

**POONAM PROPERTY COOPERATIVE
HOUSING SOCIETY LTD.**

**Reg. No. BOM/HSG/3780 of 26th September
1972.**

**MINUTES OF THE SPECIAL GENERAL MEETING FOR
REDEVELOPMENT OF SOCIETY BUILDINGS HELD ON**

19 MARCH 2023

Regd. Office

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MINUTES OF THE MEETING

The Special General Meeting was held on 19th March 2023 at 10.00 a.m. at the Otlā. Due to lack of quorum, the Hon. Chairman, Dr. K. K. Shah, adjourned the starting time of the above meeting to start after 30 minutes, i.e., at 10.30 a.m.

The Chairman then convened the adjourned meeting at 10.30 a.m. and welcomed all the Members of the Poonam Property Co-operative Housing Society Limited for the Special General Meeting.

The Chairman at first informed the members that the venue of the meeting had to be changed from the B Building Lobby to the Otlā in the society garden due to extensive participation of the Members in numbers that exceeded other SGM's.

He then put forward the leave application of Ms. Amita Shah, Managing Committee member. The house subsequently approved her leave of absence.

Further he read out the applications received from the following members who have Nominated Second Holder(s) / Associated Member(s) to attend the meeting.

SR.NO.	FLAT NO.	MEMBERS NAME	NOMINATED MEMBERS NAME
1.	A – 306	Mrs. Rita Shah	Mr. Krushanu Shah
2.	B – 105	Mrs. Divya L. Tolat	Mr. L. C. Tolat
3.	C – 706	Mrs. Sitadevi Jhunjhunwala	Ms. Sarika Jhunjhunwala
4.	C – 708	Mr. Sandeep Jhunjhunwala	Mrs. Priya Jhunjhunwala
5.	C – 601	Mrs. Hemlata Sanghvi	Mr. Hemant Sanghvi

The Chairman then welcomed everyone attending the meeting and drew their attention to the subject at hand. He assured the members that absolutely no decision or step has been taken as far as redevelopment is concerned and that this meeting is for all the members to begin discussing the way forward for the Redevelopment of the Society and for taking note of the suggestions and feedback by the members

Agenda No. 1: To take preliminary decision after taking into consideration the requisitions and suggestions received from the members regarding redevelopment of the society buildings.

The Chairman put forward the Agenda No.1 for the discussion.

In this context he began by reading out a letter received by the managing committee which had suggestions on the Redevelopment of the Society and was signed jointly by the following members.

1. Dr. Anil Sanganerla B – 403

2. Mr. Bharat Vora A – 302
3. Mr. Shailendra Tripathi B - 608
4. Mr. Dharendra Karani A - 804
5. Mr. Sunjoy Kumar Das B - 706
6. Mr. Gautam Vora D - 1
7. Mr. Neeraj M Bajaj C - 508

The letter also had query regarding Structural Audit of the Society and there was an objection related to Agenda No. 2 & 3 of the SGM.

Since the chairman found it difficult to read the letter a committee member continued for him and finished reading it out aloud with the permission of the Chair.

The Chairman stated that all discussions will be in the best spirit and interest of the Society and members attending the SGM are requested to come one by one to speak and give their suggestions to the Society.

Dr. Pramod Shah - B – 003, spoke first and began by congratulating the Managing Committee (M.C.) for calling this meeting and circulating the GR issued by the Government of Maharashtra. He further suggested that the M.C. enlighten the members as to what documents pertaining to society and relevant to redevelopment are in their possession, which ones are not and will the M.C. obtain the ones not there.

Many members in the house said that members speaking should do so in Hindi. The Chairman requested that the members giving their suggestion(s) / feedback should do so in Hindi.

Mr. Rahul Gomes - A – 606, suggested that as per GR the Society should do structural audit, which is a must for redevelopment, he also reiterated that the M.C. should enlighten the member about the documents we have and the ones we will need to move forward.

Dr. Anil Sanganerla - B – 403, praised the M.C. for taking up the task of redevelopment and stressed that the due process going forwards should honest and transparent.

Mr. Dhiren Karani - A – 803, asked why the structural auditor is the same as last time? He stressed that the society needs a true picture of structural stability via the report. Further queried as to what was the cost of the Structural Audit etc.

Mr. Ajay D'Souza - A – 604, pointed out that if anyone feels that the same Auditor may have vested interest in the matter then once the final audit report comes and is presented to the members, the house can take it up and pass a resolution to do another structural audit. He too stressed that trust and transparency are a must going forwards.

At a point on taking the mike apologized saying his Hindi is not good and he will have to speak in English.

He further said that while there is no provision in the GR for the formation of a subcommittee for redevelopment as it has been a precedent in the society to form subcommittee for major tasks, keeping tradition (Parampara) alive, we should form a subcommittee for redevelopment too.

He also stated that in GR everything is not mentioned., there are certain aspects in the manuals of redevelopment which may contradict with GR.

