

SUJATA NIVAS CO-OPERATIVE HOUSING SOCIETY LTD.

REGD. NO. BOM/HSG-259 OF 1962
1/C3/3, S.V. ROAD, BANDRA WEST, MUMBAI- 400050

17th August 2024

The Members of
Sujata Nivas CHSL

Dear Members

Please find enclosed the Minutes of the Emergency Managing Committee Meeting held on 16th August 2024 in response to the Letters by Ms. Nirmala Samant Prabhavalkar, Member Flat No. 13, Sujata Nivas CHSL.

Kindly acknowledge the receipt of the same.

Thanking You
Yours Sincerely


Hon. Secretary



SUJATA NIVAS CO-OPERATIVE HOUSING SOCIETY LTD.

REGD. NO. BOM/HSG-259 OF 1962
1/C3/3, S.V. ROAD, BANDRA WEST, MUMBAI- 400050

**Minutes of the Emergency Managing Committee Meeting held on 16th August 2024
at 08.00 pm at Sujata Nivas CHSL office, Bandra West, Mumbai 400050**

The Following Members were present:

Sr. No.	Name	Flat No.
1	Mr. Sunil Krishnaraja	4
2	Mr. Ashish Ghone	6
3	Mr. Vaspar Dandiwala	8
4	Ms. Rathna Mariadoss (BUILD)	11
5	Ms. Anita Brij Narayan	20
6	Ms. Namrata Biyawat	22
7	Mr. Sanjay Sharma	23

This Emergency meeting is called by Hon. Secretary due to last minute letters addressed by Mrs. Nirmala Samant Prabhavalkar dated 12th August, 2024 received on 14th August 2024, and two letters dated 14th August 2024 received on 16th August 2024 somewhere in the morning.

Agenda Item No.1: Reading of the Minutes of the Last Managing Committee Meeting held on 7th August, 2024

The minutes of the last Managing Committee meeting was read out by the Joint Secretary. Since there were no questions, same was passed unanimously

Proposed by: Sanjay Sharma

Seconded by: Vaspar Dandiwala

Carried out unanimously

Agenda Item No. 2: Discussion on the following Letters received from Ms. Nirmala Samant Prabhavalkar, Member Flat No. 13



Letter dated 12th August, 2024, Letter dated 14th August, 2024 received on 16th August 2024 and letter dated 14th August, 2024 received on 16th August, 2024

1. With reference to the Letter raising objection on the Notice and Agenda of the meeting, the Managing Committee state that:

- a) there were meetings already held on 20.01.2024, 17.03.2024 and 21.04.2024 for covering the comparative information (PMC) regarding tenders selected.
- b) The tenders have already been serially presented in meetings held on 20.01.2024, 17.03.2024 and 21.04.2024. That is how there are now only 2 developers left out of 9 developers who purchased tenders from our society.
- c) Now as per the next stage, society members need to select ONE developer.
- d) Taking consent from selected developer and information on next course of action will subsequently follow after selection of ONE developer.

Nowhere in the GR it is mentioned that developer is mandatorily required to remain present for this Final meeting. Hence it is not correct to keep pointing finger at the present Managing Committee that we are wrong at each stage. If the present Managing Committee is so wrong, redevelopment should have taken shape since 2006 since society members filed their consent for redevelopment with the hope of seeing light of redevelopment back then.

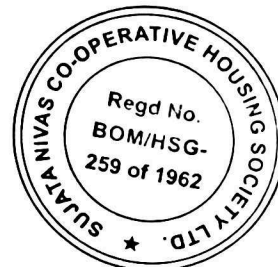
2. With reference to her observation on the report of PMC circulated on 27.07.2024 as subject, Managing Committee would like to deal with the serious allegations and state that:

- a) Managing Committee deny all allegations in the letters addressed.
- b) Managing Committee deny that any sort of pressure on PMC has been put in anyway. In fact, the Managing Committee authorized their Secretary and Joint Secretary to co-ordinate with the PMC office for any redevelopment paper work, which communication have always been official.
- c) There is no mention in GR about completing the process in 6 months. Further the process being time barred as stated is completely incorrect. If the process



followed was so incorrect by present Managing Committee, the Dy. Registrar would not have passed Order to carry out the 79A meeting. Hence, the approach of Ms. Nirmala Samant Prabhavalkar of pin-pointing as everything wrong by the Managing Committee is not excepted from a member like her.

- d) That in the chart itself, dates are mentioned of 1st offer, 2nd offer and 3rd offer by developers. Contradictorily, we do not know whose revised offer was earlier is stated by her. Hence, the records itself have evidenced the date, where is the question of manipulating these dates, when offers were opened in camera in general body meetings. Such statements are unexpected from a member of a society who instead of supporting completion of 79A process, is raising baseless allegations against the Managing Committee who have put in sincere efforts and time and energy on honorary basis out of their daily schedule for senior citizens of the building and became their associate members just to assist in completing the redevelopment work in this society since 2006.
- e) Managing Committee would like to clarify that they have not appointed Asmita Consultants Pvt. Ltd, Chartered Accountants. In fact, it is the PMC who have appointed them to obtain a second opinion for benefit of members, to make an informed decision. Hence, before raising allegation, member ought to have done due diligence and shown co-operation with other members, MC, PMC, experts, etc.
- f) Managing Committee is shocked and surprised to read that Managing Committee will be personally liable for the redevelopment project completion. Managing Committee is not a decision maker in the process. In fact, every decision in 79A process has been taken by general body as per the 79A GR. Hence it is not correct to play any blame games at this crucial juncture. In fact, Managing Committee has taken every possible effort to share all documents, which are so bulky, updated the members on e-mail, hand delivery and speed posts also plus updated the website www.sujatanivas.com. All these activities take a lot of time, energy. Hence, it is not fair on part of a member to put allegations of this nature. Managing Committee completely deny the same.
- g) Further, Managing Committee has arranged approx. 13 redevelopment related meetings till date in a span of almost 2 years now. Hence now it is the members who need to decide.



h) Managing Committee is shocked and surprised to learn that the process is not transparent and that the name of the developer Roswalt Realty was disclosed by Ms. Nirmala Samant, alleging that Managing Committee decided to give project to them. Managing Committee is completely powerless in 79A, which is pertinent to note. All decisions have been taken in general body meetings by members. The final meeting for selection of ONE developer on 18th August, 2024 also will be decided by general body only. Hence, it is not correct to defame the members of the Managing Committee in such a manner.

“Resolved that Managing Committee shall forward the letters of Ms. Nirmala Samant Prabhavalkar to all members, PMC, Developers, Dy. Registrar alongwith minutes of the present Managing Committee meeting dated 16.08.2024 and to advocates for advice on legal steps by e-mail and also on society website www.sujatanivas.com for quick access other than hand delivery and society Notice Board.

Further resolved that letter dated 12.08.2024 will be dealt with separately and replied to after legal advice from advocates”

Proposed by: Rathna Mariadoss

Seconded by: Ashish Ghone

Carried Unanimously

For Sujata Nivas CHSL


Hon. Secretary

