



## **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

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**Minutes of 4<sup>th</sup> Meeting of members of managing Committee of Marine Palace Co-operative Housing Society Limited held on 15<sup>th</sup> Day of May 2022 at Society Office on 1<sup>st</sup> 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 11:30 a.m. transacted the following business :-**

Following Members were Present/Absent: -

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



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### 13. Mr. M. B. Gaikwad (Absent)

Beside the Managing Committee Members, volunteers of our society building namely: - Mr. Rajesh Jain of Flat No. A-1402 & Mr. Farshid Yazdani of Flat A-1703 were also present in meeting with due permission of the chairperson.

Other than the above, the following members were present as called upon by the society committee namely: - Mrs. Pervin Y. Bahadurji of Flat No. A-1901 & Mr. Deepak Jain of Flat A-2001.

1. To discuss and decide about the NOC received from builder for getting the name changes done in the Mumbai District Central Co-Operative Bank Account, Bhuleshwar Branch.

**RESOLVED THAT**, the Board of Member have received NOC from the builders for updating the names of the present members of the society committee in the existing Bank Account no.:- \_\_\_\_\_ held with Mumbai District Central Co-Operative Bank Account, Bhuleshwar Branch, the board of members have decided to Authorize to sign the following Member to be any two Joint Signatories towards operation of the said existing Bank Account.

- |                          |   |           |
|--------------------------|---|-----------|
| i. Mr. Hozefa Topiwala   | – | Chairman  |
| ii. Mr. Tushar Soni      | – | Secretary |
| iii. Mrs. Vimlabai Patil | – | Treasurer |

Proposed by: - Mr. Vafadar Irani  
Seconded by: - Mr. Kalpesh Shah  
Carried by: - Unanimously



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2. To discuss and decide upon applying for membership of “The Mumbai District Co-Op Housing Federation Ltd”.

“**RESOLVED** that the society hereby apply to the ‘The Mumbai District Co-Op Housing Federation Ltd. Mumbai’ for affiliation as member with allotment of one share of Rs. 100/- of the Federation.” Further resolved that any one of the following Member is hereby authorized to sign the membership application and make the payment of the share amount, entrance fee and annual subscription of the federation.

- |                        |   |           |
|------------------------|---|-----------|
| i. Mr. Hozefa Topiwala | – | Chairman  |
| ii. Mr. Tushar Soni    | – | Secretary |

Proposed by: - Mr. Percy Mistry  
Seconded by: - Mr. Shailesh Masani  
Carried by: - Unanimously

3. To discuss and decide upon Transfer fees to be charged from the Members/Owner of the flat, upon selling his/her respective Flat.

“**RESOLVED** that upon transfer/sale of any flat by any member of the society, the society shall charge an amount of Rs. 25000/- (Rupees Twenty Five Thousand Only) from such transferor/transferee by virtue of transfer fees. These charges shall be applicable until any changes are made till further notice”.

Proposed by: - Mr. Shailesh Masani  
Seconded by: - Mr. Dhansukh Bhadracha  
Carried by: - Unanimously



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4. Installation of CCTV cameras in common areas wherever necessary.

**“RESOLVED** that considering the security standard, CCTV are utmost urgently required to be installed within the society premises at all possible point necessary, hence the installation of CCTV at all necessary points should be installed at the earliest with due consultation of professional/technical person and execution thereof.



Proposed by: - Mrs. Vimalbai Patil  
Seconded by: - Mr. Kalpesh Shah  
Carried by: - Unanimously

5. Planning for Monsoon protection for our building.

**“RESOLVED** that due to lack of time, these issues be taken up in the upcoming meeting on urgent basis”.



Proposed by: - Mr. Vafadar Irani  
Seconded by: - Mr. Tushar Soni  
Carried by: - Unanimously

6. Bird Prevention & Netting in Duct and Necessary Areas.

**“RESOLVED** that due to lack of time, these issues be taken up in the further upcoming meeting”.

Proposed by: - Mr. Kalpesh Shah  
Seconded by: - Mr. Tushar Soni  
Carried by: - Unanimously



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7. To Call Mr. Deepak Jain A-2001 & Mr. Pervin Bahadurji to discuss and decide the further course of action.

An elaborate and lengthy discussion with due inspection of flat of both the members was done and was resolved as under: -

**“RESOLVED** that Mr. Deepak Jain will be allowed to carry on work only if the following compliances are fulfilled:-

- i. Necessary compliances as informed in the notice served upon him and those being in accordance with law.
- ii. Obtaining NOC from Mrs. Pervin Bahadurji with due Undertaking in her favour for getting the necessary damages repaired.
- iii. Paying Refundable Security Deposit of Rs. 50000/- as resolved by the Society in its earlier Minutes.
- iv. Paying Undertaking Deposit of Rs. 250000/- (Rupees Two Lakh Fifty Thousand Only) confirming that the damages done by him will be solely repaired and rectified by him at his cost as per the instructions of the society appointed professional team (Architect/ Structural Engineer to be appointed after receiving the Deposit amounts) and professional fees whatsoever of such team will be solely borne by him”.

Proposed by: - Mr. Percy Mistry

Seconded by: - Mr. Hozefa Topiwala

Carried by: - Unanimously

Meeting concluded with a vote of thanks to the Chair.

Dated this **15<sup>th</sup>** day of **May, 2022** at Mumbai.

**Hozefa Topiwala**  
(Chairman)