

"D" HERITAGE CO-OPERATIVE HOUSING SOCIETY LIMITED

Address: PLOT NO-04, SECTOR-01, Vashi, Navi Mumbai - 400 703.

REG NO. - N.B.O.M/CIDCO/HSG/(T.C)/10587/DR/YEAR - 2025-26

RESOLUTION OF 2ND SPECIAL GENERAL BODY MEETING

'D' Heritage Co-operative Housing Society Limited has conducted a Special General Body meeting on 1st March 2025 at 4:00 PM at 1st Floor, Mahatma Jyotiba Phule Smruti Bhavan, Plot No. 12-13, Sector - 03, Vashi, Notice and Agenda had been issued to society members dated 11/02/2025,

The meeting was about to start at 4:00 PM but Required numbers of members were not present, but after 20 mins the Quorum was complete and the meeting started by Hon. Chairman Mr. Mahadev Rajaram Dumbre.

Hon Chairman Mr. Mahadev Rajaram Dumbre Started the meeting by Reading the Resolution of Previous Special General Meeting in the presence of Mr. Vijay Mhatre from Deputy Registrar Society (CIDCO) for Election of Committee Members and Office Bearer for 'D' Heritage CHSL which are as follows: -

- 1) Mr. Mahadev Rajaram Dumbre
- 2) Mr. Santosh Vasudev Joshi
- 3) Mr. Rajendra Shridhar Parkhe
- 4) Mr. Nikhil Pandurang Parab
- 5) Mr. Nilesh Rangnath Hadavale
- 6) Mr. Imran Mehmood Kazi.
- 7) Mr. Santosh Babban Palse
- 8) Mr. Mangesh Baburao Khapre
- 9) Mr. Amjad Khan
- 10) Mr. Rahul Govindrao Salunkhe
- 11) Mr. Mangal Pandurang Borhade
- 12) Mrs. Kavita Eknath Sawant
- 13) Mr. Sanjay Tukaram Mali (OBC)
- 14) Mrs. Anita Walhekar (SBC)
- 15) Mr. Sandeep Vedprakash Gaikwad (SC/ST)



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After that from the above mentioned committee members the following members were selected as office bearers: -

- 1) Mr. Mahadev Rajaram Dumbre (Chairman)
- 2) Mr. Santosh Vasudev Joshi (Secretary)
- 3) Mr. Rajendra Shridhar Parkhe (Treasurer)

The following resolutions were passed in this meeting:-

Agenda No. 01: - New Share Certificate Distribution:

Resolution: - Resolved that after the conversion of 'D' Type Apartment Owner's Association to 'D' Heritage Co-operative Housing Society Limited bearing registrations No. NBOM / CIDCO / HSG / (T.C) / 10587 / DR / YEAR 2025-26 DATED 03/01/2025 New Share Certificate be issued to all the members who are authorized member of 'D' Heritage Co-op Hsg. Society as per CIDCO List and Index II issued by Joint Sub Registrar.

In the presence of all members the above mentioned agenda was approved and society has Distributed the Share Certificate.

The Society also passed a resolution that the few members pending application for membership to society to be submitted along with Appendix 3 within a period of 60 days.

Proposed by : Mr. Vishwas Bhor

Seconded By : Mr. Sampat Shewale

The above resolution is unanimously approved.

Agenda No. 02: - Nomination Form Distribution for New Shareholders:

Resolution: - Resolved that members who have Received Share Certificate and willing Nomination form to give their Nomination Rights to their legal Heir's will be given the Nomination Form.



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Proposed by : Mr. Anand Agarwal

Seconded By : Mr. Kayyum Khan

The above resolution is unanimously approved.

Agenda No. 03: - Issuance of No Objection Certificate (NOC) for Members Pending Transfer from CIDCO:

Resolution: - Resolved that the No Objection Certificate (NOC) be given by the society to members whose CIDCO Transfer is Pending only after the payment of their existing Due's.

Proposed by : Mr. Pradeep Pawar

Seconded By : Mr. Babulal Sen

The above resolution is unanimously approved.

Agenda No.04: - Update on CIDCO List:

Resolution: - Resolved that an update on the status of the CIDCO list will be carried out, ensuring that all relevant details are aligned with the records of the Society and statutory norms.

Proposed by : Mrs. Pramodini Chaudhary

Seconded By : Mr. Sanjay Mali

The above resolution is unanimously approved.



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Agenda No. 05: - Pending Shareholder Fee and Transfer:

Resolution: - Resolved that outstanding shareholder fees, CIDCO conversion fees as well as any pending share transfers fees, shall be cleared by the society members at the earliest.

