

POONAM PROPERTY COOPERATIVE HOUSING SOCIETY LIMITED

Regd. No. BOM/HSG/3780/of 26 Sep 1972

ADDRESS: B2 Poonam Apartment, Shiv Sagar Estate, Dr. A.B. Road, Mumbai – 18.

PHONES: 022 24921788 / 7021863066 EMAIL: poonam.apartments@gmail.com

Date: 15 May 2024

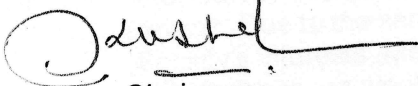
NOTICE

Notice is hereby given that Special General Meeting of Poonam Property Co-operative Housing Society Limited will be held on Sunday, 2nd June 2024 at 10.00 a.m. at Garden Otla. All the Members are requested to be present in time.

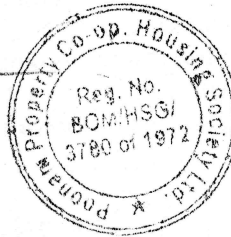
AGENDA

1. To discuss the Pre-feasibility report received from the advisor and start with the process Under GR 79A.
2. To discuss and approve a corpus of an amount of up to ₹50 Lakhs (Rupees Fifty Lakhs) for the legal and other formalities required for the process of Redevelopment. The amount to be collected in decided installments as discussed and decided upon in the S.G.M.

For Poonam Property Cooperative Housing Society Limited.


Hon. Chairman


Hon. Secretary



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Explanatory Notes to Agenda

1. Upon the Redevelopment Committee's suggestion, the Managing Committee has opted to publish a Public Notice in the newspaper, inviting Expression of Interest from Experienced Advisor/Architect firms to evaluate the pre-feasibility of the Society's Redevelopment.

Seventeen applications were received in response, prompting the Society to invite the respective Advisors/Architects for interviews to assess their experience and capabilities. Following a thorough evaluation, the Redevelopment Committee shortlisted two candidates: M/s Toughcon Nirman Private Limited and M/s. S. P. Consulting Engineering Private Limited.

Upon the Committee's recommendation, a conservative approach was adopted for determining the plot area and calculation basis for the Redevelopment. A physical survey was conducted, considering only the plot areas currently under the Society's possession for the pre-feasibility report.

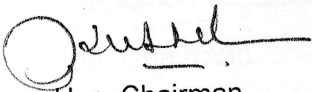
The advisors have submitted their report, which broadly recommends three DCPR Rules deemed ideal for the Society's Redevelopment.


These rules, namely 33(9), 33(11), and 33(7), could potentially yield additional area benefits ranging from 45% to 70% on Carpet Area along with other amenities, rent, corpus, etc., based on certain assumptions.

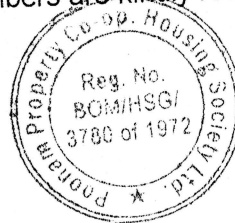
2. To maintain updated records, the Redevelopment Committee has proposed that the Society engage a Professional Advisor to safeguard its interests consistently. Initiating the process under GR 79A, the Legal Advisor will ensure its smooth execution.

Plot survey reports and the Pre-Feasibility document are accessible in the office for review. Due to the sensitive nature of these details, public disclosure could jeopardize the Society's interests. Members are encouraged to inspect them during office hours from 10 a.m. to 5 p.m. on weekdays and from 11 a.m. to 1 p.m. on Sundays. No copies or photographs will be permitted, and members are kindly requested to comply with this guideline.

For Poonam Property Cooperative Housing Society Limited.


Hon. Chairman


Hon. Secretary



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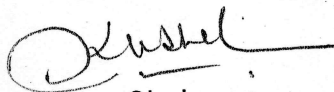
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Note

1. Members are requested to send in their queries in writing at least 7 (SEVEN) days before the SGM to the Society Office to allow the Office Bearers to provide you with suitable answer. Only question given to the Society Office in writing with in this stipulated time period will be entertained and recorded.
2. If Quorum is not formed at 10.00 a.m., the meeting will be adjourned for half an hour. The adjourned meeting will start again at 10.30 a.m. at the Venue as per Provision of Rule 60(10) of the MCS Act 1961 and business as per the agenda will be transacted with or without quorum.
3. Only members are authorized to attend and vote in the meeting. In the absence of the 1st Member, Joint / Associate member can attend the meeting with written permission from the 1st Member, provided the written consent from 1st member is lodged in the Society Office at least 48 hours before the start of the meeting.
4. Members are requested to adhere strict "Code of Conduct" during SGM. Any member who wishes to speak will do so only with the explicit permission of the Chairman or any other Managing Committee member who is functioning as the Presiding Officer for the meeting. Members will not indulge in shouting from their seats or engage in cross talk between themselves or with any member on the dais, whilst the main discussion is being conducted through the speaker's mike, in such manner that it would disrupt the conduct of the meeting.
5. Members attending the SGM are requested to please sign the register before being seated and bring their SGM copy along with them.

For Poonam Property Cooperative Housing Society Limited.


Hon. Chairman


Hon. Secretary