He opined that too many members in the subcommittee would mean too many opinions and said the M.C. should only present the final opinion to the house.

He said that the subcommittee for redevelopment once formed and begins work on redevelopment it will continue the work to completion even while the M.C. may change.

He stated that M.C. is fully responsible to keep members always informed so that no members can blame any members of M.C. and therefore said a website be made so going forwards all the step wise details of redevelopment are posted on it, and it is accessible to all members for timely intimation and information.

He also pointed out that we all need to do what is legally right as per the law and no decision should not be taken by saying you are wrong, and I am right.

He suggested that the proposed committee should be called "Redevelopment Committee." The M.C. will present names for the proposed 'Redevelopment Committee' Members and the appointment of these will be subject to the approval of house in the next SGM.

He proposed 5 members per wing in the 'Redevelopment Committee' however, the house must decide the number of members per building.

He said that the General Body is authorizing M.C. to decide on the redevelopment committee.

He concluded by stating that every member needs to give their authority to the M.C. to enable them to move forward in this matter.

Mr. Ravi Bajaj - B - 404, asked what is the status of the case versus the Dhanwatey Group? And when is the structural audit going to start and what will be the procedure?

Mr. Shailendra Tripathi - B - 608/D308, enquired What is the status on case subject to land with the neighboring building, Madhuli.

A nonmember wished to address the house however a M.C. member intervened the meeting and stated that only members are allowed to participate in the SGM. He further stated that the Society Office has received only 5 applications from the concerned members that on their behalf joint member / associate member should be allowed to participate in the meeting. He further clarified that other than Members, Associate Members and Special Invitees no other person will be allowed to attend the AGM and SGMs in the future.

Mr. Sanjoy Das - B – 706, enquired about deemed conveyance of the society and the documents required for the same. He also wanted to know what the status of the documents is pertaining to the society and relevant to redevelopment. He asked about the land survey, the amount of FSI available and questioned as to why the same architect is doing the structural audit and not another.

Mr. B. Mallick - B – 602, pointed out that Redevelopment is a serious matter, and everyone will have a different perspective, he pointed out that there could be several disputes among the members, which is not good going forwards and reiterated that transparency and trust is a must in the best interest of Members and for less disputes, stating that surely there will be many questions, suggestions, and feedback. He enquired about the status in terms of redevelopment.

Mr. Prashant Das - A – 602, enquired about the cost of the Structural Audit?

Mr. Dinesh Mashru - C – 304, stated that this is the proud moment for the Members of the Society, where at least a preliminary step has been taken. He stated that for any of the top builders obtaining the required documents for the Redevelopment of the Society is not a big hurdle. He further suggested that we should give power to M.C. to start work on redevelopment.

Ms. Rita Billimoria - B – 202, asked about financial status of the society, specific to the recovery from the defaulting members of the society and what is the cost of the current structural audit.

Many members wanted to know the recovery process of the defaulters, status of the Recovery Cases, recovered amount from defaulting members, and legal expenses towards recovery cases.

The Committee members briefed the house giving the details, amount recovered from defaulting members, status of cases and current legal status of the cases and assured the house the same will be available at the society office.

Many members objected that the same was not Agenda, no other matter can be discussed in the meeting.

Hon. Secretary intervened the meeting stated that those who wants the details are requested to contact the society office, Hon. Treasurer and the MC members will give the desired details to the members.

Enlightening the house Mr. L. C. Tolat - B - 105, spoke at length about the 99-year lease by Dhanwatey group, to simplify he said that the question of title does not arise and informed that the society has now deposited rent in the court up to March 2023.

He further informed members that some documents relevant to the society and redevelopment are still with the Collector's office.

He stated that we are the lessor of the land including 1991 lease where permission was given for swimming pool, but this was violated and hence they have to handover the land to us and that Madhuli as an entity has no locus standi since the owner is Crest Hotel and the pay order is received from another account.

He also said that earlier we have accepted and terminated the lease and suit is filed with complete understanding.

Mr. Gautam Vora - D - 001, demanded that the subcommittee be formed for the purpose of redevelopment to resolve the issue.

The Hon. Secretary addressed the house with permission of the Chair.

He informed that Mr. Aman Khan and Mr. Devendra Agarwal, have done a lot of hard work on the process to be followed for redevelopment.

That on studying the GR, they have broken it down into 29 to 30 easy steps which shall be shared with every member at a later stage.

He stated that the M.C. noted while in conversation with several members once the notice for the SGM was sent and the same thing can be seen even during the SGM that some of the members have in depth knowledge of the process, procedure, laws, and paperwork of redevelopment and surely the house and the M.C. can learn from them.

While other members do not have such in-depth knowledge but are equally eager for redevelopment and their queries are basic and limited to knowing post redevelopment how they will benefit in terms of having a bigger, better house and a society with more amenities.

