



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 12th Meeting of members of managing Committee (Newly Appointed) of Marine Palace Co-operative Housing Society Limited held on 15th Day of April, 2023 at 07:30 p.m. 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: -

1. Shri Hozefa Topiwala
2. Shri Vafada Irani
3. Shri Tushar Soni
4. Mr. Atri Bhatt
5. Mr. Rajendra Jain
6. arshid Yazdani
7. Mrs. Bhavna Chamudia
8. Mr. Nilesh Chedda
9. Mr. Percy Mistry (Co-Opt Member)

With the permission of chair the meeting was started on time by giving vote of thanks with applause and cheers to Mr. Atri Bhatt for voluntarily sponsoring/gifting a security cabinet for the A-Wing Entrance.



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

1. Welcoming the new committee on board

Each member on the day present were duly welcomed on the board by the chair and were accordingly introduced with their respective tasks to be undertaken for society betterment.

Proposed by: - Hozefa Topiwala

Seconded by: - Tushar Soni

Carried by: - Unanimously

2. To read and confirm the last Minutes of Meeting of Members of Managing Committee of the Society.

RESOLVED THAT, the last (11th) managing committee meeting was held on 22-01-2023 and no meetings were conducted in the month of Feb., 23 & Mar., 23 due to the 2023-2028 election process. 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

3. 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: - Atri Bhatt

Seconded by: - Farshid Yazdani

Carried by: - Unanimously



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

4. To update regarding the investment done till date and decide on any further investments.

RESOLVED THAT, the investment in fixed deposits done with HDFC Bank Limited till 31-03-2023 is appropriate and further investments as may be required within the provisions of bye-laws can be done accordingly with institutions/banks which are considered to be safe and may yield beneficial returns on investments to society.

Proposed by Bhavna Chamudia

Seconded by Atri Bhatt

Carried by: - Unanimously

5. To update about a gardener hired for maintenance and well being of green area of society premises.

RESOLVED THAT, the plants for green/garden area of the society which is sponsored by our member Mr. Atri Bhatt, who also been taking care to develop the same for last few months which now henceforth will be looked after by the society and therefore a gardener has been appointed to take basic care of the same and beautify & maintain these areas.

Proposed by Rajendra Jain

Seconded by Vafadar Irani

Carried by: - Unanimously

6. To discuss and decide upon Transfer of flats whose applications is/are received/pending.

RESOLVED THAT, the transfer requests received for Flat No. B-601 & A-603 are hereby approved.



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

FURTHER RESOLVED THAT, the transfer application of one Mr. Anupkumar Bahadur Jaiswal regarding Shop No. 7 on ground floor, which is pending has to be kept on hold as other legal heirs of M/s. Bajarang Chana Mart have raised objection for the same.

FURTHER RESOLVED THAT, as called upon Mrs. Aruna Shah & Mr. Rajesh Shah were present and have agreed to bear the cost of giving public notice in three newspapers (English, Hindi & Marathi) as may be advised by the society for inviting objections/claims from public at large for the transfer process to be initiated by the society and thereafter they shall submit their indemnity bond in favour of society for duly processing the transfer.



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

7. To discuss and finalize the draft copy of Rules & Regulation Book to be circulated to members for adherence.

RESOLVED THAT, the Rules & Regulation Booklet prepared by the board is referred by each one thoroughly which is accordingly approved and decided to be circulated to each unit of the society for adherence of the same by members.

Proposed by Hozefa Topiwala
Seconded by Nilesh Chedda
Carried by: - Unanimously



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

8. To update regarding terrace access to be made allowable to Residents.

RESOLVED THAT, the RFID unit has been installed to identify and verify the access to terrace and therefore entries shall be allowed to all such members who shall submit an undertaking in prescribed format (**Form-VI**) of the society rule book and adhere with the rules mentioned therein.

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

9. To update on Fire Hydrant Service Contract.

RESOLVED THAT, considering the fire safety measures being an important concern of any building, fire safety equipments have to be kept well maintained and in working condition 24x7x365 and therefore few meeting with MEP Consultants M/s. Hydraugic consultants were done earlier and an AMC has been worked out which will be assigned to them after Ramzan EID i.e. 23-04-2023.

