

SUMAN TULSIANI

CO-OP. HSG. SOCIETY LTD.

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

Date : 17th August, 2024

A Special General Body Meeting of the society will be held on Sunday, 01 September 2024 at 10:30 AM in the society premises by Individual Presence / Video Conferencing / Other Audio-Visual Means (OAVM) to transact the following business. All members are requested to attend.

AGENDA

1. To take Primary Decision on the letter dated 6th August, 2024 received from members of the society requisitioning a Special General Body Meeting demanding redevelopment of the society's building and property.

2. To pass the following Resolutions:

A) Suman Tulsiani CHS Ltd shall initiate the process of redevelopment of its property situated at Plot No. 22 & Plot No. 23, CTS No. 1/147 & 1/148, Village: Oshiwara, Shree Swami Samarth Nagar, Cross Road No. 3, Andheri (W), Mumbai 400 053 as per provisions of the Maharashtra Co-Operative Society Act 1960 and other applicable laws.

B) The managing committee is hereby authorized to procure information about various Project Management Consultants (PMCs), empanelled with the Government or any local authority, to obtain and finalize their quotations, terms & conditions, and scope of work for the purpose of preparing a feasibility report for the proposed redevelopment of the society's property.

C) The managing committee is hereby authorized to enter into necessary agreements with the Project Management Consultants, appoint Architects, Legal Advisors and take all the required action to facilitate the redevelopment process of the Society, subject to final approval from the General Body of the Society.

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D) To seek Members consent letter for redevelopment of the Society.

3. The members of the society can submit their inputs, suggestions, recommendations and also names of PMCs, Architects, Legal Advisors for the purpose of preparing the feasibility report to the managing committee, in writing, 8 days before the Special General Body Meeting.

For Suman Tulsiani Co-op. Hsg. Society Ltd.,

Navin. H. M.

Hon. Chairman

Shwella
Hon. Secretary

Notes :

- A) In case of lack of quorum, the meeting will be adjourned for half an hour. The adjourned meeting shall be reconvened at the same venue and with the same Agenda at 11.00 A.M. with the members present forming the quorum.
- B) Members attending via Video Conferencing / Other Audio-Visual Means (OAVM) will also be considered as quorum.
- C) Only Bona fide members or Joint holders will be allowed to attend the Meeting. No proxy or Power of Attorney will be allowed to attend the meeting.
- D) Please note that Agenda no. 2 will be tabled subject to passing of Agenda No. 1.



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MINUTES OF THE SGBM HELD ON SUNDAY THE 1ST SEPTEMBER 2024

Today's meeting was conducted where-in bonafide Members of the Society attended the SGBM In physical as well as in ZOOM mode.

Mr. Vikas Munot, member of Managing Committee Presided over the meeting, as the Chairman Shri Navin Mirchandani was indisposed on health ground and hence attended the meeting via Zoom mode.

Quorum of 2/3rd members out of the total 134 members of the society in physical as well in Zoom mode was important for today's meeting. The physical presence as well as zoom 2/3 Members and the Quorum required was fulfilled.

Mr. Aspi Eranee, spoke on revised guidelines for conducting of the meeting;

Requirement of 2/3 rd members to form quorum: He quoted guidelines dated 04/07/2019.

He submitted a copy of Order of Maharashtra govt No. 0221/24/13 dated 12.05.2022 which has Rescinded all the previous orders / circulars passed by it from time to time during covid period for conducting Annual General Meeting as well as Special General MEETINGS, to contain spread of covid and has vide the above order has allowed physical participation by members in AGM, SGBM.

The Presiding Chairman stated that the quorum requirements have been fulfilled and the meeting would be continued.

Mr. Eranee further said that any approvals (participation) of not present physically should. Not be considered.

He further said that regarding 2019 revised guidelines, for redevelopment, approval of 51% of the total members of the society are required.

It was brought to the notice of Mr. Eranee that members residing abroad cannot attend the meeting by being physically present. Hence a meeting of the members physically as well as Zoom mode is being conducted.



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The presiding Chairman informed Mr. Eranee that his opinion was noted that if after fact finding, if it is found true, then the meeting and any resolutions passed herein be treated as cancelled.

The Presiding Chairman stated that the quorum requirements have been fulfilled and the meeting would be continued.

