



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 2nd Meeting of members of managing Committee of Marine Palace Co-operative Housing Society Limited held on 09th day of April 2022 at Society Office on 1st Floor Parking Podium having address at C. S. No. 424 of Bhuleshwar Division, Chandanwadi, Off J. S. S. Road (Chira Bazar), Marine Lines (E), Mumbai: 400002 and started at 6:30 p.m. transacted the following business :-

Following Members were Present/Absent: -

1. Smt. Vimlabai Patil (Absent)
2. Ms. Harshika Bhadracha (Absent)
3. Shri Hozefa Topiwala (Present)
4. Shri Vafadar Irani (Absent with due Intimation)
5. Shri Kalpesh Shah (Present)
6. Shri Tushar Soni (Present)
7. Shri Mahendra Vaidya (Present)
8. Shri Shailesh Masani (Present)
9. Shri Mayur Chedda (Present)
10. Mrs. Renu Dhotre (Present)
11. Mr. Padam Bahal (Present)
12. Mr. Percy Mistry (Present)
13. Mr. M. B. Gaikwad (Absent)

Beside the Managing Committee Members a volunteer of our society building namely: - Mr. Rajesh Jain of Flat No. 1402 of A-Wing was also present in meeting with due permission of the chairperson.

• With due permission of the chairperson a vote of thanks with loads of applaud was given by all the members present there to Mr. Rajesh Jain for his selfless services for handling the cleaning of Swimming Pool and the 5th Floor Terrace Level, Mr. Dhansukh Bhadracha for offering his services freely to obtain PAN card of our Society & Mr. Hozefa Topiwala for putting efforts getting the process carried out for opening a zero balance Bank account with a multinational bank namely HDFC Bank.

1. Obtained permission from chairperson to read and confirm the last Minutes of Meeting of Members of Managing Committee of the Society.

“RESOLVED that the last Minutes of Meeting of Members of Managing Committee of the Society be and is hereby read and confirmed”.

Proposed by: - Mr. Tushar Soni

Seconded by: - Mr. Mayur Chedda

Carried by: - Unanimously



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2. Obtained permission from chairperson to discuss and approve the expenses incurred during the previous months.

“RESOLVED that the expenses incurred during the previous months be and is hereby discussed and approved”.

Proposed by: - Mr. Kalpesh Shah

Seconded by: - Mr. Tushar Soni

Carried by: - Unanimously

3. To discuss that if any urgent and emergency work needs to be carried out in the building on priority basis, shall be done without obtaining permission and holding a meeting for the same.

:: 3 ::

Page 3 of 10

“RESOLVED that a sub-committee is formed of volunteering individuals of our society, namely Mr. Rajesh Jain, Mr. Farshid Yazdani, Mr. Vafadar Irani and Mr. Mahendra Vaidya to look into these matter and carry on with such emergency and urgency work on priority basis without the necessity to hold an urgent meeting of committee members to notify and take permission”.

Proposed by: - Mr. Mahendra Vaidya

Seconded by: - Mr. Mayur Chedda

Carried by: - Unanimously

4. To consider that there is no monopoly service provider and that every member in the building have their individual/personal choice of utility services provider viz. Tata Sky, Dish TV, Airtel, Reliance, JIO etc., necessary permissions be granted to such provider taking into consideration that no society property is damaged and that no individual Dish are installed by such service provider in the common area of the society.

“RESOLVED that to break the monopoly of any individual service provider in our society, permission be granted to three service providers other than local cable operator viz. TATA, Reliance Jio & Bharti Airtel so that every member of our society can enjoy services of their choice and there is a competitive price benefit availed by every member of the society from their respective service provider with strict instructions that common areas of society is not damaged and that no individual Dish/Antenna are installed by any such service provider in the common area of the society”. Further in the interest of Society all the presiding members vehemently objected to the personal demand raised by Mr. Mahendra Vaidya about getting free connection for the Managing Committees members from such service provider towards their services being rendered to the society, which was upfrontly



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denied and not entertained making it clear by the presiding members that the managing committee is appointed to serve for the betterment of society and not to gain any personal benefits in their capacity and such services are to be provided free and without any interest of gains or remuneration.