Proposed By : Mr. Nikhil Parab

Seconded By : Mr. Rahul Salunkhe

The above resolution is unanimously approved.

Agenda No. 06: - Appointment of Accounts Auditor and Closure of Existing Accounts:

Resolution: - Resolved that Mr. Pravin More Registered at. DJR/ 200 /2021 Reg. No. 14 is appointed as 'D' Heritage Co-operative Housing Society Limited's new account's auditor who is also member at the GDCA Panel, in addition to the closure of the existing accounts, in line with the statutory requirements and best practices for the Society's financial transparency. Also, the society will Close Old bank account and Transfer all funds into new Bank Account at the earliest.

Proposed By : Mr. Amit Vichare

Seconded By : Mr. Anant Agrawal

The above resolution is unanimously approved.



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Agenda No. 07: - Discussion on Notice from Corporation Regarding "Dilapidated Building" (धोकादायक इमारत) and letter from society members for Redevelopment dated 26th January 2025.

Resolution: - Resolved that the 'D' Type Apartment Owners Association has received notice from Additional Commissioner of Navi Mumbai Municipal Corporation dated 22/07/2024 Section 264/1 under Maharashtra Corporation Act 1949 classifying the building as "Dilapidated Building" (धोकादायक इमारत). After receiving the notice from Navi Mumbai Municipal Corporation, the then existing committee had appointed Mr. Milind. D. Jadhav (Authorized Structural Auditor) for carrying out the Structural Audit of buildings D1, D2, D3 & D4. Mr. Milind D Jadhav had carried out the Structural audit of the building D1, D2, D3 & D4 and submitted the Report before Additional Commissioner, 'C' Ward, NMMC, Sector - 16A, Vashi. As per the Audit report issued by Structural Engineer Mr. Milind D. Jadhav dated August 2024 all the buildings D1, D2, D3 & D4 are categorised as C1 "**Dilapidated Building**" (धोकादायक इमारत).

The society members are aware of this situation and are ready to vacate the building premises after the final Vacate notice from NMMC and those members opposing to peacefully vacate the society premises will be solely responsible for their action and the Society committee / office Bearers will not be responsible for any accident, damages and loss of life or property. It is the responsibility of the flat owner to give peaceful vacate of their respective flats from their respective tenants.

➤ **Request for Immediate Redevelopment Action of Dilapidated Building and Convening of Special General Body Meeting**

The Secretary received letter from 180+ society members dated 28th January 2025 requesting society to take immediate action for the redevelopment of the society building as the buildings **are in dangerous and dilapidated condition** and thereby calling of a Special General Body Meeting for discussion of structural audit report and moving forward with the procedures of Redevelopment of the society.

Proposed By : Mr. Mangesh Parab

Seconded By : Mr. Santosh Palse

The above resolution is unanimously approved.



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Agenda No. 08: - Concerned Letter for Redevelopment:

Resolution: - Resolved that the society has decided that the building structure has become old and dilapidated and cannot be repaired further, so the members and committee has decided to go for redevelopment as per Unified DCPR. Out of 288 members 164 Members have given written Consent for Redevelopment on 100/- Stamp Paper Duly notarized giving full support and co-operation thereby giving undertaking as to not to obstruct the work of redevelopment of the society.

Proposed By : Mr. Kalyan Mandare

Seconded by : Mrs. Kavita Eknath Sawant

The above resolution is unanimously approved.

Agenda No.09: - Appointment of M/s Sawant Liasoning and Consultant Pvt. Ltd. as the Project Management Consultant (PMC) and Legal Consultant for 'D' Heritage Co-operative Housing Society Limited and their work Update:

Resolution: - Resolved that 'D' Type Apartment Owners Association had passed the resolution and issued a public notice in Lokmat newspaper dated 28-06-2022 for appointment of project Management Consultant (PMC) for redevelopment of Dilapidate Building. After that following PMC's had submitted their proposal: -

- 1) GLOBERA CONSULTANCY PVT. LTD - ANDHERI EAST
- 2) GODBOLE MUKADAM AND ASSOCIATES - THANE EAST
- 3) LILADHAR PARAB ARCHITECT AND DESIGNING - VASHI
- 4) DILIP SANGHVI CONSULTANT - GHATKOPAR
- 5) PAWAR CONSULTANCY SERVICES PVT LTD - CBD BELAPUR
- 6) M/s SAWANT LIASONING AND CONSULTANCY PVT. LTD. - VASHI/MULUND

After Scrutinizing all the proposal, the committee had decided to appoint M/s Sawant Liasoning and Consultant Pvt. Ltd. for Project Management Consultant (PMC) as well as Legal Consultant for Re-Development and Conversion of Apartment Owners Association to Co-operative Housing Society under one roof.



