

# SHREE VIJAY KUNJ CO-OPERATIVE HOUSING SOCIETY LIMITED

(Regd.No.BOM/SW/HSG/TC-4140/89 of 1989 dated 19.10.1989)

Kanjur Marg (East), Mumbai : 400 042

**Minutes of the Special General Meeting by Requisition of Shree Vijay Kunj Co-operative Housing Society Limited held on 13<sup>th</sup> day of January 2024 at 7.30 p.m. near Shed Premises of the Society.**

The meeting was scheduled for 7.30 p.m. but due to insufficient quorum, it could start only at 7.45 p.m. when the quorum is full. Shri. Rajaram Ghandade proposed the name of Shri. Gangaran Rawool to act as a Chairman of this meeting and Shri. B.V. Low has seconded for the same.

Two minutes salience was observed to mourn the death of Shri. Milind Shridher Surve on 18/11/2023 and Smt. Reshma Prashant Phansekar on 24/11/2023.

Members Present : 65

The Chairman requested the Secretary Shri. Rajaram Ghandade to read the Notice of the meeting dated 18/12/2023. Accordingly, Secretary read out the notice containing agenda for the meeting. He then requested the Chairman to start meeting as per Agenda. The Chairman initiated the deliberations of the meeting with discussion on Item No.1 of the Agenda.

**1. To take a preliminary decision after taking into consideration the requisition and suggestions received from members regarding redevelopment of the building of the Society.**

The Secretary said that the Society has received the requisition from not less than 1/5<sup>th</sup> members of the Society to convene this Special General Meeting by Requisition for redevelopment of the building of the Society and therefore, every member of the Society has to take a preliminary decision after taking into consideration of the said requisition and suggestions received from members regarding redevelopment of the building of the Society. He also suggested to all members present in this meeting to give their written consent on this Agenda Item No.1.

Accordingly, out of 65 members present, 63 members have given their written consent in favour and 2 members of Flat No. C2/33 and A3/21,23,24 & A4/33,34 gave their written consent not in favour of the Agenda Item No.1. Therefore, the following resolution -

***“RESOLVED that a preliminary decision be and is hereby taken after taking into consideration the requisition and suggestions received from members regarding redevelopment of the building of the Society”.***

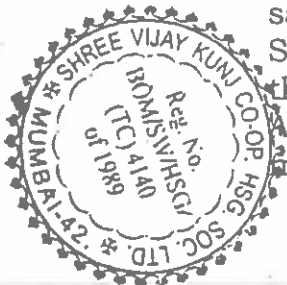


Proposed by : Shri.PratapS. Purohit  
 Seconded by : Shri.Narahari R. Savekar  
 Carried by : Majority

**2. To appoint the Project Management Consultant from the Panel of Government/Local Authority and to fix the terms/conditions of feasibility report to be done by them.**

The Secretary said that the Society has received eleven quotations for Project Management Consultants (PMCs) after publication of notice in the newspapers and out of them 4 quotations were shortlisted in the meeting of members of managing committee on 23/6/2023 and the committee interviewed and interacted with those PMCs in person. Thereafter, in the meeting of members of managing committee on 10/1/2024, the committee again short listed only 3quotations forPMCs out of 4 i.e.(1) M/s.Taranath Shetty & Associates, whose Professional Fees is Rs.2,50,000 + 18%GST, (2) M/s.Eco-Safe Consulting Engineers whose Professional Fees is Rs.3,50,000 + 18%GST, and (3) M/s.Rex Con Cor Consultants Pvt.Ltd.whose Professional Fees is Rs.2,50,000 + 18%GST.The Secretary said that out of above 3 short listed quotations of PMCs, M/s.Taranath Shetty & Associates has shown their presentation to the Committee in good manner and also checked up the necessary documents available with the Society for redevelopment of the Society and therefore, the Committee is suggesting, it is better to appoint the said PMC firm whose professional fees is Rs.2,50,000 + 18% GST i.e. Rs.2,95,000/- in total for preparing and getting the feasibility report from it and the said amount of fees is to be collected equally from all 93 flats @ Rs.3,172/- of the Society.

On this, Mr.Anand Karve said how many places the said PMC has carried out the work? Ms.Lavina Sherly said what is the track record of the said PMC. On this, the Secretary read out the list of almost 47 vendors where the said PMC's work is going on and some of them have already completed. Mr.Pratap Purohit said, whether the Committee have seen personally the said PMC is proper or not? the Secretary said, we have not seen the same as of now. Ms.Lavina Sherly said that Is there any alternative if we are not satisfied with his feasibility report? The Secretary replied that we can change the same firm as PMC, if we are not satisfied. Mr.Mathai Joy suggested for getting the feasibility report and it should be as per Law. the Chairman said that it will as per Law and based on the documents available with the Society. Shri.Suresh Ghandade suggested not to make full payment at once but in part payment is to be made to the said PMC.Ms.Lavina Sherly again said that whether Om Akash Deep Society is joining with us or not? the Secretary said that as of now, there is an Administrator on the said Society and before the Administrator's appointment, our Committee have hold almost 3 meetings with them but they have not responded to our Committee



After the necessary discussions, Secretary suggested to all members to give their written consent from members present in this meeting on this Agenda Item No.2.

Accordingly, out of 65 members present, 63 members have given their written consent in favour and 2 members of Flat No.C2/33 and A3/21,23,24 & A4/33,34 gave their written consent not in favour of the Agenda Item No.2. Therefore, the following resolution –

**“RESOLVED that M/s.Taranath Shetty & Associates be and is hereby appointed as the Project Management Consultant to prepare the feasibility report for redevelopment of the building of the Society”**

**“FURTHER RESOLVED that the total fees of the said PMC Rs.2,95,000/- inclusive of GST be and is hereby to be collected equally from all 93 flats @ Rs.3,172/-**

Proposed by : Shri.RameshM.Gala  
Seconded by : Shri.SureshGhandade  
Carried by : Majority

**3. To present an outline of the Programme pertaining to the redevelopment of the building of the Society.**

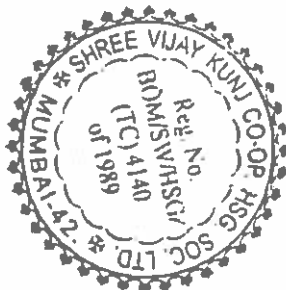
The Secretary said that after the appointment letter is issued to M/s.Taranath Shetty & Associates, the said PMC will submit his feasibility report to the Society and the said PMC will give presentation to the members of the Society in the ensuing Special General Meeting.


If majority members are satisfied with the said feasibility report of the said PMC, the Committee will go ahead for the further process of tendering, publication, appointment of developer etc. in a phased manner.

The Chairman thanked the members for their help and kind co-operation extended to the Managing Committee and repose their faith and confidence to their Committee to have better relationship and coordination.

Meeting concluded with a vote of thanks to the Chair.

Place : Mumbai  
Date : 13/1/2024



  
(Gangaram R. Rawool)  
Chairman