

NEPEAN SEA CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. No. : BOM/HSG/540 of 1963)

"Shanaz" 90, Nepean Sea Road, Mumbai – 400 006.

E-mail ID : shanazchs@gmailcom GST No. 27AAAAN1681P2Z4 Telephone No. 022 - 3573 2346

Minutes of the Special General Body Meeting - 5

held on Tuesday 5th August 2025.

The Fifth Special General Body Meeting of The Nepean Sea Co-op. Hsg. Soc. Ltd. was held on Tuesday 5th August 2025 at Sports Complex in the Garden of the Society at 6:30p.m.

The Meeting was postponed for 30 minutes for the want of quorum, along with this In-Camera Meeting commenced at 7:00 p.m. in the Chairmanship of **Mr. Mohan Pungaliya** with Zoom Meeting App by Members.

The list of attendance is as below members attended the meeting physically and through Zoom Meeting App.

The Nepean Sea CHS Ltd.		Physical & through Zoom App.
Sr. No.	Flat no.	Member's Name
1	1-A	M/s. VERTEX FINTRADE PVT. LTD. (Representative Mr. Rajeev Mehta)
2	4-A	MR. UNMESH KANTAWALA
3	5-A	M/s. ASHIRWAD CONSTRUCTIONS CORP. (Representative Mrs. Parina Arya)
4	9-A	MR. MANTHAN C SHAH
5	10-A	MRS. R C JHAVERI
6	13-A	MR. VIBHAV NIREN PARIKH
7	15-A	MR. SHAUNAK SHAH
8	17-A	MR. AJAY MANDALIYA
9	18-A	MRS. RASHIDA ANEES
10	2-B	MRS. ASHA LALIT SHAH
11	7-B	MR. MAYANK TEJURA - ZOOM
12	9-B / 9-C	DR. S J ITCHHAPORIA
13	12-B	MR. PARESH R JHAVERI
14	14- B	MR. APURVA A JHAVERI
15	15-B	MR. AVDHESH AGARWAL - ZOOM

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16	1-C	MR. SANJAY SHAH
17	2-C	MRS. TAMANNA VISHAL JHAVERI
18	3-C	MR. YOGESH KORADIA
19	4-C, 7-D, 8-C, 6-B, 7-A & 11-B	BANK OF INDIA (Representative) - Zoom
20	5-C	MRS. APARNA DALAL
21	6-C	MRS. KAVITA JHAVERI
22	7-C	MR. RAMESH LAKHOTIA
23	10-C	MR. P H SANGHRAJKA
24	11-C	MR. BRIJESH SHAH
25	12-C	DR. MS. INDIRA HINDUJA
26	14-C	MR. SATISH AMLANI
27	16-C	MRS. BHANU GANDHI
28	17-C	MR. MAYANK ARUN SEKHSARIA
29	18-C	MR. MOHAN PUNGLIYA
30	4-D	MR. APURVA KOTHARI
31	6-D	MR. MOHAN SHAH (Representative - POA - Mr. Shrenik Shah)
32	9-D	MR. ATUL MEHTA
33	10-D	MRS. PARUL J BHANSALI
34	14-D	MR. RAMESH K SHAH
35	15-D	MR. NIREN PARIKH
36	17-D	M/s. ESSVEE URBAN DEVELOPMENT PVT. LTD. (Representative Mr. Shrenik Shah)
37	18-D	MR. SOHIL KOTHARI
		Total = 37 Consisting of <u>3</u> through Zoom

Leave of Absence Granted to following members: Flat No. 1-B - Mrs. Nina Bhalla, Flat No. 3-B - Mr. Manojkumar R Mehta & Flat No. 14-A - MR. G L Modi (Representative).

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AGENDA :

1. To read and confirm minutes of the last Special General Body Meeting - 4 held on Wednesday 19th March 2025.

The minutes of the last Special General Body Meeting - 4 held on Wednesday 19th March 2025, were read out by Mr. Mohan Pungliya (Flat No. 18-C) and confirmed by the members present.

Proposed by Mr. Atul Mehta

Seconded by Mr. Yogesh Koradia

The resolution passed unanimously.

2. Explanation by Aakash Varma about Web site of the Society.

Mr. Aakash Varma of M/s. Veena Infotech explained the operation of the website, its name, login ID and Password. He also explained that all the related documents have been uploaded on the website till 31.03.2025. Each member will be provided unique Login ID along with a Password (which can be altered). Members requested that all the documents uploaded on the website should be downloadable.

Proposed by : Mr. Ramesh K Shah

Seconded by : Mr. Shaunak Shah

The resolution passed unanimously.

3. To finalize the procedure of tendering,
OPEN (which is done by advertising in the local News Paper)

OR

CLOSED (by inviting reputed developers only).

The PMC Mr. Jinay Dhanki of M/s. Headway Development Management LLP. explained in detail about the process of OPEN & CLOSED Tender and their pros and cons.

After his detailed explanation and satisfying members queries a voting was conducted to opt for OPEN/CLOSED Tender.

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The outcome of the voting by most of the members was in favour of CLOSED Tender and as such it was passed unanimously.

Proposed by Mr. Apurva Jhaveri

Seconded by Mr. Satish Amlani

The Resolution passed unanimously.

4. To ratify the appointment of Legal consultant in Respect of Redevelopment as recommended by the Redevelopment Committee & Approved by Managing Committee & to approve its remuneration.

Mr. Vibhav Parikh (from the Redevelopment Committee) expressed the members about the process of meeting the Three Selected Legal Firms and the outcome thereon. He expressed the wishes of all the members of the Redevelopment Committee and the Managing Committee.

Members agreed for the firm M/s. Law Point and decided to go ahead with their legal services to the Society for the Redevelopment.

Total amount sanctioned is Rs. 21,00,000/- (Rupees Twenty One Lakh Only) for rendering their services to the Society regarding redevelopment of the Property of the Society, till the PAAA stages.

Proposed by Mr. Vibhav Parikh

Seconded by Mr. Rajeev Mehta

The Resolution passed unanimously.

The Special General Body Meeting was concluded with thanks to the Chair.

For Nepeansea Co-op. Hsg. Soc. Ltd.,

Ramesh Lakshmi

Hon. Chairman / Hon. Secretary.