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

10. To update on Pari Automation Service Contract.

RESOLVED THAT, the stack parking on the 3rd floor parking podium of our building requires regular checks and maintenance as it's a concern of safety and hence it is decided to assign the AMC of the stack parking units to WIPRO-PARI (Precision Automation & Robotics India Limited), the ones who have initially got the stack installed in our building.

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



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

11. To decide/update on application received from Owner of A-1202 for family function.

RESOLVED THAT, the first floor parking podium is mostly occupied and as was resolved that it is difficult to accommodate such request so at first instance the same was decided to be denied but Mr. Nilesh Chedda who holds Parking space on the first floor suggested that he will co-operate for the days during the function and not park his vehicle and let other vehicle of this floor be switched with his space for those days so that revenue is generated, duly benefiting and financially strengthening the society and accordingly the application of A-1202 is agreed to be approved with the broad understanding of Mr. Nilesh Chedda to which the board has really appreciated.

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

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

RESOLVED THAT, the application received from members of B-1801 & B-2003 requesting for CCTV footages for the day **Monday, 10th April 2023** has to be considered on merits as it is concern with the security and safety of our society and therefore the board has decided that since there are various movements of every members of our society be it personal or general captured on the CCTV the same cannot be personally handed over to any individual/member and therefore office bearers will call upon the technician and retain the necessary footages on pen drive and shall hand over the same to appropriate authority (police personnel) upon official demand made for the same from office bearers.

Proposed by Rajendra Jain
Seconded by Vafadar Irani
Carried by: - Unanimously



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

13. To discuss and update about the Urgent & Necessary decision taken/to be taken towards the upcoming Monsoon Precaution.

RESOLVED THAT, during the previous monsoon various troubles and hassles were faced by the then sub-committee which were noted accordingly, few of those were handled accordingly and some remained pending, so to avoid such same situation this monsoon necessary precaution has to be taken for the following:-

- i. Covering the Swimming Pool so that no water gets filled and retained in it during monsoon thereby resulting in breeding of malarial/dengue mosquitoes.
- ii. Temporary Covering to the B-Wing Terrace Door with Tarpaulin thereby avoiding the rainwater to splash inside the staircase due to the heavy storm like wind blowing from the west side of the building during heavy rains.
- iii. The Locks of Glass doors of B-Wing Lobby to be repaired as during heavy windy rains, if required the doors can closed so no damages are caused to B-Wing Lift Sensors.
- iv. The cost of repairs of the B-Wing Foyer upper glass case (the broken glass) is expensive task, but has to be covered to avoid the windy rainwater enter from there making the entire lobby wet and slippery, so office bearers to take into consideration a permanent solution and repair/redesign the same.
- v. New Rainwater pipe installed from the open to sky area on the 4th (service) floor till ground floor rainwater chamber.
- vi. Rainwater Chamber near the garden areas of both the wings to be cleaned and plaster wherever required.
- vii. Rainwater Chamber at the front and passage areas of the building to be cleared with high pressure of water flow.
- viii. Garden area brick boundaries made to avoid the soil being washed away during heavy rains thereby destroying the garden and its beauty.
- ix. Rainwater Filter Chamber cleanup and restoring the filter material.
- x. Making a half round drain line for the chajja made between the building wall and compound wall at the designated dustbin area.
- xi. Assessing all the parking podium areas regarding the water logging and taking appropriate decision in coordination with plumber.

Proposed by Nilesh Chedda
Seconded by Tushar Soni
Carried by: - Unanimously



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

14. Any other matter with the permission of Chair.

With permission of the chairman following issues were discussed: -

- a. Disputes amongst Members:** - It was brought to the knowledge of the board members that members B-501 & B-502 of 5th floor and of B-1201 & B-1202 and B-1203 & B-1204 of 12th floor have been disputing internally within themselves to which upon their approach office bearers intervened and got them arrive at an amicable decision which was agreed but later they reversed and changed their minds continuing their differences, therefore society office bearers have restrained themselves to further intervene and have directed them to approach appropriate authorities as may be deem fit and society shall cooperate with such authority upon visit.

Proposed by: - Vafadar Irani

Seconded by: - Hozefa Topiwala

Carried by: - Unanimously

Meeting concluded with a vote of thanks to the Chair.

Dated this **15th** day of **April, 2023** at Mumbai.

