



## 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 18<sup>th</sup> Meeting of members of Managing Committee of Marine Palace Co-operative Housing Society Limited held on 07<sup>th</sup> Day of Jan., 2024 at 10:30 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. Atri Bhatt

Mr. Rajendra Jain

Mr. Padam Bahal

Mr. Farshid Yazdani

Mr. Nilesh Chedda

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: - Farshid Yazdani

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 cash expenses incurred in Previous Months (November, 2023 & December, 2023) is seen, examined and approved by everyone.

Proposed by: - Hozefa Topiwala

Seconded by: - Padam Bahal

Carried by: - Unanimously

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

Member B-1804

a) Letter dated 21/12/2023 received from [REDACTED] - Discussed in detail about the idea proposed by the member, which is appreciated and should be thought over, but the challenge is to maintain peace and harmony within the members having differences; and to overwhelm the overall mindset of all the members so that no unwarranted reasons/causes are put forward to park their respective two-wheeler at parking podium, which not only will increase the task of security to being more vigilant but will also create chaos. **RESOLVED THAT**, the same may be worked out from all angles and be discussed in the upcoming AGM before implementing the idea.

b) Letter dated 28/12/2023 sent to M/s. Chedda Marketing: - Discussed and M/s. Chedda Marketing as promised have shown their willingness to execute as decided at Resolution No. 7 (v) passed in the 9<sup>th</sup> MC Meeting dated 06/11/2022; **RESOLVED THAT** the office bearers will decide on the design and make how of the safety grill and co-ordinate with M/s. Chedda Marketing for execution of the same.

c) Legal Notice dated 01/01/2024 received from Advocate of Mr. Anthony D'Souza: - Discussed and assessed in detail, hence **RESOLVED THAT** response of requirement to his advocate be given accordingly.



Proposed by: - Vafadar Irani

Seconded by: - Hozefa Topiwala

Carried by: - Unanimously

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

- a) Expenses incurred on water tankers & well cleaning: - The well water is completely dried-up since last week on October, 2023 and water tankers are arranged to fulfill the daily requirement of flushing water. To overcome this issue an exhaustive cleaning and wash-out process was carried out on 12-12-2023 to clean the well, but the same is dry till date. The office bearers have been severely tackling this issue but it seems that the expenses of water tank will remain in continuation until the well get naturally filled which is presumed to happen only during upcoming monsoon.
- b) Emergency help project carried out on OTIS Lifts: - Discussed about the incident of Man-Trapped in the lift which happened on 23-11-2023 and was serious in nature, though OTIS helpline was approached and help was provided in 30 minutes, the office bearers considering the safety of human life has carried out an emergency help project appreciably headed by Chairman Shri Hozefa Topiwala and is about to be made operative soon upon completion.
- c) Installations of cycle stands: - Discussed about the cycle parking arrangement made at the backside of both the wings to keep the cycle in an organized manner. No cycle is given a fixed space hence it is not allowed to be locked and is strictly to be adhered on first come first in basis.
- d) UPS Batteries replaced in OTIS & Omega Lifts: - Discussed and appreciated that Mr. Atri Bhatt have arranged the UPS batteries on behalf of society as per the required specification at 1/3<sup>rd</sup> of its MRP alongwith its replacement warranty within period and all these UPS batteries i.e. 5 Nos. in OTIS Passenger Lifts & 2 Nos. in Omega Car Lifts have been replaced and are functioning perfectly.



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- e) Investment in fixed deposit: - Discussed about the investment done in fixed deposit with MDCC Bank till date and considering the financial strength of society further investment shall be done in accordance with the provision of society bye-laws.
- f) Office Manager Appointed: - Informed that as discussed at agenda no. 4 of the AGM held on 17/09/2023 the office bearers have appointed an officer manager who has joined in w.e.f. 01-01-2023 and his name is Mr. Amol Gavale.
- g) Mild Steel & Epoxy Paint Work: - Discussed that the mild steel epoxy paint work taken up for execution by the office bearers has been completed as decided.
- h) Fire Fighting System: - Discussed that as approved at agenda no. 5 (d) of the 17<sup>th</sup> MC meeting held on 06-11-2023, the work was taken up for execution and during the ongoing process of maintenance additional expenses (other the ones approved in the quotation) were incurred on repairs to Main Circuit Panel, SMPS (Switched Mode Power Supply) and Replacement of MCB hooter and was accordingly completed.

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

5. To discuss and decide on the nameplates of commercial units of first floor.

**RESOLVED THAT**, the quotation received from Kumar Art is hereby approved and necessary execution be carried out in co-ordination with office bearers.



Proposed by Nilesh Chedda  
Seconded by Rajendra Jain  
Carried by: - Unanimously

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6. To discuss and decide on fees structure received from advocate & to proceed with UNILATERAL DEEMED CONVEYANCE matter.

**“RESOLVED** that the fee structure received from advocate has to be understood and this issue has to be concluded after assessing all possible and legal aspects which needs elaborate discussion and due to lack of time, this issue is decided to be taken up in the next meeting.

Proposed by Padam Bahal  
Seconded by Nilesh Chedda  
Carried by: - Unanimously

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

With permission of the chairman following issue was discussed and approved accordingly: -

- a. **RESOLVED THAT**, as discussed and decided at agenda no. 8(c) of the AGM held on 17/09/2023 the applicable education & training fees be paid to Maharashtra Rajya Sahakari Sangh Ltd. for conducting the mandatory training program of the Members of the Society from the Co-operative Education Officer and the fees so paid/charged to be billed to each member of the society.

Proposed by Farshid Yazdani  
Seconded by Atri Bhatt  
Carried by: - Unanimously

Meeting concluded with a vote of thanks to the Chair.  
Dated this 07<sup>th</sup> day of January, 2024 at Mumbai.

