

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 Special General Body Meeting held on 8th March 2025 at 11:00 am in the compound of Sujata Nivas CHS, Bandra West, Mumbai 400050 in camera for authorisation for draft of Power of Attorney (POA) and other ancillary documents on behalf of the society.

The Following Members were present:

S. No.	Name	Flat No.
1	Mr. Sunil Krishnaraja Tommundrum	4
2	Lt. Gen. Gurbaxani	5
3	Mr. Ashish Ghone	6
4	Mr. Vaspar Dandiwala	8
5	M/s. BUILD (Ms. Rathna Mariadoss)	11
6	Dr. Sundeep Kamath	12
7	Mrs. Nirmala Samant Prabhavalkar	13
8	Mr. Sunil Alimchandani	18
9	Ms. Jitiksha Parikh	19
10	Mr. Shyami Gala and Mrs. Amrutben Shyamji Gala	21
11	Ms. Namrata Biyawat	22
12	Mr. Zuber Kazi	G-3

Ms. Ketki Prajapati, SL Partners in attendance.

Meeting was adjourned for 30 minutes for want of quorum and commenced at 11.30 am.

Secretary Mr. Sunil Krishnaraja requested Lt. Gen. Gurbaxani to Chair the meeting and the same was seconded by Dr. Sundeep Kamath. Lt. Gen. Gurbaxani thereafter, accepted to Chair the meeting.

Lt. Gen. Gurbaxani addressed all the members present good morning ladies and gentleman. We are all aware what has been exchanged on email by the managing committee. And I suppose that you are also aware what Nirmala Madam has raised about the Associate members not be given the Power of Attorney and that



only members should be given. That is also being abided by in which the name chart is Mr. Sunil Krishnaraja, Dr. Sundeep Kamath, Mr. Ashish Ghone and Mr. Sanjay Sharma. These are the people who are being given the authority for Power of Attorney on behalf of the society. And that is the first point of the agenda.

AGENDA 1 : Authorising the Chairman, Secretary and TWO other members of the Managing Committee to sign and execute the Power of Attorney and other ancillary documents, if any required, in respect of redevelopment.

My point to you is that we have elected a managing committee. All along that managing committee has functioned. We have come a long way in our progress for redevelopment and it is time when you realize that after all to progress further the power of attorney has to be given. Then only the authorities whom we have named for Power of Attorney can execute the work or rather sign the papers for the execution of the work. So therefore, if anyone has any observation, please state it now.

Adv. Nirmala Samant Prabhavalkar stated that since it's International Women's Day, she has to go after some time and that she has to give her observations and that there is nothing personal about it in the larger interest of the society. I have just mentioned that remaining two members who are already having the flats in their name, there is no problem. I have no objection personally to the chairperson or also to the secretary, but technically whatever I feel necessary, tomorrow somebody will say ki aapko itna pata tha toh aap chup kyu baithe.

Mr. Sunil Krishnaraja clarified that he is the member.

Adv. Nirmala Samant replied that's what she said. That's very good. That's what I said. I have nothing personally about it. We were not informed. I said you confirm it and subject to confirmation. I have written it subject to confirmation. If you are a member, very good, very nice and you can sign it. If Namrata also wants, she also can sign it. But being an associate member, I just recorded my observation, that is it. Secondly, I am very thankful to Ketaki Ma'am and Devang ji for accepting my various suggestions on track mode and I am so happy that whatever was your earlier Power of Attorney having certain portions which I asked you to delete it, I am so happy that you have deleted it in the larger interest of the society and also you have added something or that which I am thankful, I have no problem, I support the Power of Attorney draft which is given by you, only my objection is to that associate member should not sign, that's it and I may be permitted to leave the meeting, thank you.



Namrata Biyawat clarified that before Adv. Nirmala Samant leaves the meeting, request all members to hear out my clarification on the subject. I, stand before you today to clarify some important aspects of our ongoing redevelopment process. As a chairperson, I would first of all like to thank all the members for electing me in the managing committee today.