Proposed by: - Mr. Padam Bahal

Seconded by: - Mr. Percy Mistry

Carried by: - Unanimously

5. The Builders have withdrawn the Security & Housekeeping staff from their services provided to our building w.e.f. 01-04-2022 and hence discussion and decision to be taken for approval of quotation received from the vendor and continuation of their services.

“RESOLVED that quotation of Aryan Services has been discussed and approved for a period of six months starting 01-4-2022 till 31-10-2022 and thereafter the same shall be taken into consideration and revision”.

Proposed by: - Mr. Mahendra Vaidya

Seconded by: - Mrs. Renu Dhotre

Carried by: - Unanimously

6. Preparing Bills (provisional bills) from 01-04-2022 onwards of all the members to meet-up all the outgoings of the Society.

“RESOLVED that provisional bills from 01-04-2022 will be generated and issued to all the members of the society irrespective of any members who claim to have any credit amount with the builders and such member will have to resolve the same at their individual end and get it settled with the builders on their own”.

Proposed by: - Mr. Mayur Chedda

Seconded by: - Mr. Shailesh Masani

Carried by: - Unanimously

7. Deciding remuneration and appointing Mr. Bhaskar Phadke to prepare bills, handle & guide all society related issues in accordance with the bye-laws and handling necessary compliances to be carried out in accordance with law.

“RESOLVED that Mr. Bhaskar Phadke is appointed at a remuneration of Rs. 10000/- (Rupees Ten Thousand Only) for a one year starting from 01-04-2022 till 31-03-2023 to handle all society related issues in accordance with the bye-laws and handling all necessary compliances to be carried out in accordance with law, to handle accounting work such as preparing bills on monthly basis, circulating



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the same, getting the receipts executed and other Misc. work in relation to that”.

Proposed by: - Mr. Percy Mistry

Seconded by: - Mr. Tushar Soni

Carried by: - Unanimously

8. To decide and appoint an appropriate team to collect copy of Index-II, copy of Agreement of respective flats from every member and car Parking allotment letter (whosoever allotted), so that necessary compliances for issues of Share Certificate can be carried upon.

“RESOLVED that two member from the above mentioned Sub-Committee Mr. Rajesh Jain (Contact: - 9920010326) & Mr. Vafadar Irani (Contact: - 9821258040) will get in touch will all the members of the society and vice versa to collect copy of Index-II, copy of Agreement, Copy of NOI and Car Parking allotment letter from every member”.

Proposed by: - Mr. Tushar Soni

Seconded by: - Mr. Padam Bahal

Carried by: - Unanimously

9. To discuss that if any member carrying out interior work w.e.f. 15-04-2022 shall be liable to take permission from Society for the same and pay security deposit to the society to safeguard the common properties of the society from any damages during such work and to decide upon the amount of such Security Deposit.

“RESOLVED that any member/purchaser carrying out/intends to carry out interior work will have to obtain permission from Society and pay a refundable security deposit of Rs. 50,000/- (Rupees Fifty Thousand Only) to safeguard the common properties of the society against any damages during such work and the same shall be refunded back within one month from an application received from such member/purchaser duly stating the work is completed in all aspects and upon inspection carried out by the office bearers to their satisfaction in the interest of the society”.

Proposed by: - Mr. Hozefa Topiwala

Seconded by: - Mr. Kalpesh Shah

Carried by: - Unanimously

10. To discuss upon permissions to be granted or no to any member who wish to carry out function at First Floor Parking Level/Terrace Level till the parking at first floor are occupied by members and if yes, than to decide the Max. No. of People to be allowed, Rent to be charged, Deposit to be taken, Time Limit to be given and No Music/Low Music



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(in accordance with law).

“RESOLVED that till the first floor parking level is not occupied by vehicles of the A-wing members of our society permission be granted to the willing members of the society who wish to carry out family functions having certain condition that: - confirmation of time slots (Max 6 hours), No Parking & No Lift Facility to Visitors, a maximum cap of not more than 100 people, Ready to serve food only (no cooking allowed in society premises), Music to be played at low volume so that there is no disturbance caused to the commercial wing members of the society and duly complying and abiding all the applicable law.

