

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.

Mobile: 7021863066 EMAIL: poonam.apartments@gmail.com

WEBSITE: <http://poonamapartments.com>

Date: 23rd April 2025

NOTICE

Notice is hereby given that a Special General Meeting of the members of Poonam Property Co-operative Housing Society Ltd. will be held on Sunday, 11th May 2025 at 9.30 a.m. in B wing Lobby of the society.

All the members are requested to be present on time.

Agenda

1. To approve and appoint a legal firm to proceed with the proposed redevelopment of the Society, along with approval of the legal fees as per their quotation; and to decide the instalment amount to be collected from the members of the Society. (Annexure – A Explanatory note)

For Poonam Property CHS Limited.


Hon. Secretary



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Annexure - A

Explanatory Note:

The Managing Committee met 14 legal firms for the purpose of choosing one which would become our legal firm for the purpose of redevelopment only.

In the interests of transparency, the society members were also requested to recommend firms they may know.

The M.C. and R.D.C. combined contacted, set up appointments and met the representatives of all 14 legal firms over a period of time.

The firms were evaluated on the basis of various criteria such as experience, team strength, market reputation, body of work and the interest they showed in taking up Poonam as a client and more. Their claims were verified wherever possible.

After all the due diligence was conducted the M.C. and R.D.C. combined debated and shortlisted 7 firms. A set scope of work was drafted by the M.C. and R.D.C. combined and sent to these legal firms asking them to send in their sealed quotations.

5 of the 7 firms expressed interest and sent in their quotations against the set scope of work sent in by the society to them. These quotations received were vetted by the M.C. and R.D.C. combined.

The five firms are as follows (in no particular order):

1. **Economic Laws Practice (ELP)**
2. **MDP Associates**
3. **S. Shah & Associates (LDS)**
4. **ANB Legal**
5. **Abhishek Sharma & Associates**

Post which the M.C. and RDC combined opened the tenders and zeroed in on ELP. A smaller team then met with ELP and further negotiated to bring down the cost.

All members are requested to attend this meeting, an important step in the process of redevelopment of our society.

For any further information/clarifications the members may come to society office with prior appointment or can send their queries in writing.

For Poonam Property CHS Ltd.


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KINDLY NOTE:

1. The Members are requested to send their queries in writing at least 3 days before the SGM to the Society Office to allow office bearers to provide suitable answers. Only questions submitted in writing within this stipulated time period will be taken on record.
2. If the Quorum is not found at 9.30 a.m. the meeting will be adjourned for half an hour. The adjourned meeting will start again at 10.00 a.m. at the same venue as per the Provision of Rule 60(10) of the MCS Act 1960 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 case of 1st member, Joint member / Associate member can attend the meeting with written permission from 1st member, provided the written consent from 1st member is lodged in the Society's office at least 48 hours before the start of the meeting.
4. Members are requested to adhere to a strict "Code of Conduct" during the SGM. Any member who wishes to speak will do so only with explicit permission of the Chairman or any other Managing committee 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.

