

EVEREST APARTMENTS CO-OP. HOUSING SOCIETY LTD.

(Regn. No.: BOM / HSG / 556 of 1964, Dated: 13-01-1964)

Off: Mount Pleasant Road, Malabar Hill, Mumbai-400 006.

Email ID: everestapts@gmail.com

Telephone No.:022-23633911

Dear Member,

Final Minutes of the Special General Body meeting of the members of Everest Apartments Co-operative Housing Society Limited held on Sunday, 24th November 2024 at 12 PM in the meeting hall of the Society, along with the participation of outstation members on video conference using Zoom.

Attendance

- There were a total of 43 members who attended the meeting.
 - In person: 32 members (as per Annexure 1)
 - On video: 11 members (as per Annexure 2)
 - Mr. Sagar Sanghvi of Dilip Sanghvi and Associates (Architects and Project Management Consultants) joined the meeting until the conclusion of Agenda Item 2 of the Notice for the SGBM

Minutes

1. As the required quorum was present, Mr. Sanjay Menon (Hon. Chairperson) took the chair and called the meeting to order.
2. Mr. Sanjay Menon welcomed the members to the meeting and thanked them for their attendance and participation.
3. Thereafter, the agenda was transacted as stated in the notice for the Special General Body Meeting.
4. **Agenda Item 1: To discuss and take a primary decision, after considering the suggestions and demands shared by members, regarding the redevelopment of the Society's building, as per the principles laid down in the relevant government guidelines dated 4th July 2019, under Section 79A of the Maharashtra Co-operative Societies Act**
 - a. The Members were informed about a written request received by the Managing Committee to consider a redevelopment of the building of the Society, and to call a Special General Body Meeting to consider the same, in



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response to which the Managing Committee had convened the meeting, and the related imperatives as mentioned in "b" and "c" below.

- b. The Members were also informed about information that the Managing Committee had gathered regarding the possible redevelopments of Sundatta Apartments and Everest Chambers, the neighbours of the Society, and about the status of the land of the Society (i.e., the presently unsubdivided status of the land bearing CS no. 332.)
- c. The Members discussed aspects related to the typical age of RCC buildings and the structural and safety considerations related to redevelopments.
- d. The Members were also informed about the typical steps in a redevelopment process – i.e., the appointment of a PMC, the preparation of a feasibility report by the PMC on the basis of land and title records, a tendering process, developer negotiations, finalisation of legal drafts such as a development agreement and a permanent accommodation agreement, obtaining approvals and the subsequent reconstruction.
- e. Members held discussions on typical commercial elements of a redevelopment process to enable members to be able to pay for alternate accommodation and for other hardships incurred during the redevelopment process.
- f. The Members were informed and understood that subsequent to the shortlisting of a selected developer, Members would have the opportunity to consider a specific proposal and vote on the same in a subsequent SGBM which shall be video graphed and conducted in the presence of the Dy. Registrar of the Co-operative Housing Society Limited.
- g. The Members also discussed the advantages and disadvantages of a standalone and a cluster redevelopment.
- h. Other discussions included aspects related to road setback, the benefits of a website to disseminate information, aspects related to town planning in other areas of Mumbai, the importance of the track record of any selected developer, the need to obtain taxation opinions from any legal firm appointed for providing legal guidance on a possible redevelopment, the percentage of members who are required to vote in favour for any redevelopment, the need to obtain perspectives from owners of renovated flats on the present state of the building and the status of the reservations on the land of the society.
- i. All questions that were raised by the participants were individually addressed by Mr. Sagar Sanghvi and the Managing Committee.



