

**MINUTES OF THE SPECIAL GENERAL BODY MEETING HELD ON
23rd April 2023**

Minutes of the Special General Body Meeting of Sujata Nivas C.H.S. LTD., Plot no. 1/C3 S. V. Road, Bandra West, Mumbai – 400 050 held on 23rd April 2023 at 05.00 PM in Society Premises in Video Camera

Out of total 24 members in the society, the following 16 members signed in the register while 3 attended the meeting on the zoom digital platform:

Sr No.	Name of Member / Associate Member	Flat No.
1.	Dr. Vaishali Karad	2
2.	Dr. Renu Patel	3
3.	Mr. Sunil Krishnaraja	4
4.	Mr. Ashish Ghone	6
5.	Mr. Vaspar Dandiwala	8
6.	Mr. Dhruv Chaudhry	9
7.	M/s. BUILD	11
8.	Dr. Sundeep Kamath	12
9.	Mrs. Nirmala Samant Prabhavalkar	13
10.	Ms. Asma Zaheer	16
11.	Mr. Sunil Alimchandani	18
12.	Ms. Jitksha Parikh	19
13.	Ms. Anita Brij Narayan	20
14.	Ms. Shyamji Gala	21
15.	Ms. Namrata Biyawat	22
16.	Mr. Zuber Kazi	G-3
17.	Mr. Soomar (Deceased)- attended by legal heir Mr. Imran and Saira Soomar	14
18.	Dr. C.J. Thakkar (ONLINE)	1
19.	Ms. Divyani Laiwala (ONLINE)	15
20.	Ms. Ameeta Advani (ONLINE)	17

Proceedings of the Special General Body Meeting of "Sujata Nivas Cooperative Housing Society Limited, Plot No.1/C3, S. V. Road, Bandra (West), Mumbai 400050 held on 23rd April 2023 in the Society premises.

As the required quorum was attained at 05.00 pm, the Hon. Secretary welcomed the members and requested the Chairperson Ms. Namrata Biyawat to take the chair and to conduct the business as per the notice of the meeting.

The Chairperson welcomed Mr. Nikhil Dikshit (CEO), Mr. Dheeraj Gadkar (PMC Head), Mr. Rohan and Mr. Chirag, team of M/s. Shilp Associates and brought the meeting to order. Dr. Sundeep Kamath took the first agenda of the meeting.

1. To discuss and give approval on the Feasibility Report taking into consideration different schemes as per DCPR 2034 discussed in last SGBM dated 12th March 2023 by members in presence of PMC CEO Mr. Nikhil Dikshit and Sensitivity Analysis will be presented by the Architect/Project Management Consultant, M/s. Shilp Associates.

Mr. Dikshit explained that as per the drawings that were submitted by the Society to M/s. Shilp Associates, there are some extra extensions which are made by few members. However, the total area of all these extensions is around 158 sq. ft. which forms part of Annexure 2 of the Final Feasibility Report. Mr. Nikhil Dikshit of M/s. Shilp Associates presented the Final Feasibility Report with the different schemes beneficial for the Redevelopment of the Society. Further Adv. Nirmala Samant Prabhavalkar also put forth questions of incentives to members in terms of FSI by the developer also whether will members get basic protected TDR or the fungible? Also how much society members will get share between the prospective developer and the existing society under 33 (11) of DCPR 2034?

Mr. Nikhil Dixit answered by showing the chart under 33(11) of the DCPR where the FSI in suburbs is 3 FSI plus fungible, in detail.

Mr. Sunil Alimchandani questioned about benefit to members under various schemes where Mr. Dikshit explained the calculations of the various schemes and showed the evaluations to members.

Dr. Renu Patel also asked about the commercial benefit to members. Adv. Nirmala Samant Prabhavalkar also supported the question by mentioning that the building is a 'residential building'. However, since there are few units of Doctors, whether the same can be used as a negotiation with developer, since professionals are permitted to run in residential unit, where Mr. Nikhil agreed that the same can be dealt with at the stage negotiation stage with developer.

Mr. Sunil Alimchandani also questioned about the FSI whether it will remain with the society. Mr. Dikshit clarified that the same will remain with the society.

As of today, the Redevelopment on the Sujata Nivas plot is possible and is a viable project.

The Members after discussions, agreed to approve the Final Feasibility Report and the following Resolution

"Resolved to accept and approve the Final Feasibility Report presented by M/s. Shilp Associates"

Proposed By: Adv. Nirmala Samant Prabhavalkar

Seconded By: Dr. Renu Patel

Neutral 1 vote: Mr. Sunil Alimchandani

Carried out by Majority 15 votes

The Members also requested M/s. Shilp Associates to go ahead with the preparation of the Draft Tender documents and submit the same to the Members as resolved in last SGM held on 12.03.2023

2. To Appoint the Advocate/s for the proposed Redevelopment of the building & Property.

The Hon. Secretary asked the members to finalise on the appointment of the Advocates for the proposed Redevelopment of the Society. As this Agenda has already been discussed in the previous Two SGMs, it is important for the Society to appoint the Legal personnel to safeguard the property and members from any unfortunate procedures. After discussions, the following Resolution was passed

Resolved to appoint M/s. SL Partners as the Advocates for the proposed Redevelopment of the Sujata Nivas CHS Ltd. having address at 1/C3, S.V road, Bandra West, Mumbai-400050

Proposed By Mr. Ashish Ghone

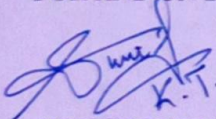
Seconded By Mr. Zuber Kazi

Neutral 1 vote Mr. Sunil Alimchandani

Carried out by Majority 15 votes

Business as per the notice and agenda was complete the Hon. Secretary ended the meeting at 07.00 pm with a vote of thanks to the Chair.

FOR AND ON BEHALF OF SUJATA NIVAS CHS LTD.,



HON. SECRETARY

Dated: 11.05.2023



P.S : The members of the society may communicate to the Hon. Secretary of the society, their observations, if any on the draft minutes by 18.05.2023. The committee at its subsequent meeting after taking into consideration the observations, if any made by the members on the draft minutes and cause them to be recorded in the minutes book by the Hon. Secretary

The minutes of the Special General Body Meeting are circulated to all members and a copy of the same is also sent to the office of The Hon'ble Deputy Registrar of Co-op Societies, H/West ward, Mumbai, for information and records in compliance with the government resolution No. Sa Gru Yo-2018 / Pra. Kra. 85/ 14-S, Dt 4th July 2020 under Section 79 (A) of the Maharashtra Co-operative Societies Act, 1961.