



## Co-Operative Housing Society Limited

Marine Palace, Plot No 424, JSS Road, Opp Chandanwadi Municipal School, Near Marine Lines Station, Mumbai – 400002.  
Whats App – 9372228198, email – marinepalacechs@gmail.com

**Minutes of 17<sup>th</sup> Meeting of members of Managing Committee of Marine Palace Co-operative Housing Society Limited held on 06<sup>th</sup> Day of Nov., 2023 at 06:30 pm at Society Office, First Floor, 7, Chandanwadi, Off J. S. S. Road (Chira Bazar), Marine Lines (E), Mumbai: 400002 and have transacted the following business: -**

Following Members were Present: -

Mr. Hozefa Topiwala

Mr. Vafadar Irani

Mr. Tushar Soni

Mr. Atri Bhatt

Mr. Rajendra Jain

Mr. Farshid Yazdani

Mrs. Bhavana Chamudia

Mr. Percy Mistry (Co-Opted)

With the permission of chair the meeting was started on time.

1. To read and confirm the last Minutes of Meeting of Members of Managing Committee of the Society.

**RESOLVED THAT**, the Board of Members have read and discussed minutes of last meeting, and approved the transactions carried out so far as per the approvals of last meeting.

Proposed by: - Tushar Soni

Seconded by: - Vafadar Irani

Carried by: - Unanimously



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2. To discuss and approve the expenses incurred during the previous months.

**RESOLVED THAT**, the cash expenses incurred in Previous Months (September, 2023 & October, 2023) is seen, examined and approved by everyone.

Proposed by: - Bhavana Chamudia  
Seconded by: - Hozefa Topiwala  
Carried by: - Unanimously

3. To discuss and decide upon Transfer of flats whose application is/are received/pending.

**RESOLVED THAT**, the pending transfer of Flat No. 2002 of B-Wing is taken up for discussion and found that an attested notary of Mr. Vijendra Shinde's (Transferor) viz. Declaration-cum-Indemnity is submitted by the Transferees on behalf of Transferor vide their letter dated 23/10/2023 in compliance thereto; on which basis the transfer application is been approved without prejudice on condition that by approving the transfer it does not waive-off the rights of the society to demand any such documents as and when may be required from the transferees in safeguarding the interest of society.

Proposed by: - Rajendra Jain  
Seconded by: - Atri Bhatt  
Carried by: - Unanimously

4. To discuss and decide on certain correspondence received/done by society office bearers with/by member/s.

a) Letter dated 25/10/2023 received from Mr. Lokesh Jain: - Discussed that the first floor parking podium is mostly occupied by vehicles it is difficult to accommodate such request so the same was decided to be denied, but Mr. Vafadar Irani on behalf of his brother Mr. Rohinton Irani who holds Parking space on the first floor suggested that their vehicle is out for service and he will allow other vehicle of this floor be switched with his space for the day so that revenue is generated, duly benefiting and financially strengthening the society and accordingly **RESOLVED THAT**, the application of B-602 be considered to which the board has really appreciated.



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- b) Letter dated 30/10/2023 received from Mr. Karl Mistry: - Discussed and decided that it being a request for specific space to park his high end expensive bike; **RESOLVED THAT** the request will only be entertained considering the space constraint, availability thereof and upon confirmation received from applicant agreeing to pay charges of Rs. 700/- (Rupees Seven Hundred Only) per month which will be levied by society in the quarterly maintenance bill, further if any such arrangements are made, society shall reserve the right to cancel such arrangement/allotment at their sole discretion without assigning any explanation and the same will be duly abided by him.
- c) Letter dated 01/11/2023 received from Mrs. Pervin Bahadurji: - Discussed and updated that reply was given to her on 02/11/2023 but she has not acknowledged the same and hence **RESOLVED THAT** c.c. of the letter to be forwarded to the concerns as referred to in the letter.

