

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/80/2024

23/06/2024

SPECIAL GENERAL BODY MEETING NOTICE

to be held on 30/06/2024

Dear Members,

This is to inform that SPECIAL GENERAL BODY MEETING will be held on 30/06/2024 at 10.00 a.m. at 'C' wing Terrace to discuss and consider the following.

1. To discuss about an Emergency Repair of beams and columns of 'D' & 'E' wings.
2. To update the members about the progress of documents received from Collector's office and speeding up process of Redevelopment.
3. Any other matter with permission of Chair.

**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/89/2024

22.07.2024

MINUTES OF THE SPECIAL GENERAL BODY MEETING OF HIND CO-OPERATIVE HOUSING SOCIETY LIMITED HELD ON 30TH JUNE, 2024

The Special General Body meeting was held on Sunday June 30, 2024 at 10.30.a.m. at the Terrace of 'C' wing of the Society.

The Managing Committee were present at 10.30 a.m. but since there was no quorum. The meeting was postponed. The meeting started at 11.00.a.m. sharp by the Hon. Secretary.

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

The Second Agenda was discussed on Priority basis as Mr. Godse, the guest had some other appointments and had to leave by 11.30 a.m.

AGENDA -2

To update the members about the progress of documents received from Collector's office and speeding up process of Redevelopment.

Mr. Bansi Thapar, the Hon. Secretary, introduced Mr. Godse, who is a Chairman of similar type of buildings and dealing in similar situations.

Mr. Godse explained the Redevelopment process and he showed his willingness to share his experience of Redevelopment and give necessary guidance wherever required.



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Mr. V.S. Srinivasan (Flat B/43) raised his hand and asked about the conveyance deed of the land. Mr. Godse explained about this conveyance deed for the society. Subsequently Mr. Ramesh Lalwani (Flat A/07) raised his hand and enquired whether the Lease deed of the Society is executed. Mr. Rupesh Shetty, the Chairman, explained regarding the same to Mr. Ramesh Lalwani.

The Managing Committee thanked Mr. Godse for coming to the meeting and enlightening the House on Redevelopment process. After concluding the discussion of Redevelopment Mr. Godse left.

The Managing Committee explained how the documents which were missing since 45 years were collected through RTI, also there was a written communication from Collector in the year 1993 to society to come and complete the process, but it is understood that then MC didn't handover the above said documents to the next Committee.

Mr. Bansi Thapar, the Secretary, explained that we need Rs. 25 Lakhs sanctioned for the Redevelopment process, which was sanctioned in the Special General Meeting dated 31st July 2022. The 1st and 2nd installments of Rs 1000/= as approved by the House were taken in the month of August & September 2022 of which Rs. 5 Lakhs were collected. Now Rs. 20 Lakhs remains to be collected. The Members raised their hands in approval for addition of Rs. 1000/- per month in their maintenance bill from July 2024 onwards.

To this Mrs. Darshana S. Kanoujia of Flat A/92 raised objection and said that she did not trust the present Committee for which Mr. Kunal Valia of Flat D01/D02 said he had full trust in the present Committee and she should not interfere with these matters as whatever decision has to be taken immediately as the members' life is at stake.



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The members also opposed Mrs. Darshana Kanoujia's statement unanimously and said they too had full trust in the present Committee and she need not disturb the meeting by raising unwanted issues without any documentary evidence and leveling false allegation against the MC.

The Chair asked the House to vote if they have trust in Managing Committee, to which the House raised their hands.

It was resolved by majority to collect Rs. 1000/- for Redevelopment from July 2024 .

Mrs. Sadhana Lalwani of Flat B/11 gave her suggestion to conduct the meeting once in a month to inform the members regarding progress of Redevelopment.

AGENDA 1

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

The MC told that Mr. Mahinder Punwani of D-56, who was whistle-blower, informed them regarding cracks developed on the beam and wall of his flats and subsequently Mr. Kale, our Structural Auditor, who had done the Society's Audit was called. He said that this is new settlement and it is beyond their Capacity to do any repair work. Then on Managing Committee member's suggestion, they called for Mr. Chindarkar of REHAB Consultants , who visited the premises, asked in to go for Soil Test. He also suggested that the water from Overhead tank of 'D' & 'E' wings to be removed from the terrace as it is putting more burden on the building. He also told to put Props for supporting the Pillars. The Managing Committee followed the instructions immediately and did the needful. Mr. Chindarkar said the Visual Records to evaluate 'D' & 'E' wings, as he will not be able to consult.



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He suggested that this to be evaluated by IITian level of Engineer.

It was proposed and resolved unanimously to appoint BMC approved Structural Auditor on warfooting.

Mr. Sanjay Mehta of Flat B-64 informed that there are cracks in the joints between B & C wings also.


Mrs. Alka Mehetre of Flat C/05,C06 suggested that the sinking fund amount to be used for Repairs of 'D' & 'E' wings.

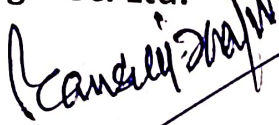
Lastly Mr. Bansi Thapar, the Hon. Secretary, informed the members that the Society Office has received a complaint letter from some members of D & E Wing with CC to Asst. Registrar. When asked these members who had signed on the letter, whether they had given approval for that letter, these members said that they were not aware of any such letter and the signatures on the letters were forged.

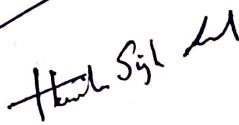
The meeting was concluded with the vote of thanks by the Hon. Secretary, Mr. Bansi Thapar. The meeting ended with National Anthem.


For & on Behalf of the MG Committee

For Hind Co. Op. Hsg. Soc. Ltd.


 Hon. Chairman


 Hon. Secretary


 Hon. Treasurer


 MC Member

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