I want to ensure to each and every one of you that the steps we have taken so far have been methodical, have been transparent and have been in the best interest of the society as a whole. Over the last two and a half years, we have conducted multiple meetings where every member was invited to voice their opinions, concerns and suggestions. We ensured that every viewpoint was carefully considered, whether by the professionals we appointed or the developers we chose to work with.

Decisions were not made in any isolation. We held votes to ensure that the democratic process was followed, giving everyone a fair opportunity to have their say. And today, I am proud to say that we have reached a crucial milestone that is the execution of redevelopment papers. This brings us one step closer to securing a brighter future for our society. However, I am aware that there are concerns regarding my associate membership to my father's flat and how it may impact the smooth process of redevelopment. Some members have raised objections regarding this, suggesting that my position might pose a legal complication.

Let me clarify, as an associate member, I too will be equally affected to any legal complication that may arise, as much as each one of you. The intention has always been and remains to prioritise the greater good of the society and its members. In light of these concerns, let the General Body decide on authorising the original flat members, the rightful flat owners, to sign the redevelopment papers on behalf of the society. This will ensure that there are no hindrances or delays and that the redevelopment process proceeds swiftly and smoothly. In closing, I want to reiterate that we are all together and I am fully committed to ensuring that the process moves forward without any issues. As an associate member, I have prioritized the interests of the society and I will continue to do so.

Let us move in unity and continue to work together to bring the vision of our redevelopment to smooth completion. I thank every member once again.

Lt. Gen. Gurbaxani stated that therefore having heard her and Madam Nirmala can we have the votes for passing this agenda.

After a round of discussion, votes were taken.



So, let's have the votes passing this agenda point. Lt. Gen. Gurbaxani reiterated the four names.

1. Mr. Sunil Krishnaraja Tommundrum and/or
2. Dr. Sundeep Srinivas Kamath and/or
3. Mr. Ashish Arun Ghone and/or
4. Mr. Sanjay Brijbhushan Sharma.

These four people are proposed to be authorized to sign P.O.A. and other ancillary documents in respect of redevelopment on behalf of the society.

Adv. Nirmala Samant stated that these four people. I have no problem because nothing personal. It is because of the ownership of the flat. Thank you.

Members in favour of authorising Mr. Sunil Krishnaraja Tommundrum and/or Dr. Sundeep Srinivas Kamath and/or Mr. Ashish Arun Ghone and/or Mr. Sanjay Brijbhushan Sharma to execute draft of Power of Attorney (POA) and other ancillary documents on behalf of the society.

S. No.	Name	Flat No.
1	Mr. Sunil Krishnaraja Tommundrum	4
2	Lt. Gen. Gurbaxani	5
3	Mr. Ashish Ghone	6
4	Mr. Vaspar Dandiwala	8
5	M/s. BUILD (Ms. Rathna Mariadoss)	11
6	Dr. Sundeep Kamath	12
7	Ms. Nirmala Samant Prabhavalkar	13
8	Ms. Jitiksha Parekh	19
9	Mr. Shamji Gala & Mrs. Amrutben Gala	21
10	Ms. Namrata Biyawat	22
11	Mr. Zuber Kazi	G-3

Members opposing:

S. No.	Name	Flat No.
1	Mr. Sunil Alimchandani	18



RESOLUTION: Resolved that 1. Mr. Sunil Krishnaraja Tummundrum and/or 2. Dr. Sundeep Srinivas Kamath and/or 3. Mr. Ashish Arun Ghone and/or 4. Mr. Sanjay Brijbhushan Sharma are hereby authorized to sign P.O.A. and other ancillary documents in respect of redevelopment on behalf of the society.

Proposed By: Lt. Gen Gurbaxani

Seconded By: Jitksha Parikh

Carried by Majority

With that the meeting was closed since there was no other agenda.

For Sujata Nivas CHSL


Hon. Secretary