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j. The Members were informed about the consent letter that they would be requested to submit in this regard and the draft of the consent letter was read and explained to the Members.

k. Thereafter, as per Agenda Item 1, the following Resolution was proposed and put to Vote and was passed with all members voting in favour, except for 3 members voting against (Mrs. Nina Shivdasani, Mr. M.S. Sahany, Ms. Kamal Bhavnani) and 2 members (Mrs. Resham Mahtaney and Ms. Anushka Shivdasani Rovshen) who abstained. Since 38 / 43 votes were in favour, the resolution was passed:

"RESOLVED THAT the redevelopment of the Society is be and hereby approved as per guidelines issued by the Govt. date 04/07/2019, and further resolved that the Managing Committee be and is hereby authorized to take all steps necessary in connection with a redevelopment of the building of the Society and to work to obtain a definitive proposal with sufficient detail from a credible shortlisted developer which can be put to vote at a subsequent Special General Body Meeting."

Proposed by : Mr. Dayal Kewalramani

Seconded by : Mrs. Vidya Moorjani

5. Agenda Item 2: To discuss, and take a primary decision for the joint redevelopment with the neighbouring Societies (Everest Chambers and Sundatta Apartments) under any suitable scheme of redevelopment including cluster redevelopment.

a. The Members discussed and were informed about the cluster development scheme and the advantages, disadvantages and timelines and procedures related to a cluster redevelopment.

b. Thereafter, as per Agenda Item 2, the following Resolution was proposed and put to Vote and was passed with all members voting in favour, except for 3 members voting against (Mrs. Nina Shivdasani, Mr. M.S. Sahany, Ms. Kamal Bhavnani) and 2 members (Mrs. Resham Mahtaney and Ms. Anushka Shivdasani Rovshen) who abstained. Since 38 / 43 votes were in favour, the resolution was passed:

"RESOLVED THAT the joint redevelopment with the Everest Chambers, Sundatta Apartments, or any other neighbouring plots under any suitable



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scheme of redevelopment including cluster redevelopment is be and hereby approved, and further resolved that the Managing Committee be and is hereby authorized to to obtain a definitive redevelopment proposal, which can be put to a vote in a subsequent Special General Body Meeting."

Proposed by : Mr. Chetan Jain

Seconded by : Mrs. Indira Vithalani

6. Agenda Item 3: To appoint a Project Management Consultant (PMC).

- The Members were informed about discussions the Managing Committee had held with prospective Project Management Consultants, receipt of quotes, and the role of the PMC.
- The Managing Committee shared its recommendation for the appointment of m/s Dilip Sanghvi and Associates, who, as per the knowledge of the MC, have also been appointed as PMC by Everest Chambers.
- Thereafter, as per Agenda Item 3, the following Resolution was proposed and put to Vote and was passed with all members voting in favour, except for 3 members voting against (Mrs. Nina Shivdasani, Mr. M.S. Sahany, Ms. Kamal Bhavnani) and 2 members (Mrs. Resham Mahtaney and Ms. Anushka Shivdasani Rovshen) who abstained. Since 38 / 43 votes were in favour, the resolution was passed:

"RESOLVED THAT the Managing Committee be and is hereby authorized to appoint m/s Dilip Sanghvi Consultants as Project Management Consultants, subject to terms and conditions agreed by the Managing Committee and subject to terms and conditions that the Managing Committee regards as being appropriate to protect the interests of the Society."

Proposed by : Mrs. Lalitha Menon

Seconded by : Mrs. Vinti Kewalramani

7. Agenda Item 4: To authorise the Managing Committee to appoint any suitable legal consultant as well as any other consultants for redevelopment of the Society.



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- a. The Members discussed the need to appoint a legal consultant and any other consultants for the proposed redevelopment process and decided that the Managing Committee be authorized to do the same, on terms and conditions it determined to be suitable.
- b. Thereafter, as per Agenda Item 4, the following Resolution was proposed and put to Vote and was passed with all members voting in favour, except for 3 members voting against (Mrs. Nina Shivdasani, Mr. M.S. Sahany, Ms. Kamal Bhavnani) and 2 members (Mrs. Resham Mahtaney and Ms. Anushka Shivdasani Rovshen) who abstained. Since 38 / 43 votes were in favour, the resolution was passed:

“RESOLVED THAT the Managing Committee be and is hereby authorized to appoint legal consultants as well as any other consultants required for the proposed redevelopment process on terms and conditions that the Managing Committee may finalize ”

