

**MINUTES OF THE SPECIAL GENERAL BODY MEETING HELD ON  
12<sup>th</sup> March 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 12<sup>th</sup> March 2023 at 11.00 AM in  
Society Premises in Video Camera**

Out of total 24 members in the society, the following 18 members signed in the register while  
2 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.	Lt.Gen. Gurubaxani M.A.	5
5.	Mr. Ashish Ghone	6
6.	Mr. Vaspar Dandiwala	8
7.	Mr. Dhruv Chaudhry	9
8.	M/s. BUILD	11
9.	Dr.Sundeep Kamath	12
10.	Mrs. Nirmala Samant Prabhavalkar	13
11.	Ms. Asma Zaheer	16
12.	Mr. Sunil Alimchandani	18
13.	Ms. Jitiksha Parikh	19
14.	Ms. Anita Brij Narayan	20
15.	Ms. Shyamji Gala	21
16.	Ms. Namrata Biyawat	22
17.	Mr. Sanjay Sharma	23
18.	Mr. Zuber Kazi	G-3
19.	Dr. C.J. Thakkar (ONLINE)	1
20.	Ms. Divyani Laiwala (ONLINE)	15

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 12<sup>th</sup> March 2023 in the Society premises.

As the required quorum was attained at 11.00 am, 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 brought the meeting to order and took up the first agenda of the meeting.

**[1] To discuss and finalise the Feasibility Report presented by the Architect/ Project Management Consultant M/s Shilp Associates**



Chairperson welcomed Mr. Nikhil Dikshit to present the Feasibility Report alongwith his team of professionals.

Mr. Nikhil Dikshit of M/s. Shilp Associates presented the Feasibility Report and answered all the queries of the members in detail.

Ms. Nirmala Samant Prabhavalkar (Ex-Mayor and member of the society) asked Mr. Nikhil Dikshit to present the feasibility report under various policies which will be beneficial to the society members. Also Ms. Nirmala Samant Prabhavalkar mentioned that the GST component on rehab should not be considered in calculations in view of ruling of Hon'ble Supreme Court.

Questions by Managing Committee were read out by Mr. Vaspar Dandiwalla. A vast number of questions were put across to Mr. Nikhil Dikshit by the members present.

Mr. Nikhil Dikshit answered all questions of the members and also agreed to send in the detailed final report incorporating all the issues/concerns that were raised by the members.

Hence it was agreed by the members that the Interim Feasibility Report which was discussed, should be re-worked incorporating all the suggestions by the members and circulated and be placed in the next Special General Body Meeting for approval of the members.

**Agenda No. 2: To authorize M/s. Shilp Associates to prepare the Draft Tender Documents and submit it to the Society so that the same can be finalized in the next Managing Committee**

The next step under 79A directives, is to prepare the draft tender document. After detailed discussions, following resolution was passed:

#### **RESOLUTION NO.2**

**"Resolved hereby THAT "M/s. Shilp Associates" having address at 317, E-square, Subhash road, Above State Bank of India, Vile Parle East, Mumbai- 400 057, are hereby authorized by the Special General Body Meeting of the members of Sujata Nivas C H S Ltd, Plot No. 1/C3, S. V. Road, Bandra (West), Mumbai – 400 050, held on 12<sup>th</sup> March 2023 to prepare Draft Tender Documents for redevelopment for suggestions/ objections be and hereby to be recorded in the minutes of the meeting".**

Proposed by: Mr. Gurubaxani  
Seconded by: Dr. Renu Patel





Carried out by Majority 12 votes

Neutral: Ms. Nirmala Samant Prabhavalkar and Dhruv Chaudhary 2 votes

Objected by: Rest in attendance during this resolution Mr. Sunil Alimchandani and Mr. Kazi 2 votes

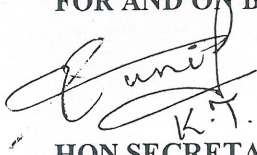
**Agenda No. 3. To discuss and appoint the Advocate/s for the proposed Redevelopment of the building & Property. The proposals received from the Advocates are enclosed.**

Hon. Secretary pointed out that after considering the suggestions of members in the last SGM dt. 08.01.2023 for appointment of Advocates, the Managing Committee has already circulated the proposals of Advocates received. Managing Committee has also prepared a comparative chart for ready display on the screen for further consideration. He suggested that an Advocate should be appointed to guide and assist the society in its best interest, especially those who have carried out redevelopment projects.

Accordingly, the Comparative Chart was placed for the members to understand the proposals of the Advocates. However the Meeting could not finalise on the appointment of the Advocates and it was decided to circulate the comparative chart of Advocates as per their letter of interests and to place the same in the next Special General Body Meeting.

Business as per the notice and agenda was complete the Hon. Secretary ended the meeting at 2.30 pm with a vote of thanks to the Chair.

**FOR AND ON BEHALF OF SUJATA NIVAS C H S LTD..**

  
HON. SECRETARY

**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 16.04.2023. 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 4<sup>th</sup> July 2020 under Section 79 (A) of the Maharashtra Co-operative Societies Act, 1961.

