

SUMAN TULSIANI

CO-OP. HSG. SOCIETY LTD.

Regd. No. BOM / K-W (West) / HSG/TC/5052/89-90

Special General Body Meeting Dated: 23.03.2025

MINUTES

The Special General Body Meeting of the Society was convened as per Notice dated 07.03.2025, Suman Tulsiani Co-Op. Housing Society Limited Mumbai – 400053, on 23.03.2025 at 10:30 AM in the presence of Authorized Officer **Shri. Jaideep Salunke**, Co-op Officer, appointed by the Deputy Registrar (CS), **K West Ward**, Mumbai, U/Sec.79-A of MCS Act, 1960. The said Meeting was conducted in a Hybrid Manner i.e. online as well as Offline attendance. The **79A Consultant** of the meeting **Ms Veena Naik** welcomed the Authorized Officer **Shri. Jaideep Salunke**, and requested to proceed with the meeting as per the agenda. At the beginning the Authorized Officer introduced himself to the meeting and informed them of the purpose for attending the meeting. Accordingly, as per procedure, all the members were called upon to mark their attendance before the camera with identity proof. 101 members were physically present in the meeting and 8 members were present online via Zoom app. After the attendance of all members, Ms. Veena Naik proceeded with the meeting as per the agenda.

Agenda No.1: To appoint a chairperson for the meeting

The GB decided to appoint the Chairman of the Society **Mr. Navin Mirchandani** as the Chairperson for the meeting.

Resolution 1:

Resolved that Mr. Navin Mirchandani is appointed as the Chairperson for the meeting.

Proposed by : G.L Gera Flat No. T-802

Seconded by : Ajay Gupta Flat No. T-1202

Resolution passed unanimously

Agenda No.2:

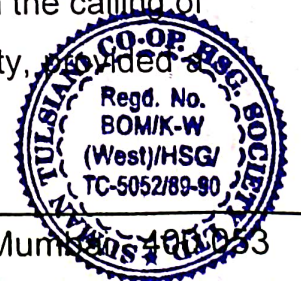
To finalize a Developer for the redevelopment of the Society in the presence of the authorized representative of the Deputy Registrar (CS), K/W Ward, Mumbai.

Ms. Veena Naik announced the agenda subject before the meeting. On the calling of the subject, Mr. Ronak Mutreja from (NKPC), appointed by the society, provided a

For Suman Tulsiani Co-op. Hsg. Sty. Ltd.

Navin. H M *Signature* *Signature*

Ganesh Nagar, 3rd Cross Road, Lokhandwala Complex, Andheri (West), Mumbai - 400053
Hon. Chairman Hon. Secretary Hon. Treasurer



synopsis of the process followed for the selection of a developer for the proposed redevelopment. During the discussion of Agenda No. 2, a member raised query regarding the quorum required for the meeting and the representative of Dy. Registrar responded to the same. _After thorough discussions and consensus among all members, the Registrar requested the members to vote by way of show of hands and submission of consent forms accordingly, the society, by majority, decided to vote in favour of **M/s. Mahindra Lifespaces Developers Limited ("MLDL")** and appoint MLDL as the developer for undertaking the redevelopment project. In view of the same, out of 101 members who were physically present 96 members voted in favour & 10 members present on ZOOM also voted in favour by raising of hands of M/s Mahindra Lifespace Developer Limited, and 5 members who were physically present opposed the decision by raising of hands. Based on the majority vote, M/s. Mahindra Life Spaces Developers Limited was approved as the selected developer for the redevelopment of the society.

Resolution is passed as follows:

Resolution 2:

Resolved that, the Special General Body with majority hereby approves and accepts the appointment of **M/s. Mahindra Lifespaces Developers Limited**, Builder for the redevelopment of our Society.

Proposed by : **Shilpan Patel Flat No. A-302**

Seconded by : **Rashi Kapur Flat No. A-502**

Resolution passed with full majority, save and except the objection as noted above.

Agenda No. 3:

To authorize Hon. Chairman, Hon. Secretary and Hon. Treasurer of the Society to prepare, negotiate, finalize and sign all the deeds and documents for and on behalf of the Society required to be executed for redevelopment of the Society including letter of intent, Development Agreement, Power of Attorney, Agreement for Permanent Alternative Accommodation and such other documents related to the redevelopment and admit the same before the concerned sub-registrar of assurance if required.

Veena Naik announced the agenda subject and accordingly, members discussed the subject matter and authorized the Hon. Chairman, Hon. Secretary, and Hon.



Treasurer of the Society to sign and issue the letter of intent in favour of the selected developer. Additionally, the documents like development agreement, power of attorney, PAAA or such other document required to be executed by and between the Society and the Developer for the redevelopment of the Society shall be presented for approval in the SGM. The Co-op officer Mr. Jaideep Salunkhe suggested the society to develop a web site to update the members on the progress of redevelopment process. During the discussion, **Adv. Devang Mehta from the legal team**, provided clarification to the society members regarding the modifications to **Agenda No.3**, which are as set out above. After deliberation, a voting process was conducted, in which **108 out of 111 members were in favor** of the proposed resolution. Based on the majority approval, the resolution was **passed** and duly recorded in the minutes.

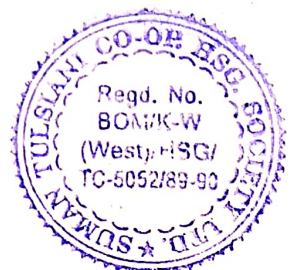
Ms. Veena Naik also clarified the following points with regard to the agenda:

- 1) The authority is given to the office bearers on behalf of society and not on behalf of individuals.
- 2) All signatures by the office bearers on redevelopment documents, for and on behalf of the Society shall be executed after a resolution is duly passed in a Special General Body Meeting, granting explicit approval. No document shall be signed on behalf of the society without such prior authorization.

Resolution 3:

Resolved that The Special General Body hereby approves and authorizes the Chairman, Secretary, and Treasurer of the Society to issue the letter of intent in favour of MLDL and to also prepare, negotiate, finalize and sign all the deeds and documents, for and on behalf of the Society, required to be executed by and between the Society and the Developer for the redevelopment of the Society like Development Agreement, Power of Attorney, Agreement for Permanent Alternative Accommodation, and such other documents related to the redevelopment and admit the same before the concerned sub-registrar of assurance if required, subject to the approval of the documents in the Special General Body Meeting.

Proposed by : **Anil Saxena Flat No. B-501**
Seconded by : **Rajkumari Bothra Flat No. T-1503**
Resolution passed majority



On the completion of the agenda Hon. Chairman gave a vote of thanks to the Members for their Cooperation and for the smooth conduct of SGM. Hon. Chairman also thanked the Authorized Officer for his presence and guidance to conduct the meeting and the meeting ended.

For Suman Tulsiani Co-op. Hsg. Sty. Ltd.

Navin. H. M.

Hon. Chairman

B. Swelker

Hon. Secretary

S. K. Bhatnagar

Hon. Treasurer

