



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 – marinenpalacechs@gmail.com

Minutes of 16th Meeting of members of Managing Committee of Marine Palace Co-operative Housing Society Limited held on 06th Day of Aug., 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. Hozefa Topiwala

Mr. Vafadar Irani

Mr. Tushar Soni

Mr. Atri Bhatt

Mr. Padam Bahal

Mr. Rajendra Jain

Mr. Farshid Yazdani

The meeting was at 10.00 am, as there was no quorum; the meeting was postponed for ½ hours. With the permission of chair the meeting was started at 10.30 am with vote of thanks to **Mr. Atri Bhatt** (Member of Flat B-1803) for voluntarily gifting 10 pcs. of 30W IP65 LED Lights for the society gangway of both the wings.

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

Regn No :- MUM/WC/TC/HSG/9574/2021-2022/YEAR2021



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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: - Hozefa Topiwala
Carried by: - Unanimously

3. To update regarding the followings: -

- a) Considering the safety measures of keeping each individual unit-wise files safe from the spreading termites, two MS filing cabinet/cupboards are purchased for society office for storing the office files.
- b) MS collapsible gate if fabricated for 3rd floor podium parking electrical duct to avoid access of any unauthorized personnel.
- c) MS half height safety grills are made for gymnasium air-conditioner outer units making it safer and easy for the workmen of AMC service provider to carry out necessary service and maintenance of the machines.
- d) Upon carrying out preventive maintenance service of each dependent car parking stackers it was noticed that there is just one similar/same key(s) for all the stackers increasing the possibilities of mishandling the stackers in a wrong manner by any individual and hence MS safety box are fabricated to lock individual stack parking controllers, having exclusive separate key for each.

Proposed by Hozefa Topiwala
Seconded by Tushar Soni
Carried by: - Unanimously

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

RESOLVED THAT, the transfer request received for Flat No. 602 of B-Wing is hereby approved.



Proposed by Tushar Soni
Seconded by Atri Bhatt
Carried by: - Unanimously

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5. To discuss and decide on keeping only one passenger lift operative of each wing & one car lift during midnights.

RESOLVED THAT, in the interest of society one passenger lift of each wing & one car lift will remain inoperative/non-functional/shut down from midnight 12.00 am till 05.30 am which will help save unreasonable power consumption and will also be helpful in securing and being more vigilant towards any up/down movement happening during the midnights.

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

6. To discuss and decide on reframing wooden door frames with granite/marble in common area viz. basement door, toilet doors, meter room doors & terrace doors to avoid growing termites in these wet/moist areas.

RESOLVED THAT, the doorjambs of few common areas of the building are deteriorating due to wetness & moisture which has generated termites/white ants and to control the same from creating great nuisance and spreading all over it is decided to replace the doorjambs of these common areas viz. Basement, Ground Floor Toilets, First Floor Toilets, Electricity Meter Rooms of Both the Wings & Terrace Doors etc with marble/granite framing. Further it is observed that few doors are also badly damaged and affected by these termites hence wherever such doors need to be replaced should be done by the office bearers on priority and stop termites to infiltrate the concrete structure.

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



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7. To discuss and decide on taking urgent necessary measures to stop rainwater entering from the west side of the building on all podium parking floors & refugee floor.

RESOLVED THAT, the office bearers have worked out most possible remedies to take precautions of preventing rainwater on all the podium parking floors and each option either works out to be expensive or impractical to resolve hence it is decided to buy one suction vacuum water pump which will efficiently be helpful in getting the major rainwater cleared by manual suction with the help of housekeeping staff.

Proposed by Vafadar Irani

Seconded by Padam Bahal

Carried by: - Unanimously

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

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

- i. **RESOLVED THAT**, in compliance to the circular issued by the Divisional Joint Registrar, Co-Operative Societies, Mumbai Division, Mumbai under reference no. DJR-Mum./Fund Investment/Section 154 B-17/6154/2023 dated 01/06/2023 appropriate investment as may be required within the provisions of bye-laws be done with MDCC Bank. Further Resolved that Chairman-Hozefa Topiwala, Secretary-Tushar Soni and Vice Chairman-Vafadar Irani are hereby authorized to sign and complete the necessary formalities on behalf of society.



Proposed by Tushar Soni

Seconded by Padam Bahal

Carried by: - Unanimously

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- ii. **RESOLVED** to request the Mumbai District Co-Operative Bank Limited, Mumbai to admit and enroll our society as member of the Bank and contribute appropriate sum towards the purchase of shares and entrance fee as applicable.

FURTHER RESOLVED THAT our society shall be bound by the rules, regulations and provisions as contained in the Bye-Laws of the Bank that are in force and that may come into hereinafter.

