



**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 5<sup>th</sup> Meeting of members of managing Committee of Marine Palace Co-operative Housing Society Limited held on 12<sup>th</sup> Day of JUNE 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 (Absent)
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 with due intimation)
10. Mrs. Renu Dhotre (Present)
11. Mr. Padam Bahal ( Present)
12. Mr. Percy Mistry (Absent)
13. Mr. M. B. Gaikwad (Absent)



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

1. To read and discuss minutes of last meeting.

**RESOLVED THAT**, the Board of Member 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: - Mr. Vafadar Irani  
Seconded by: - Mr. Kalpesh Shah  
Carried by: - Unanimously

2. To give a vote of thanks to members who have given extra out of the way service to society.

“ Vote of Thanks given with applause and cheer to

- A. Mr. Hozefa Topiwala from B1904 – for providing a expensive Sony Bravia TV to Society for purpose of CCTV monitoring in Society office on returnable basis till society arranges for its own.
- B. Mr. Tushar Soni from A 803 – for providing Brand new expensive branded Biometric equipment to society for managing the society Security and housekeeping staff attendance.

Proposed by: - Mr. Kalpesh Shah  
Seconded by: - Mr. Shailesh Masani  
Carried by: - Unanimously

3. To read and discuss on all tasks executed so far.



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“**RESOLVED** and discussed that all the tasks executed so far, namely below, were progressive and well acknowledged. The list of work read and informed is as under :-

- 1) Cameras Installed
- 2) Signage Stickers
- 3) Handrails & Safety Barricade Affixed.
- 4) MS Chajja for Terrace Doors
- 5) MS Chajja for Garbage Bins
- 6) MS Door for 5th Floor Terrace.
- 7) MS Water Tank Cover & Overflow Pipe (as per MCGM norms)
- 8) Monsoon Water Harvesting Piping
- 9) Netting of Water Tank Pipes
- 10) Security Tables.
- 11) Gym Work.
- 12) Monsoon Mats.
- 13) Issues of OTIS Resolved.
- 14) Safety Cone
- 15) Door Closers Serviced & Door Stoppers Fixed of all the Passage & Common Area Doors.

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

#### 4. To read and discuss all expenses done so far.

“**RESOLVED** The expenses of all the tasks were submitted in earlier meetings as well as in this meeting for the tasks executed between previous and this meeting. Minor explanations given and doubts cleared. All was found satisfactory

Proposed by: - Mr. Vafadar Irani  
Seconded by: - Mr. Shailesh Masani



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Carried by: - Unanimously

5. To discuss and finalise further tasks to be carried out from list of pending matters or any new matter.

**“RESOLVED** The following on going tasks were also informed -

1. Submersible Pump Repairs & Services.
2. Temporary Tarpaulin of Swimming Pool (Upcoming Monsoon)
3. Pest Control Finalisation
4. Building Insurance
5. Waterproofing of BEST Meter Room (B-Wing) Outer Side & Security Cabin.
6. 7th & 14th Floor Refuge area water pipe repairs and water reversing from top floors.
7. 7th & 14th Floor Refuge area Vata to avoid Monsoon water entering the lifts via passages.
8. Rain water drain pipes from terrace choked. Cleaning and re working required.
9. Safety nets to be installed on every three floor in the common staircase railing centre due to risk of falling as the railing height is less.
10. Closing of all ducts with bird nets to prevent bird infestation.

Proposed by: - Mr. Vafadar Irani

Seconded by: - Mr. Tushar Soni

Carried by: - Unanimously

6. To allow members with electric vehicles to install charging points in parking places.



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**“RESOLVED** that Electric vehicles being the future, number of vehicles will increase in due course of time. For Four Wheel vehicles, they can install the charging points in their own respective car parkings by taking the line from their own meters with proper lock and protection arrangements. For two wheelers, it has been proposed that a common charging board with multiple charging points can be made for members from society common line and a sub meter be installed for this board to measure the units consumed. After technical review of consumption, the respective owners be charged a fixed amount per month as 2 Wheeler EV charges. This proposal too is open for further technical discussions and review before a final plan is chalked out. Meanwhile, one or two members can make temporary charging arrangements in respective wings, with the condition that it should not be treated as a fixed parking spot and that there should be no disputes. Permission shall be granted to such members after receiving application.