But what is unequivocal is that everyone is eager for redevelopment.

He said, Trust and Transparency is the motto of the M.C. for the Redevelopment of the Society which is why the first act of the M.C. was to circulate The Maharashtra Government Regulations and Guidelines (GR) for reference so that we begin well informed. He then said the proposed subcommittee for redevelopment will be formed in the next SGM where the M.C. will propose the names of members who will then become part of such subcommittee subject to approval of the General Body.

He also informed the house and specially the members who were interested to know the cost of the structural audit that the same is under Rs.1.00 lakh, that the auditor chosen was on merit plus cost basis and that the structural audit is a must for the society independent of whether redevelopment is being done as per the BMC guidelines. Coincidentally it is also a must as per the GR which has been circulated to the Members.

Mr. Rahul Gomes A - 606 suggested that three members from each building must be appointed on the sub-committee.

It should be called 'Redevelopment committee' and not subcommittee.

A few stipulations should be kept in mind while proposing names such as people who have no time or not adequate knowledge should not be a part of such committee.

Further those become part of the committee and do not attend the meetings should be replaced.

He also stated that decision should be taken to pay appropriate fees to obtain all the required documents.

The proposed committee for redevelopment should be given time and given a mandate to do all the jobs to be done for redevelopment.

Mr. Anil Sangneria B- 403 requested that the M.C. should not deny anyone wanting to join the Redevelopment committee. He also proposed that three members from each A, B, C and D buildings of the society should be a part of the 'Redevelopment Committee'.

Hon. Secretary then proposed to vote on how many members from each building should be a part of the 'Redevelopment Committee'. The same was unanimously approved and passed that three members per building should mandatorily be a part the 'Redevelopment Committee' from list of members names which the M.C. shall propose in the next SGM to be approved by the General Body.

Proposed By: Dr. Pramod Shah - B 003.

Seconded By: Mr. Rahul Gomes - A 606.

Hon. Secretary then asked how many members from the M.C. to be a part of the 'Redevelopment Committee'.

The members in the house proposed that 3 members (Hon. Chairman, Hon. Secretary & Hon. Treasurer) should be a part of it.

The Hon. Secretary told the house to let the M.C. decide which three members should be a part of the 'Redevelopment Committee'.

Hence it was decided that the Redevelopment Committee with comprise of 15 members. 12 from the 4 buildings and 3 members from M.C.

Proposed By: Dr. Pramod Shah - B 003.

Seconded By: Mr. Rahul Gomes - A 606.

Mr. Sanjoy Das - B - 706, stated that GR Guidelines must be followed. Any member who is interested can make the application to be on the 'Redevelopment Committee'.

Mr. Rajesh Shah - D - 205, stated the 'Redevelopment Committee' will comprise of 15 Members and the final power will rest with them with the approval of the house in AGM and SGM. He said house shall only decide the time bound action to be taken on any matter. He said that as a member, I am interested only in knowing how much FSI I will get and what will I get from redevelopment and that once a builder is chosen the builder will be able to do everything that is required for redevelopment better and faster, he said each member is interested in only knowing what their benefit in redevelopment of the buildings will be.

The Agenda No.1 was thereby approved, adopted, and passed with the Members feedback, suggestion(s), and opinions on the redevelopment of the society.

Proposed By: Dr. Pramod Shah B 003.

Seconded By: Mr. Rahul Gomes A 606.

Agenda No.2: To present basic outline of the program pertaining to the Redevelopment of the building.

The Chairman put forward Agenda no. 2 for discussion, the members present in the house requested that it should be adopted and a detailed explanatory note to be prepared and presented in a following SGM and come up for the resolution in the forthcoming SGM as and when called.

Mr. Ravi Bajaj - B - 406, wanted to know the outcome of the meeting with Wadhwa Builders.

Hon. Secretary clarified that no meeting has been held by the M.C. with any builders till date.

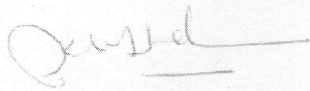
Agenda No. 3: To get permission of allocation of appropriate funds from the house for the purpose of appointing legal, architectural and any other experts as deemed necessary via due process. These experts will guide and create an initial report for the possibility of Redevelopment. The report will be presented to the house on completion so that the members can evaluate whether and how to take the way forward on Redevelopment basis report.

The Chairman then put forward Agenda no. 3 for discussion, the members present in the house requested that it should be adopted and a detailed explanatory note to be prepared and come up for the resolution in the forthcoming SGM as and when called.

The Chairman, Dr. K. K. Shah then announced that the meeting was over and thanked everyone for attending in large numbers and giving a thumbs up to go ahead with the redevelopment of the buildings.

The SGM then concluded with a vote of thanks to the Chair.

For Poonam Property Co-operative Housing Society Ltd.



Hon. Chairman



Hon. Secretary

Place: Mumbai

Dated: 17/04/2023

