

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

Notice to Members,


NOTICE is hereby given that the Special General Meeting of Shree Vijay Kunj Co-operative Housing Society Limited will be held on Sunday, the 19th day of May 2024 at 7.00 p.m. near Shed Premises of the above Society at Kanjur Marg (East), Mumbai : 400 042 to transact the following business.

You are requested to attend.

A G E N D A

1. To transmit Flat No.C1/2 from the name of deceased member Mr.Milind Shridher Surve to the name of Smt.Suchita Milind Surve and Mr.Madhur Milind Surve.
2. To consider and approve the feasibility report presented by PMC M/s.Taranath Shetty & Associates and to appoint them to process the Tender Document.

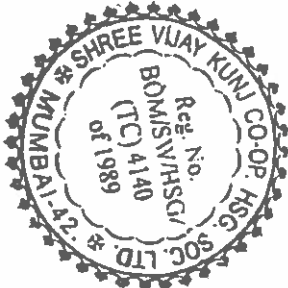
By Order of the Managing Committee of Shree
Vijay Kunj Co-operative Housing Society Limited,


(Rajaram Ghandate)
Secretary

Place : Mumbai,
Date :04/05/2024

NOTES :-

1. In case there is no quorum till 7.00 p.m. the meeting will stand adjourned and adjourned meeting will be conducted at 7.30 p.m. in the same premises to transact the business on the Agenda on the same day.
2. No proxy or holder of power of attorney or letter of authority shall be eligible to attend a Special General Meeting of the Society on behalf of a Member of the Society.



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SHREE VIJAY KUNJ CO-OPERATIVE HOUSING SOCIETY LIMITED

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Kanjur Marg (East), Mumbai : 400 042

Minutes of the Special General Meeting of Shree Vijay Kunj Co-operative Housing Society Limited held on 19th day of May 2024 at 7.00 p.m. near Shed Premises of the Society.

The meeting was scheduled for 7.00 p.m. but due to insufficient quorum, it could start only at 7.30 p.m. when the quorum is over. The Secretary Shri.Rajaram Ghandade proposed the name of Shri.Gangaran R.Rawool to act as a Chairman of this meeting and Shri.B.V.Low has seconded for the same.

Members Present : 56

The Chairman requested the Secretary to read the Notice of the meeting dated 4/5/2024. Accordingly, the 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 the Agenda.

Before starting of the Agenda, the Secretary welcome and introduced Mr.Taranath Shetty and his Associates, PMC before all members of the Society present in this meeting.

- 1. To transmit Flat No.C1/2 from the name of deceased member Mr.Milind Shridher Surve to the name of Smt.Suchita Milind Surve and Mr.Madhur Milind Surve**

“RESOLVED that Flat No.C1/2 be and is hereby transmitted from the name of deceased member Mr.Milind Shridher Surve to the name of Smt.Suchita Milind Surve and Mr.Madhur Milind Surve”.

Proposed by : Smt.Meena M.Athalye
Seconded by : Mr.Pratap S.Purohit
Carried by : Unanimously



2. To consider and approve the feasibility report presented by PMC M/s.Taranath Shetty & Associates and to appoint them to process the Tender Document.

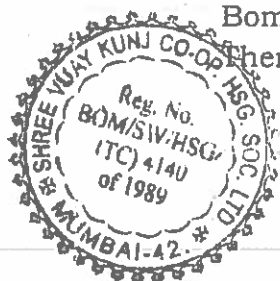
The Secretary said, we have sent Feasibility Report of PMC M/s.Taranath Shetty & Associates to all members of the Society on their given E-mail address with the carpet area of their flat. Thereafter, some members such as Smt.Ida Almeida, Raymond Furtado, Vijay Kesarkar, John Rodriguese, William Machado raised the issue about the area of their flat.

PMC explained them stating that there is a difference between carpet area and built-up area as per The Maharashtra Ownership Flat Act (MOFA) because carpet area is less than built-up area by almost 20%. He also said that the actual measurement of every flat has taken as per the request of the managing committee of the Society. Also, the measurement of each and every flat is as per approved drawings of Municipal Corporation of Greater Mumbai has also been taken into consideration by PMC. In addition to this, he said that if every member wants more clarity about the carpet area of their flat, then he will be able to send Wing-wise carpet area of flat to the Society so that the Society will forward the same to every member of the Society by their given E-mail address.

Dr.Ashok Dandekar said that he has given their letter with copy of drawings addressed to PMC one day before this meeting. Accordingly, the Secretary, before this meeting delivered the said set of bunch to PMC and PMC said that he will look into this matter thereafter.

Dr.Ashok Dandekar talked about MRTP and said to the Chairman stating that he has given the copy to the Society. Thereafter, the Secretary clarified to Dr.Ashok Dandekar as under.

The Secretary said that - "you had filed the Small Cause Suit against the Municipal Corporation at City Civil Court, Bombay without making our Society as Party to the said Suit and the matter was sub-judice when the Execution Application is pending before the said Court. When this information brought to the notice of our Society, the Society filed the Chamber Summons to implead the Society as a Party in the Suit. Not even this, the Hon'ble Judge Amit Borkar from Bombay High Court allowed the Chamber Summons of the Society to implead the Society as a Party in the said Suit. After admitting the Society as a party by City Civil Court, Bombay, you have without contesting the matter, withdrawn the said Suit. Therefore, whatever documents you have given to the PMC is not



acceptable to the Society” and the Society brought this facts to the notice of PMC. Therefore, the following resolution,

“**RESOLVED** that Wing-wise carpet area of flat of the Society be and is hereby to be submitted by PMC to the Society so that the Society will be able to forward the same to every member of the Society by their given E-mail address”.

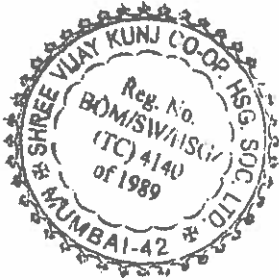
Proposed by : Mr.P.M.Jadhav
Seconded by : Mr.R.S. Chauhan
Carried by : Unanimously

The Chairman thanked to M/s.Taranath Shetty & Associates, PMC and also the members of the Society for their help and kind co-operation extended to the Managing Committee of the Society.

Meeting concluded with a vote of thanks to the Chair.


(Gangaram R.Rawool)
Chairman

Place : Mumbai
Date : 19/05/2024



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Members Present : 56

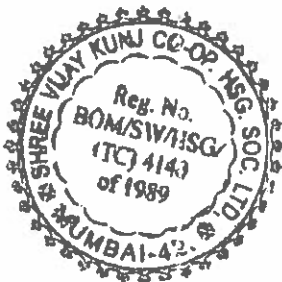
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Proposed by : Smt.Meena M.Athalye
Seconded by : Mr.Pratap S.Purohit
Carried by : Unanimously



2. To consider and approve the feasibility report presented by PMC M/s.Taranath Shetty & Associates and to appoint them to process the Tender Document.

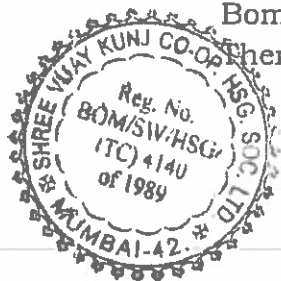
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(Gangaram R.Rawool)
Chairman

Place : Mumbai
Date : 19/05/2024

