in one go. One member suggested that Rs. 35-40 Lakhs will be needed for approval from ASI. He also said all these amounts will be reimbursed by the Developer. Other member suggested to give money in installments. Later it was decided to give the above amount will be given through Mr. Milind Changani in phasewise manner. Further it was approved by the members of the Society to take the amount from Society Sinking Fund account.

All the members presented in the meeting has accepted the same and following resolution is passed.

### **Resolution No. 4, dated 25.08.2024:**

**RESOLVED THAT** the Society shall take ASI approval for redevelopment and for the same the Managing Committee Members have been authorized to spend Rs. 35,00,000/- to Rs. 40,00,000/- for the same.



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**FURTHER RESOLVED THAT** the Funds required for ASI will be withdrawn from Sinking Fund Fixed Deposit as of now if needed, and later it can be demanded/ reimbursed form the Developer as tender condition.

Proposed by : Mr. Sanjay Thapar (Flat E/64)  
Seconded by : Mr. Govind Bhatia (Flat E/31)

Passed unanimously.

### **AGENDA - 6**

#### **To discuss and confirm appointment of quotations received from Surveyors**

The Secretary, Mr. Bansi Thapar has conveyed to all members presented in the meeting that M/s. M. B. Andurlekar have been selected as Land surveyors by Managing Committee. The quote received from M/s. M. B. Andurlekar is approximately Rs. 5,00,000/- (Rupees Five Lakhs Only) for the Area Certification and common Area measurement. The CAD report will be given by M/s. M. B. Andurlekar. All the members presented in the meeting has confirm such appointment.

All the members presented in the meeting has accepted the same and following resolution is passed.

#### **Resolution No. 5, dated 25.08.2024:**

**RESOLVED THAT** M/s. M. B. Andurlekar have been approved and appointed as Land surveyors.

**FURTHER RESOLVED THAT** The Professional Fees payable to M/s. M. B. Andurlekar for the work agreed at Rs.5,00,000/- (Rupees Five Lakhs Only). The Managing Committee Members are empowered to issue payment as per approved quotation.

Proposed by : Mr. Sanjay Thapar (Flat E/64)  
Seconded by : Mr. Govind Bhatia (Flat E/31)

Passed unanimously.

### **AGENDA - 7**

#### **To discuss and confirm appointment of the quotation received from Legal Advisors.**

The Secretary, Mr. Bansi Thapar has conveyed to all members presented in the meeting that Advocate Mr. Tejas Doshi was chosen as advocate for initial Redevelopment process. His fee is quoted as Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only). All the members presented in the meeting has confirm such appointment.





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The Secretary further conveyed need of a Solicitor to help in smooth functioning of Redevelopment and the same was discussed. The Names of Mr. Khatri from M/s. Resolve, Mr. Salak Shah of M/s. Trylegal and Mr. Bhoumick from SAM were discussed. Nothing is finalized from the above. It was decided to appoint legal for whole process at later stage. However funds to be utilized for legal appointment was passed by the general body as Rs. 40,00,000/- (Rupees Forty Lakhs Only) and the appointment of the same will be done at later stage.

All the members presented in the meeting has accepted the same and following resolution is passed.

### **Resolution No. 6, dated 25.08.2024:**

**RESOLVED THAT** Advocate Mr. Tejas Doshi have been approved and appointed as advocate for initial Redevelopment process.

**FURTHER RESOLVED THAT** The Professional Fees payable to Advocate Mr. Tejas Doshi for the work agreed at Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only). The Managing Committee Members are empowered to issue payment as per approved quotation.

**FURTHER RESOLVED THAT** The Professional Fees payable to Advocate for whole process is approved by the general body as Rs. 40,00,000/- (Rupees Forty Lakhs Only).

Proposed by : Mr. Nikhil Bhoite (FlatE/03)

Seconded by : Mr. Niren Mehta (Flat B/63)

Passed with majority.

### **AGENDA – 8**

#### **Workshop by PMC (Mr. Milind Changani of BNSA Studio)**

Mr. Milind Changani of BNSA Studio arrived at 11.30 a.m. and has addressed queries/ doubts raised by all members presented in the meeting.

At the outset, Mr. Milind Changani has briefly spoke about his profile, his experience in this field of PMC since 24 years. His firm has worked with builders like Lodha, Godrej, Runwal, Mahindra, etc. The project of the Tallest building in Mumbai was done by him. He told that Society and Members have to maintain certain protocol for answering questions related to Redevelopment. Negative thoughts will affect stopping of Redevelopment process.

The Mr. Milind Changani has stepwise answered all queries and questioned raised by the members regarding, Title Deed / Lease deed been executed, ASI clearance, direct tendering, cost of tendering and appointing, time taken for redevelopment take, the tender, 2 types of bids – Technical & Financial, the presentation by the



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Builder, finalize the Development Agreement, rent to members who have evacuated the buildings, role of the PMC, Role of Redevelopment Committee, etc. etc.

The question-answer session ended and Mr. Bansi Thapar thanked Mr. Milind Changani for his valuable time and replying to members' queries.

No resolution was passed in such context.

### OTHER AGENDA DISCUSSED

#### Formation of Redevelopment Committee

During the meeting, in a heated arguments between the members and objection raised by some of the members presented in the meeting, some of the members have started conducting the meeting on their own way. One Member demanded that a sub-committee has to be appointed from each building to aid in Redevelopment process. Although the appointment of Sub-committee was not there in the Agenda, some members urged that the sub-committee has to be formed immediately. There was chaos/commotion in House.

One Member told that we should go as per Agenda and let the M C conduct the meeting. Even then there was commotion in the House. Some Members said it was not in agenda. It was decided by the members to form sub-committee for redevelopment from each wing of the Society.

Finally the general body has selected two members from each wing as Redevelopment Committee Members. The following members were appointed:-

A wing	Mr. Amit Shah (Flat A/107)	Mr. Jimit Shah (Flat A/41)
B wing	Mr. Ramesh Lalwani (FlatA/07)	V. Srinivasan (Flat B/43)
C wing	Mr. Pradeep Sureka (Flat C/56)	Mr. Nikunj Bhanushali (Flat C/11)
D wing	Mr. Gope Shahani (FlatD/51)	Mrs. Dipti Taparia (Flat D/68)
E wing	Mr. Nikhil Bhoite (Flat E/03)	Ms. Sanjana Das Shah(FlatE/51)

#### Resolution No. 7, dated 25.08.2024:

**RESOLVED THAT** Redevelopment Committee is formed by the Members presented in the meeting to facilitate the redevelopment process of the Society.

**FURTHER RESOLVED THAT** following members were appointed as Redevelopment Committee Members:

A wing	Mr. Amit Shah (Flat A/107)	Mr. Jimit Shah (Flat A/41)
B wing	Mr. Ramesh Lalwani (FlatA/07)	V. Srinivasan (Flat B/43)
C wing	Mr. Pradeep Sureka (Flat C/56)	Mr. Nikunj Bhanushali (Flat C/11)
D wing	Mr. Gope Shahani (FlatD/51)	Mrs. Dipti Taparia (Flat D/68)
E wing	Mr. Nikhil Bhoite (Flat E/03)	Ms. Sanjana Das Shah(FlatE/51)





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Proposed by : Mr. Niren Mehta (Flat B/63)  
Seconded by : Ms. Jayshree Jobanputra (Flat No. D/37)

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.