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The 'D' Type Apartment Owners Association had issued Appointment Letter to M/s Sawant Liasoning and Consultant Pvt. Ltd. for providing project management consultancy services and legal services for carrying out the redevelopment of the society building. After that M/s Sawant Liasoning and Consultant Pvt. Ltd. had successfully executed the work of converting the 'D' Type Apartment Owners Association to 'D' Heritage Co-operative Housing Society Limited dated 03-01-2024 bearing registrations number NBOM / CIDCO / HSG / (T.C) / 10587 / DR / YEAR 2025-26 DATED 03/01/2025.

Resolved that a committee members meeting was held on 20th February 2025 in which the committee members had called for quotation from various PMC's out of which the committee members after proper evaluation had selected M/s SAWANT LIASONING AND CONSULTANCY PVT. LTD as the PMC for 'D' Heritage Co-operative Housing Society Limited which shall appear before the 2nd SGM for its final approval. The list of various PMC'S is follows:

- 1) GLOBERA CONSULTANCY PVT. LTD - ANDHERI EAST
- 2) GODBOLE MUKADAM AND ASSOCIATES - THANE EAST
- 3) DILIP SANGHVI CONSULTANT - GHATKOPAR
- 4) M/s SAWANT LIASONING AND CONSULTANCY PVT. LTD. - VASHI/MULUND

After the 1st Special General Meeting, new Committee was appointed and Office bearers were also finalized and the Registration of SUPPLEMENTARY LEASE DEED was executed before Joint Sub-Registrar, Thane - 3 Dated 28/02/2025 .

After the 2nd SGM dated 01-03-2025 'D' Heritage Co-operative Housing Society member has given the Appointment Letter for the work of project management consultancy services and legal services to M/s Sawant Liasoning and Consultant Pvt. Ltd. And out of 288 members 164 members have given consent on 100/- Stamp Paper, Clause No. 4 confirming the appointment of M/s Sawant Liasoning and Consultant Pvt. Ltd. as the PMC.

M/s Sawant Liasoning and Consultant Pvt. Ltd will provide their service as the PMC for 'D' Heritage CHSL and will provide timely updates regarding ongoing and upcoming developments, including timelines and progress reports.



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Proposed By : Mr. Satish Kulkarni

Seconded By : Mr. Vijay Koli

The above resolution is unanimously approved.

Agenda No. 10: - Tender Procedure for Developer from PMC:

Resolution: - Resolved that committee member Mr. Nikhil Parab has given the suggestion to finalize the Tender Draft for Appointment of upcoming Developer with a period of 30 Days and after discussing with committee members publish Tender Notice in two Languages i.e. Marathi and English in NEWS Paper.

All the society members has accepted this proposal and approved.

Proposed By : Mr. Nikhil Parab

Seconded By : Mr. Imran Mehmood Kazi.

The above resolution is unanimously approved.

Agenda No. 11: - Presentation from PMC:

Resolution: - The PMC i.e. M/s Sawant Liasoning and Consultant Pvt. Ltd. has given presentation as per Unified DCPR, Floor Planning, Designing, Building Elevation and CIDCO Eligible Unit Area calculated as per Feasibility Report i.e. the minimum required. Also they have guided the society members for the Roles and Responsibilities of the PMC and also gave an awareness about necessary legal steps to be taken in PAA Agreement and Development Agreement from the developer.



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M/s Sawant Liasoning and Consultant Pvt. Ltd. gave a presentation on the Elevation of The Building, Open Area, Amenities, Parking Facility.

Proposed By : _____

Seconded By : _____

The above resolution is unanimously approved.

Agenda No. 12: - Appointment of Legal Opinion:

Resolution: - Resolved that the society has already appointed M/s Sawant Liasoning and Consultant Pvt. Ltd. As the Legal Expert to provide professional legal opinion on various matters concerning the Society, including issues related to CIDCO, Development Agreement Registration and PAA Agreement Registration.

Proposed By : Mr. Vishwas Bhor

Seconded By : Mr. Sanjay Tukaram Mali

The above resolution is unanimously approved.

The meeting was conducted in accordance with the applicable provisions of the Society's Rules and Regulations.

Apart from the Agenda of the Meeting, no other topics were discussed as there was no discussion.

The Chairman thanked all the member's present and declared the meeting closed.



For "D" Heritage Co-op. Housing Society


Chairman


Secretary


Treasurer