Shri Ajay Gupta, requested the Chair to continue the meeting.

Presiding Chairman noted Mr. Eranee's opinion and informed him that he will verify the rules and regulations on the opinions given by Shri Eranee and members would be notified accordingly.

Mr. Ali Mahawalla said that as per the clause 10 of the redevelopment of C.H.S. (4th July 2019) under 79 (A) at the end of the para it is mentioned that "opinion/Approval & remarks expressed in writing or

Orally or in any other mode by any member ABSENT in the General meeting shall not be taken into consideration.

Mr. Jha said that all the members have gathered for the meeting and it is a team work and that problems would be sorted out and at present focus should be on the meeting.

The Presiding Chairman, Mr Vikas Munot, informed all the members that all the process and procedures would be strictly followed as per M.C.S act 1960. The process as mentioned in section 79(a) would be strictly followed by the Managing Committee.

Mr. Shilpan Patel via zoom informed that Physical as well as Zoom meeting of the members is allowed in corporate Board meetings.

Presiding Chairman informed all the members attending the meeting that attendance of members would be through Zoom would be verified and would be known to all.

The Presiding Chairman said that the managing committee would like to place on record before all the members attending the meeting that, till date they had not approached any BUILDER, DEVELOPER, CONSULTANT, ARCHITECT, or any ADVOCATE and that the entire process would be followed as per the legal framework.



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The presiding Chairman informed all the members that managing Committee is seeking permission from the members to go ahead only with the **FEASIBILITY REPORT** and at present we have fulfilled the required Quorum so we will go ahead with the process.

He further explained that the FEASIBILITY REPORT would appraise the society of the feasibility on the best suited option of RE development of the property of the Society with respect to FSI etc. available with the SOCIETY, OPTION of Cluster Development or SELF Development.

AGENDA NO. 1 To take primary decision on the letter dated 6th August 2024, to take approval from the members of the Society requesting for a SGBM. To start the procedure for re-development.

Mr. Lalwani wanted to know as to how many members had signed the requisition letter. The Presiding Chairman said 31 members had signed the letter dated 6th August 2024.

Mr Lalwani further wanted to know the status of the Conveyance. The Presiding Chairman Mr. Munot informed him that the society has received the Order/Certificate dated 30th July 2024 from the Dy Registrar of co-operative Societies with respect to Deemed Conveyance and the same would be informed to all in the forthcoming Annual General Meeting.

Mr Mahawalla asked from whom the Order was received. Mr. Vikas Munot replied that an Order/Certificate dated 30/07/2024 from District Deputy Registrar, of Co-operative Societies, Mumbai City(3) Competent Authority U/s5A of the MOFA 1963 was received by the society.

Mr Mahawalla said that order was a directive and that Deputy Registrar cannot give order but it can be given only by Deputy Registrar of Land REVENUE.

Mr Gera said that the Order/Certificate is a step to go ahead with Deemed Conveyance and it was good news for the Society.

The Presiding Chairman Mr. Munot asked the Members, whether we should start the preliminary process of Re-development i.e. seeking approval for preparing a Feasibility Report. Those who were in favour to raise their hands.

Majority hands were raised by the members in favour to start the process of Re-development and feasibility report.



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Subsequently those in not favour of Re-development were asked to raise their hands. There were 5 Members raised their hands. They were

1. Mr. Aspi Eranee
2. Mr. Shyam Kalwani
3. Ms. Veenu Arora
4. Ms. Naseem Lokhandwala
5. Mr. Ali Mahawalla.

Ms Veenu informed the members that the maintenance would increase. Mr. Vikas Munot replied that her dissenting vote was noted. Subsequently Mr. Eranee and Ms. Veenu Arora said that they had no objection to the feasibility report.

94 members voted to start the process of Re-development and feasibility report.

APPROVED:

It was decided that the Consent letter be kept in abeyance.

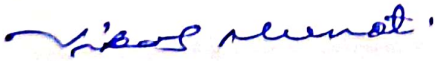
TO appoint 2 PMC's and obtain Feasibility Report.

An amount from Rs.1,00,000/- to Rs,1,20,000/- was approved towards the Feasibility Report.

The meeting ended with a vote of thanks to the Chair.

DATE: 10TH SEPTEMBER 2024

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



Presiding Chairman



Hon. Secretary



Hon. Treasurer

