



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 15th Meeting of members of Managing Committee of Marine Palace Co-operative Housing Society Limited held on 09th Day of July, 2023 at 10:00 am 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. Vafadar Irani

Mr. Tushar Soni

Mr. Atri Bhatt

Mr. Padam Bahal

Mr. Rajendra Jain

Mr. Farshid Yazdani

Mrs. Bhavna Chamudia

Due to some unavoidable circumstances Chairman Mr. Hozefa Topiwala was absent with due consent and the members of the committee present elected Mr. Vafadar K. Irani to take the chair and preside over the meeting.

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: - Vafadar Irani

Seconded by: - Tushar Soni

Carried by: - Unanimously



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

RESOLVED THAT, the list of cash expenses done in Previous Months is seen, examined and approved by everyone.

Proposed by: - Farshid Yazdani
Seconded by: - Bhavana Chamudia
Carried by: - Unanimously

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

RESOLVED THAT, the transfer request received for Flat No. 903 of A-Wing is hereby approved.

FURTHER RESOLVED THAT, more than 2 months have passed and no update in continuation to our letter dated 26/04/2023 is received regarding transfer application from Flat No. 2002 of B-Wing, hence a gentle reminder to be served thereupon.

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

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

RESOLVED THAT, as discussed and decided in Agenda no. 2 of the SGBM held on 18-12-2022 notice were served/pasted upon Flat No. A-503 & B-2001 but they have failed to comply the necessary and hence a final intimation be served upon them which if not replied society without giving any further notice will take stringent action and apply to the Deputy/ Assistant Registrar, Co-operative Societies for issue of Certificate u/s 101 (1) of the Maharashtra Co-operative Societies Act; 1960, for recovery of dues as arrears.

Proposed by Farshid Yazdani
Seconded by Rajendra Jain
Carried by: - Unanimously





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5. To discuss and decide upon cost & increasing one security attendant for day & one security attendant for night with “SPRY Secure India (P) Ltd.”

RESOLVED THAT, at present we have total 06 security attendants (03 during dayshift and 03 during nightshift) and upon assessing the security measures, necessity was found to increase one attendant during each shift to secure more vigilantly, hence it was decided to increase 02 security guards (01 during dayshift and 01 during nightshift) totaling to 08 security personnel (04 during dayshift and 04 during nightshift) i.e. 02 security personnel present at each gate of both the wings round the clock. These 02 additional security guards can be hired from the same agency “SPRY Secure India (P) Ltd.” or any other agency. Further the cost shall not exceed Rs. 16000/- (Rupees Sixteen Thousand Only) per month for each personnel.

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

6. To discuss and decide with “Sai Siddhi Services” about accommodating leave of housekeeping staff as per the provisions of law.

RESOLVED THAT, we have total 04 housekeeping staff and upon discussion regarding accommodating their weekly leave/holiday it was decided that though we are the principle employer, we are in contract with “Sai Siddhi Services” (the agency) to provide us the housekeeping services and hence the onus of such compliances lies upon the agency, but considering the fact we have agreed to pay reliever charges (stand-in housekeeping staff) to the tune of Rs. 500/- (Rupees Five Hundred Only) per staff every fortnight which will increase the basic cost of society to a maximum sum of Rs. 4000/- (Rupees Four Thousand Only) per month.



Proposed by Vafadar Irani
Seconded by Atri Bhatt
Carried by: - Unanimously



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7. To discuss and decide upon further fixed deposit to be done.

RESOLVED THAT, as discussed at agenda no. 04 of the 12th Meeting of members of managing Committee held on 15-04-2023 further investment as may be required within the provisions of bye-laws shall be done accordingly with HDFC and/or MDCC Bank which may be safe and yield beneficial returns on investments.

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

- a. Updated and discussed about the invoice raised by '**Wipro PARI Pvt. Ltd.**' for one-time preventive maintenance in respect of replacement of damaged spares for the Parking Stackers.
- b. Discussed & approved the renewal of contract received from '**PESTICARE**' for pest control services for common areas of our building.
- c. Discussed & approved quotation of '**Hydraugic Consultants**' regarding repairing & replacement of spare part and defective items parts of fire fighting system.
- d. Discussed about the legal notice dated 06/07/2023 received from Ms. Laxmi G. Jessani advocate for M/s. Alamdar Infrastructure Pvt. Ltd. (AIPL) giving reference of their own letter dated 26/04/2023, hence decided to reply and bring to her knowledge the replies sent by us to AIPL in that respect and once again through her, request AIPL to submit all the relevant documents to society as requested.



Proposed by Padam Bahal
Seconded by Vafadar Irani
Carried by: - Unanimously

Meeting concluded with a vote of thanks to the Chair.

Dated this 09th day of July, 2023 at Mumbai.