

**Minutes of the Special General Body Meeting held on 16<sup>th</sup> July 2023 at 11.30 am at the Society premises**

The following attended the meeting:

Mr. Ashish Ghone	Ms. Nirmala Samant Prabhavalkar
Mr. Zuber Kazi	Mr. Vaspar Dandiwala
Ms. Jitksha Parikh	Ms. Anita Brij Narayan
Dr. Ashok Karad	Ms. Namrata Biyawat
Ms. Rathna Mariadoss	Mr. Manoj Alimchandani
Ms. Niyati Gupta	Mr. Sunil Krishnaraja

The Chairperson, Ms. Namrata Biyawat welcomed the members and asked the Secretary, Mr. Sunil Krishnaraja to read the Minutes of the Pre-Bid Meeting held on 8<sup>th</sup> July 2023.

Accordingly, the minutes were read and received by the members.

The agenda which was circulated for the day's meeting was taken up for discussion

**Agenda Item No. 1: Extension of dates for the sale of Tender as per the suggestions by the members at the pre-bid meeting and the Re-Publication of the Notice in Newspaper and Society Notice Board**

The following dates for the Publication and Sale of Tender was finalized:

1. Publication of the Tender Notice in 3 newspapers i.e. Times of India, Maharashtra Times and Gujarath Samachar on Wednesday 19<sup>th</sup> July 2023 (depending on available slots)
2. Sale of Tender – 20<sup>th</sup> July 2023 to 7<sup>th</sup> August 2023
3. The Pre-Bid Meeting – 1<sup>st</sup> August 2023
4. Final Submission of Tender – 11<sup>th</sup> August 2023
5. Opening of Tender in Special General Body Meeting – 12<sup>th</sup> August 2023

In the Pre-Bid Meeting, even those developers who have not purchased the Tender can attend the meeting and can Purchase the Tender before 7<sup>th</sup> August 2023.

Ms. Nirmala Samant Prabhavalkar also asked that certain details should be incorporated in the Tender Document. The Chairperson requested that details of the same should be sent by email.

The members present had a detailed discussion on the low response received for the Notice published in the Newspapers on 21.06.2023. The members also agreed that they should approach developers of repute, especially whose projects are ongoing in Bandra and neighbouring vicinity.

Few Members viz. Managing Committee member Vaspar Dandiwala informed he has approached Sadgurus and few more members have approached a few developers and also forwarded the Tender Notice to them viz. K. L Group, Chandak Group, Godrej, Kolte Patil Developers, Lotus Builders. Others such as Galaxy Developers, Kumar Vibes, Mayfair have enquired with the Society during the last Tender publication.

However, the Society or the members have not received any positive response from these developers.

Ms. Nirmala Samant also commented that for a small plot like Sujata Nivas, the A list or big developers may not show interest.

Hence, members agreed to publish a fresh advertisement in the 3 newspapers inviting bids. Also, this time the Advertisement should mention the number and name of the Project Management Consultant, M/s. Shilp Associates so in case of any technical enquiry the bidders can directly contact the PMC.

The following Resolution was passed:

**Resolved that the dates for Sale of Tender be extended to receive more bids from reputed builders. Also resolved that the Pre-Bid Meeting be held before the closure of the Sale of Tender dates.**

**Further Resolved that an Advertisement be published in the three Newspapers, i.e. Times of India, Maharashtra Times and Gujarath Samachar with regard to the extension of dates for the sale of Tender document.**

Proposed by Ms. Nirmala Samant Prabhavalkar  
Seconded by Dr. Ashok Karad  
Passed Unanimously

## **Agenda Item No. 2 Expenses of preparatory meetings of Redevelopment**

The members were informed that till date there were 6 preparatory meetings with the Agenda for Redevelopment

November 2022 – The first Requisition SGM

January 2023 – The PMC Appointment

March 2023 – Draft Feasibility Report

April 2023 – Final Feasibility Report

June 2023 – Finalisation of Tender Document

July 2023 – Pre-Bid Meeting

The arrangements, for each of these meeting's costs approx. Rs. 30000 to Rs.32,000/- which includes, the shamiana, table, chairs, mike system, recording. Around Rs.1,90,000/- have been spent on these meetings.

The Society has received Rs.1,75,000/- through the Sale of Tenders, so a major portion of the expenses can be adjusted against this receipt.

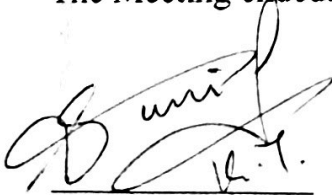
The Members also agreed that in future, many such meetings will have to be conducted and as such the following resolution was passed.

**Resolved that the expenses for the Redevelopment Meetings be adjusted against the Sale of Tender Document**

The Members were also discussed about the Society Office Repair, as the Roof Beam is in a risky position. Members were of the opinion that the same should be repaired at the earliest to avoid any untoward incident.

The Chairperson suggested that since this is a Special General Body Meeting with specific Agenda, no other decisions can be taken and hence another Meeting should be called for at the earliest.

The Meeting ended.



Hon. Secretary