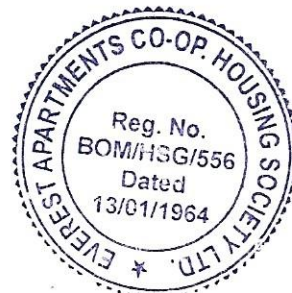
Proposed by : Mr. Varun Vasant

Seconded by : Mr. Karan Dugal

8. To authorize the Managing Committee for doing all acts, deeds and things required in this regard.

- a. The Members discussed the need to authorize the Managing Committee to take all steps necessary in connection with Agenda items 1 to 4 and approved the same.
- b. Thereafter, as per Agenda Item 5, the following Resolution was proposed and put to Vote and was passed with all members voting in favour, except for 3 members voting against (Mrs. Nina Shivdasani, Mr. M.S. Sahany, Ms. Kamal Bhavnani) and 2 members (Mrs. Resham Mahtaney and Ms. Anushka Shivdasani Rovshen) who abstained. Since 38 / 43 votes were in favour, the resolution was passed:

“RESOLVED THAT the Managing Committee be and is hereby authorized to do all acts, deeds and things required in connection with the earlier agenda items 1-4”



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Proposed by : Mr. Dayal Kewalramani

Seconded by : Mrs. Vidya Moorjani

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

Thanking you

For Everest Apartments Co-operative Housing Society Limited



Hon Secretary.



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Annexure 1 - Attendance

SR.NO	FLAT NO	OWNER NAME
1.	141	Mrs. Vidya J. Moorjani
2.	131	Mr.Jagdish Moorjani
3.	111	Ms.Kamal Bhavnani
4.	101	Mr.Dayal Kewalramani
5.	61	Mr.Mehboob Sahny & Mrs.Jasbeer Kaur Sahny
6.	51	Mrs.Sangeeta Kewalramani
7.	41	Mrs.Deepa Bhandary & Mr.Birmu Bhandary
8.	21A	Mrs.Lalitha Menon
9.	21B	Mr.Sanjay Menon
10.	11A	MR.Chetan Jain
11.	11B	Mrs.Soni Jain
12.	142	Mr.Madan V Jadhav Representative of M/S Larsen Toubro Ltd.
13.	132	Mr.Jai Thakur
14.	92	Mr.Shailesh Bapulal Ghatlia & Mrs.Usha Shailesh Ghatlia
15.	82	Mr.Ajaykumar Jain
16.	62	Mrs.Resham Mahtaney
17.	52	Mrs.Indira Hargovind Vithalani
18.	42	Ms. Jalpa Vithalani
19.	22	Mr.Mohan Chandiramani
20.	12	Mrs.Anjali Shetty
21.	143	Dr.Arun R Halankar
22.	123	Mr.Govind Khemlani
23.	113	Mr.Luke Saldanha
24.	103	Mrs.Vinti Dayal Kewalramani
25.	93	MR.Varun Mehul Vasant
26.	73	Mrs.Archana A Bhimjani
27.	63	Mr.Mekaal Godhwani
28.	53	Mr.Amit Kapadia
29.	43	Mr.Karan Singh Dugal
30.	33	Ms.Nina Shivdasani Rovshen
31.	23	Mrs.Anushka Shivdasani Rovshen
32.	13	Mr.Vipul Rasiklal Jhaveri



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Annexure 2 - Online attendance

<u>Sr.No</u>	<u>Flat Number</u>	<u>Owner Name</u>
1.	151	Mr.Mohan Thadani
2.	121	Mrs.Kavita A Thakkar
3.	91	Ms.Toral Vithalani
4.	81	Lansing Holding- Ms.Rekha Murjani
5.	71	Mr.Umesh Hingorani
6.	31A	Mr.Dilip Mehta
7.	31B	Mr.Anshul Mehta
8.	152	Mr.Ranjit Lalvani
9.	112	Mr.Dilip Advani
10.	102	Mrs.Shobha Lalit Chokhani
11.	153	Mr.Anurag Adlakha