Members

Refundable Security Deposit : - Rs. 10000/-

Rent : - Rs. 5000/-

Utility Consumption Charges : - Rs. 1000/-

Housekeeping Charges : - Rs. 1000/-

For Non-Members (Sub-Tenants Only)

Refundable Security Deposit : - Rs. 10000/-

Rent : - Rs. 8000/-

Utility Consumption Charges : - Rs. 2000/-

Housekeeping Charges : - Rs. 2000/-

Proposed by: - Mr. Padam Bahal

Seconded by: - Mr. Mayur Chedda

Carried by: - Unanimously

11. To discuss about residential premises which are rented out/to be rented by any members on leave and license shall have to obtain Society NOC and to manage this an appropriate team be appointed who shall look into and coordinate with such members to comply with the necessary procedure of obtaining NOC from society and depositing their registered Leave & License Agreement with the Society and in case if no Agreement is registered either get it registered or get Police Verification done of such Licensee. Also to discuss and decide that w.e.f. 15-04-2022 NOC to members for Sub-Letting their premises shall only be granted to the Licensee consisting of being a Family and not to Bachelors/Paying Guest etc.

“RESOLVED that residential premises rented out/to be rented out by any members on leave and license the same will strictly be allowed to a family only and not to any bachelor/paying guest or any other person falling within that category, such member shall have to obtain Society NOC and thereafter deposit a copy of registered leave and license agreement with the society and fulfill all the necessary compliances in accordance to law. The members who are renting out



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their residential premises can get in touch with two member from the above mentioned Sub-Committee Mr. Farshid Yazdani (Contact: - 9819694109) & Mr. Vafadar Irani (Contact: - 9821258040)".

Proposed by: - Mr. Padam Bahal

Seconded by: - Mr. Tushar Soni

Carried by: - Unanimously

12. To discuss about commercial premises which are rented out/to be rented by any members on leave and license shall have to obtain Society NOC and to manage this an appropriate team be appointed who shall look into and coordinate with such members to comply with the necessary procedure of obtaining NOC from society and depositing their registered Leave & License Agreement with the Society and in case if no Agreement is registered either get it registered or get Police Verification done of such Licensee. Also to discuss and decide that w.e.f. 15-04-2022 NOC to members for Sub-Letting their premises shall granted considering the nature of such business keeping in mind the safety and security measure safeguarding the interest of society and its members.

"RESOLVED that commercial premises rented out/to be rented out by any members on leave and license the same will strictly be allowed only after understand the nature of business to be carried out by such licensee and keeping in mind the safety and security measure safeguarding the interest of society and its members, such member shall have to obtain Society NOC and thereafter deposit a copy of registered leave and license agreement with the society and fulfill all the necessary compliances in accordance to law. The members who are renting out their commercial premises can get in touch with two member from the above mentioned Sub-Committee Mr. Farshid Yazdani (Contact: - 9819694109) & Mr. Vafadar Irani (Contact: - 9821258040)".

Proposed by: - Mr. Mayur Chedda

Seconded by: - Mr. Percy Mistry

Carried by: - Unanimously

13. To discuss and decide upon adding Garbage Charges & Welfare Funds in the monthly Bills of every member of the society.

"RESOLVED that Garbage Charges at Rs. 50/- per month & Welfare Funds at Rs. 100/- per month be collected from each member w.e.f. the first provisional starting 01-04-2022".

Proposed by: - Mr. Padam Bahal

Seconded by: - Mr. Shailesh Masani

Carried by: - Unanimously



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14. To discuss upon that no Commercial Activity amounting to carrying out business from the home premises is strictly restricted ensuring the safety and security of the building from untoward accident/theft (Verbal Complaints received from few members against Flat on 11th Floor & 8th Floor of A-Wing).

“RESOLVED that any Commercial Activity tantamount to carrying out business (sales of product/item) from the home premises will be strictly not been allowed ensuring the safety and security of the building from any untoward accident and/or theft”.

Proposed by: - Mrs. Renu Dhotre

Seconded by: - Mr. Mahendra Vaidya

Carried by: - Unanimously

15. Any other matter with the permission of the Chairman

Resolved that the above-mentioned issues at point no. 1 & point No. 2 were discussed and approved with the permission of the Chairman got discussed.

Meeting concluded with a vote of thanks to the Chair.

Dated this 09th day of April, 2022 at Mumbai.

Hozefa Topiwala
(Chairman)