FUTHER RESOLEVD THAT, Chairman-Hozefa Topiwala, Secretary-Tushar Soni and Vice Chairman-Vafadar Irani jointly be and are hereby authorized to sign the membership application alongwith relevant papers and to affix the seal in connection in connection with membership for and on behalf of the society.

Proposed by Rajendra Jain

Seconded by Farshid Yazdani

Carried by: - Unanimously

- iii. **RESOLVED** upon discussion that the one-time preventive maintenance job assigned to 'Wipro PARI Pvt. Ltd.' have been finished by replacing the damaged spares of all the dependent parking stackers which are duly checked, tested and verified by our society supervisor and after complete verification their representative have submitted the service reports, wherein certain issue are recorded and hence it is decided that these important issues be forwarded and addressed to both the members who are holding the lower deck & the upper deck for their due adherence.

Proposed by Vafadar Irani

Seconded by Hozefa Topiwala

Carried by: - Unanimously



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- iv. **RESOLVED THAT**, as discussed at agenda no. 6 above there is severe termite problem being faced in the entire building and for taking precautionary measures it is decided that other than the ongoing treatment under AMC, we go for one-time rigorous treatment for the entire building common areas and also each doorjamb of all the common passages be drilled and injected with the Anti-Termite Liquid of BAYER company namely AGENDA 25EC. The society office bearers have decided to order this liquid directly from authorized vendor and assign work contract to some agency.

Proposed by Hozefa Topiwala
Seconded by Padam Bahal
Carried by: - Unanimously

- v. **RESOLVED THAT**, 'Hydraugic Consultants' are on the verge of completion of the job assigned to them regarding repairing & replacement of spare part and defective items parts of fire fighting system, and upon further ongoing service checks it was brought to the notice of the office bearers that the Main Hydrant Pump, Main Sprinkler Pump and the Booster Pump starter panel needs urgent attention being a concern of high safety measures, therefore a quotation in that respect was called upon by the office bearers and the same was discussed in the meeting and was partly approved.

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

- vi. **RESOLVED** upon discussion that the part (VS Frequency Converter) of car lift no. 1 is not-working and a reply is awaited from the representatives of Omega Car Lift regarding the same if repairable or not, simultaneously a quote for replacement of the part is also taken and it is decided that office bearers may take necessary decision to the best in co-ordination with the Omega Car Lift representatives and expedite the same so that there is no traffic/load exclusively on the other lift thereby causing inconvenience to members/residents.

Proposed by Padam Bahal
Seconded by Tushar Soni
Carried by: - Unanimously





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- vii. **RESOLVED** upon discussion that last year various common activities were conducted within our society premises such as meetings, functions & festival and each time society have hired speaker/s and mic. This year also as per earlier resolution society will celebrate festivals and conduct meetings and therefore it was decided that instead spending each time on hiring speaker & mic, we do a one-time capital expenditure and buy speaker, mic, tripod and accessories thereby strengthening society assets.

Proposed by Hozefa Topiwala

Seconded by Padam Bahal

Carried by: - Unanimously

- viii. **RESOLVED** upon discussion in general and decided that members should be updated about the following: -

- a) It has been observed that inspite of repeated request and reminders few members/residents are still storing heavy and hazardous materials such as sofa, cupboards, gas cylinder etc. in the common passages hence it is decided that henceforth if any member/resident is found at fault the office bearers without any intimation to such member/resident will file an official complaint with competent authority (Local Police Station/Chief Fire Officer & Asst. Municipal Commissioner C-Ward) and shall also initiate action as per the provision under Bye-Laws of the MCS Act. 1960.
- b) Concerned with the safety and security measures henceforth if any vehicle bears no sticker and/or is wrongly parked then it will be clamped & locked by the management till it receive a proper reply in that respect and thereafter it will be released at discretion of management.





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- c) The management have installed alert alarm sirens at both the wings for the security guard to get alerted in case of any untoward incident happening inside or outside parameter of the main gates of society; have made signage boards (Lift Nos., QR Codes for Staircase, Exit Board, Speed Limit Board, etc.) to place at various points within the premises & have also decided to install one convex mirror on the ground of B-Wing opposite the car lift to avoid vehicles clash and making convenient view for members/residents to move their vehicles in and out safely.
- d) Matter for Unilateral Deemed Conveyance matter was taken up for final hearing by the competent authority on 24-07-2023 and no further date was given to the other side and within 2 weeks from the hearing date Hon'ble registrar and/or its office sub-ordinates will visit our society premises for inspection for further process.

Proposed by Vafadar Irani
Seconded by Farshid Yazdani
Carried by: - Unanimously

Meeting concluded with a vote of thanks to the Chair.
Dated this 06th day of August, 2023 at Mumbai.



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