Proposed by: - Vafadar Irani

Seconded by: - Hozefa Topiwala

Carried by: - Unanimously

### 5. To update regarding the followings: -

- a) AMC for the CCTV Cameras installed within the society common areas:  
- The quotation under reference no. 08/016 dated 26/08/2023 received from Vipsee Infotech was discussed and concluded to be too high hence not accepted and **RESOLVED THAT**, instead of assigning an AMC we opt for service on call from Vipsee Infotech and pay accordingly as per visit.
- b) Connection of MGL gas pipeline and the technical issues faced: - Discussed that the process of MGL piped gas work is in progress and **RESOLVED THAT**, necessary MS fabrication work and/or masonry brick work (minor in nature) be carried out on the terrace A-Wing side for solving technical issue faced.



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- c) Corrective measures brought to the notice of the society by the lift inspector during lift inspection done on 20-10-2023 (OTIS & OMEGA): - Discussed that during inspection it was brought to our knowledge that the UPS batteries of all the lifts {5 OTIS Passenger Lifts & 2 Omega Car Lifts} are in non-working condition as it has elapsed its efficiency period and the same are a part of replacement in the regular AMC of both the service provider hence **RESOLVED THAT**, safety being the priority all the UPS batteries be replaced at the earliest.
- d) Replacement & Repairs of Fire Fighting System Parts as per the work completion report prepared during inspection by "Hydraugic Consultants": - The quotation dated 03/11/2023 received from "Hydraugic Consultants" was discussed and considering considering the safety measures **RESOLVED THAT**, quotation is partly approved and the following work is agreed to be taken up at the earliest
- i. Items at Sr. No. 1,2,3,5,6,7 of the quotation be decided by the office bearers and get it executed.
  - ii. Items at Sr. No. 4 & 8 of the quotation to be decided by the office bearers with the assistance of Mr. Atri Bhatt and get the work completed.
  - iii. Item at Sr. No. 10 prioritized to replace the Sprinklers of all the Lift Corridors first and thereafter the other common areas to avoid spilling of water in the lift shaft.
  - iv. Item at Sr. No. 9 & 11 not to be done now and taken up later at the earliest.

Proposed by Bhavana Chamudia

Seconded by Farshid Yazdani

Carried by: - Unanimously





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6. To discuss and decide on further process of UNILATERAL DEEMED CONVEYANCE matter.

**RESLOVED THAT**, application made for Deemed Conveyance was duly heard by the competent authority on 24-07-2023 and a favorable order was delivered on 26/09/2023, hence further procedure to obtain the conveyance in favour of society be initiated at the earliest with the assistance of legal person and/or an advocate be appointed by the office bearers on behalf of the society to appear for this matter.

Proposed by Hozefa Topiwala  
Seconded by Vafadar Irani  
Carried by: - Unanimously

7. Any other business with the permission of the Chair.

With permission of the chairman following issues were discussed and approved accordingly: -

- a. **RESOLVED THAT**, the mild steel epoxy paint work as discussed in the Annexure-II of the AGM held on 17/09/2023 be taken up for execution by the office bearers to improvise its life as the same are terribly getting rusted i.e. the Main Gates, Terrace OHWT Railing, Terrace OHWT Staircase, 1<sup>st</sup> Floor, Parking Podium Railing and in addition to the above the OHWT & UGWT Lid, the Flush Tanks (at basement) inlet provision pipe & the MCGM UGWT water tank inlet provision pipe.
- b. **RESOLVED THAT**, as discussed in the Agenda no. 6(d) of the Minutes of the Meeting of the AGM held on 17/09/2023, it is observed that there are few members/residents who inspite of warnings are continuing to the violate the rules thereby damaging society property and hence it is decided to levy penalty of Rs. 3000/- (Rupees Three Thousand Only) on such violators, not limited to but in addition to it the repairs/reinstating cost also if any incurred by the society.

Proposed by Tushar Soni  
Seconded by Rajendra Jain  
Carried by: - Unanimously

Meeting concluded with a vote of thanks to the Chair.  
Dated this 06<sup>th</sup> day of November, 2023 at Mumbai.