

MINUTES OF THE SPECIAL GENERAL MEETING HELD ON 20 OCTOBER 2024

The Special General Meeting was held on 20 October 2024 at the Garden, Ota at 6.00 p.m. The Hon. Chairman, Dr. K. K. Shah adjourned the meeting for half an hour as members were still in queue signing the attendance register. Thereafter the meeting commenced proceedings at 6.30 p.m.

The adjourned Special General Meeting then started at 6.30 p.m.

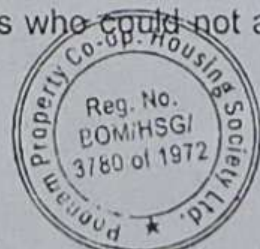
The Hon. Chairman, Dr. K. K. Shah, welcomed all the Members of the Poonam Property Co-operative Housing Society Limited for the Special General Meeting.

The Hon. Chairman informed the members that the Hon. Treasurer, Mr. Sandeep Jhunjhunwala and Committee Member, Mr. Nimish Kothari will join the meeting online.

AGENDA

1. In order to facilitate the participation of a larger section of the members, it is proposed that any special resolution proposed to be passed in the SGM be permitted via video conferencing and not be limited to physical voting only. In view of this, it is proposed that in this SGM, members who are not physically present may be permitted to vote online which can permit live video conferencing and recording of the resolutions and voting. Accordingly, if this resolution is passed by personal voting by a majority of the members attending this SGM, the same can be applied for the subsequent resolutions in this meeting itself. The link for the meeting will be provided 3 days prior to this SGM. Kindly note that the voting is permitted only by the members in the records of the society as on the date of the SGM.

The Chairman explained that the agenda no. 1 was being brought before members to facilitate broader participation of members who could not make it possible to attend in person due to reasons of health or being abroad. As he spoke 32 members were queued online, He asked members whether the general body was in favour of permitting members waiting online to participate in the Redevelopment Consent Agenda. For the Hindi speaking members, the Hon. Secretary clarified that the MC was in favour of permitting members who could not attend in



person and asked the members to vote their acceptance by show of hands. A huge number of members raised their hands and he acknowledged their permission to allow online participation. In a reply to a query by Mr. Sanjoy Das the Hon. Secretary replied that the count will be shared later. He also said there were still another 15 or so members coming on line.

Dr. Manelkar requested to speak and told the members that since the General Body has accepted that the members present constituted both those at the venue and those attending online and the total number of attendees required to form valid quorum from a membership of 257 was only 172 it looked like we were well ahead of that. So, what was needed now was for 51% members to vote yes for redevelopment.

Mr. Sanjoy Das said there is no provision for online voting in section 79A. Mrs. Monisha Bawa said she has checked section 79A and online zoom voting is absolutely allowed as long as a zoom recording can be produced before the registrar.

MC member Aman Khan asked if it was fair to deny broader participation and the right of a member to vote with all the technology available at disposal today.

Proposed by: Mr. Rajesh Shah

Seconded by: Mrs. Monisha Bawa

2. The three PMC architects were shortlisted previously M/s. Toughcons Nirman Pvt. Ltd., M/s. S.P. Consulting Engineers Pvt. Ltd. and M/s. Patidar Alliance. Members are also invited to procure written submissions for PMC that they may want to suggest (latest by 12 November 2024 by 5.00 p.m.). All options will be scrutinized by the MC/RDC and be put before the General Body in the next SGM for final selection.

The Hon. Chairman explained that 3 candidates for PMC were shortlisted by the MC and the MC had given members an opportunity to recommend PMC. All applications received would be vetted by the RDC and brought before the general body in another SGM. The Hon. Secretary clarified that society had issued invitations for PMC and got 17 applications of which two were selected to prepare a pre-feasibility report. The reports were discussed in the subsequent SGM and further 5 recommendations were received from members by the RDC after notice for current SGM was issued. Thus, a total of 22 applications have been received. He said all these and any other suitable applicants will be scrutinized further and the best options will be brought before the general body at the next meeting for selection.



The decision of appointment of PMC was thus postponed till then.

3. Following the pre-feasibility study undertaken by the society recently, it is now proposed to have formal voting for consent of the members for the redevelopment. This process is as per the guidelines under section 79 A. In case we have adopted item 1 of this agenda, all members including members who are present by video conferencing will be considered to be in attendance and eligible to vote. Only registered members will be eligible to vote. The voting will be by ballot paper.

Special Resolution:

" Resolve that consent of members be and is hereby given to the society for redevelopment of the properties of the society by and under development control and promotion regulations for Greater Mumbai 2034."

Proposed by: Mr. Ramkrishna Modi

Seconded by: Mr. Surendra Agarwal

Thereafter ballot voting on agenda no 3 commenced with senior citizens first followed by rest of the members. All online voters were recognized and in front of camera while their votes were logged.

After all ballots were received results were announced and votes counted. The final tally subject to scrutiny and verification from 162 paper ballots received were 151 clear Yes and 2 conditionals Yes in favour of redevelopment of the society and 9 clear no. Total online votes subject to scrutiny and verification received were 53 of which 52 were clear yes for redevelopment of the society and 1 a clear no.

The Hon. Chairman thanked the members for overwhelmingly voting a yes for redevelopment and closed the meeting.

For Poonam Property CHS Ltd.

Hon. Secretary