Proposed by: - Mr. Kalpesh Shah

Seconded by: - Mr. Tushar Soni

Carried by: - Unanimously

7. To discuss on further course of action on the matter that Builder has not given infrastructure amount for the unsold flats : -

**“RESOLVED** that the amount be carried forward in the name of the flat and be kept as outstanding in the flat’s name till recovered from the new buyer /owner

Proposed by: - Mr. Padam Bahal

Seconded by: - Mrs Renu Dhotre

Carried by: - Unanimously



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**8. To finalise the Pest Control Vendor**

“ **Resolved** after comparison with Ankita Pest Control and Pesticare that Pesticare is offering :-

1. More Services.
2. Lesser price with a difference of almost 10% to 15% than Ankita
3. Better flexible Payment terms.

So the Pest Control Contract should be given to Pesticare.

Proposed by: - Mr. Tushar Soni

Seconded by: - Ms Harshika Bhadracha

Carried by: - Unanimously

**9. To serve Notice to Members who have not paid security deposit.**

“ **Resolved** that a second reminder notice be given to all members who are carrying on renovation or interior work in their flats without paying security deposit and thereby earlier notice given by society. A time of three days to be given after which the work should be stopped and contractors not allowed to continue work.

Proposed by: - Mr. Shailesh Masani

Seconded by: - Mrs Renu Dhotre

Carried by: - Unanimously

**10. Whether to allow Builder to continue interior work in B1401 and B1402 as security not deposited and possession not given to buyer.**

“ **Resolved** that a notice to be served to Allottee / Owner / Builder for Flat no. B1401 and B1402 to get clarity as to who is getting the interior work done when



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possession is not given to owner. If interior work is going then the person doing so should immediately release Security deposit and Maintenance Cheques Due Bills.

Proposed by: - Ms. Harshika Bhadracha

Seconded by: - Mrs Renu Dhotre

Carried by: - Unanimously

**11.** To discuss about application received from Flat B1201 and B1202 for starting interior work.

“ **Resolved** that the flat owner shall submit proper drawing and work plan that they shall be doing in the flat. For any civil work involving removal / brakage of any walls can be discussed only after a approved structure plan is obtained from builder. Security deposit submitted and proper transparent communication is done with society.

Proposed by: - Mr. Hozefa Topiwala

Seconded by: - Mr Tushar Soni

Carried by: - Unanimously

**12.** To serve notice to Flat A 2001 regarding the status of action being taken after the complaints received and work being stopped in the flat.

“ Resolved that the flat A2001, in Damaged condition cannot be left as it is for long time and that no corrective action has been taken so far for the damages done in the Flat A 2001 as well as damages happened to flats below. Since Monsoon is also approaching, coorective action needs to be taken soon. A notice for the same to be served immediately to the owner of Flat A2001.

Proposed by: - Mr. Vafadar Irani

Seconded by: - Mr Padam Bahal

Carried by: - Unanimously



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13. To Finalise and execute all points in our liability of compliance within six months of taking handover.

“ Resolved that

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

14. To Start Share Certificate Process

“ **Resolved** that a reminder notice be given to all members pending to submit documents related to property required to issue share certificate. If not then the share certificate process should be started. Design, format, Paper and Vendor for printing to be finalized soon.

Proposed by: - Mr. Vafadar Irani  
Seconded by: - Mr Shailesh Masani  
Carried by: - Unanimously

15. To form a sub committee of members to follow up with builder for all pending matters from their side like Conveyance, promises done in Handover meeting and pending replies to various emails sent.

“ **Resolved** that a sub committee of six people be formed to start the communication process, follow up and take matter ahead if un resolved. 3 members from each wing will be a part of this committee and shall work in co ordination with Managing Committee. Members shortlisted for this Sub committee from each wing.



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A Wing – Mr. Padam Bahal  
Mr. Percy Mistry  
Mr. Vafadar Irani

B Wing – Mrs. Renu Dhotre  
Adv Vivek Choudhary  
Mr. Somashekhar Nair

New members can be selected if any of the above members are unable to volunteer and devote time

16. To provide cover and protection from extreme sun to Main water supply PVC pipes on terrace to extend life and prevent / avoid major expenses to society.

“ Resolved that this is a big expensive project and at present there are other tasks on hand which need priority execution. This work can be postponed till all other tasks are over and society has sufficient funds. Further that the building and amenities and fixtures are covered under warranty for 5 years by the builder / developer and if anything goes wrong with the pipes / fittings, the builder developer should be contacted for the work.

Proposed by: - Mr. Tushar Soni

Seconded by: - Ms Harshika Bhadracha

Carried by: - Unanimously

17. Any other matter with the permission of Chair.

Meeting concluded with a vote of thanks to the Chair.

Dated this **12<sup>th</sup>** day of **June, 2022** at Mumbai.

**Hozefa Topiwala**