

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@gmail.com GST NO.27AAAAN1681P2Z4 Telephone No. 022 - 3573 2346

Date: 10th January 2025

NOTICE

This is to inform the members that a **Special General Body Meeting** of Nepean Sea Co-operative Housing Society Ltd. is fixed on **Friday 24th January 2025 at 5:30 p.m.** in the Society premises at Children's Sports Complex to transact the following agenda :

Agenda:

1. Presentation of 2nd PMC M/s. Headway Development Management LLP will be held between 5:30 p.m. to 6:30 p.m.
2. Post the PMC Presentation a Committee for Redevelopment will be formed and appoint Chairman of the said Redevelopment Committee. The decision on the total number of members who can join the Redevelopment committee shall be taken. (Note : The Managing Committee has already resolved that 4 members of the Managing Committee will participate OR will become members of the Redevelopment Committee). The committee appointed shall have only advisory powers and shall give report / suggestions in writing which shall be signed by the Chairman of the Redevelopment Committee.
3. To form Repairs Committee for carrying out necessary and urgent repairs to Society Building.
4. To decide on total number of members in the Repairs Committee.
5. To decide the criteria for allowing such non members for being eligible to become members of the Repairs Committee.
6. To decide to appoint Chairman of such Repair Committee.
7. The Repairs Committee authorized to decide on the quantum of repairs as per the Report of Structural Audit Report Dated 19th March 2024. The Committee appointed shall have only advisory powers and shall give report / suggestions in writing which shall be signed by the Chairman of the Repair Committee.

Members to inform that said Repair Committee Members shall have powers to visit the concerned flat/s as per Structural Audit Report by prior oral intimation. The members of the society are requested to co-operate with

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members of the Repair Committee as and when they will be visiting the concerned flat/s.

8. Any member who cannot attend the meeting physically can submit his/her consent & comment through Letter at Society's Office or Society's registered Email address : shanazchs@gmail.com

9. Those members who want to attend through ZOOM, should download the ZOOM APP.

Zoom ID and Passcode will be provided two days prior to Special General Body Meeting.

For Nepean Sea Co-op. Hsg. Soc. Ltd.

Moham Linghi's

[Signature]

Chairman / Hon. Secretary

Note:

1. All members are requested to remain present.
2. Only registered member or in his/her absence, an Associate Member who is on the Register of the society with proper letter of authority having member's signature will be permitted to attend the meeting and participate in the approval process.
3. For want of quorum the meeting will be adjourned & shall be reconvened after half an hour on the same day & place. At such reconvened meeting shall not require the quorum and the same agenda shall be transacted at such reconvened meeting.

For Nepean Sea Co-op. Hsg. Soc. Ltd.

Moham Linghi's

[Signature]

Chairman / Hon. Secretary

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Following Members were attended through Zoom App & Letter.

Members attended through Zoom		Members through Letter	
1	Representative M/s. BOB	1	Mr. Apurva Ajay Jhaveri 14 - B
2	Representative M/s. BOI	2	Mr. Apurva Kothari 4 - D
3	Mr. G I Modi 14 - A		
4	Mr. Ramesh Shah - 14 - D		
	Total = 04		Total = 02

Agenda No. 1. Presentation of 2nd PMC M/s. Headway Development Management LLP will be held between 5:30 to 6:30 p.m

The PMC highlighted the key aspects of the report including the technical, financial, and legal aspects. They conveyed to the Members through PPT on the Projector Based Screen to the Attendees and on the Zoom Meeting App. The PMC explained their expertise in handling redevelopment projects, having successfully completed projects in the past in Mumbai.

Agenda No. 2. Post the PMC Presentation a Committee for Redevelopment was to be formed. And to appoint chairman of the said Redevelopment Committee was to be instated. The decision on the total number of members who can join the Redevelopment committee shall be taken.(Note : The managing committee has already informed that 4 members of the Managing Committee will become members of the Redevelopment Committee). The committee appointed shall have only advisory powers and shall give report / suggestions in writing which shall be signed by the Chairman of the Redevelopment Committee.

It was discussed thoroughly, and decided that there should be 11 members in Redevelopment Team. Further it was left it to Managing Committee to finalize. Also it was decided that Post of Chairman of that Committee will be appointed by the selected members who are approved by SGM.

Following Members submitted written Applications for Volunteer for Redevelopment

SN	Member's Name	SN	Member's Name
1	Mrs. Indira Hinduja 12 - C	6	Mr. Samay Koradia 3 - C
2	Mr. Shrenik Shah 17 - D	7	Mr. Ajay Manadalia 17 - A
3	Mr. Satish Amlani 14 - C	8	Mr. Brijesh Shah 11 - C
4	Mr. Vibhav Parikh 13 - A	9	Mr. Anish Bhansali 10 - D
5	Mr. Sohil Kothari 18 - D		

Managing Committee decided to absorb all the members who applied for Redevelopment Committee. Total 9 people have applied for Redevelopment. The Constitution of Redevelopment Committee is of 11 members. FOUR from Managing Committee and SEVEN from (bonafide) members who applied. Out of the balance three members will be part of Repair Committee.

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Date : 02.02.2025

Minutes of the Special General Body Meeting held on Friday 24th January 2025

The Special General Body Meeting of The Nepean Sea Co-op. Hsg. Soc. Ltd. was held on Friday 24th January 2025 at Children's Sports Complex at Garden of the Society at 5:30p.m. The Meeting was postponed for 30 minutes for the want of quorum, the In-Camera Meeting commenced at 6:00 p.m. Members attended the meeting physically and through Zoom Meeting App.

The Hon. Chairman of the Society Mr. Mohan Punliya presided the meeting.

The Special General Body Meeting of the Shanaz Building was held in Camera with Zoom Meeting App by Members on Friday 24th January 2025.

Following Members were present in the Meeting (Physical Attendees) :

SN.	Fl.No.	Member's Name	SN.	Fl.No.	Member's Name
1	1-A	M/S. VERTEX FIN. PVT. LTD.	18	5-C	MRS. APARNA DALAL
2	4-A	MR. UNMESH KANTAWALA	19	6-C	MRS. KAVITA A JHAVERI
3	5-A	M/S. ASHIRWAD CONST.CORP.	20	7-C	MR. RAMESH LAKHOTIA
4	9-A	MR. MANTHAN SHAH	21	10-C	MR. PRADIP H SANGHRAJKA
5	10-A	MRS. R C JHAVERI	22	11-C	MR. BRIJESH SHAH
6	13-A	MR. VIBHAV NIREN PARIKH	23	14-C	MR. SATISH AMLANI
7	15-A	MR. SHAUNAK SHAH	24	17-C	MR. MAYANK A SEKHSARIA
8	16-A	MRS. DIPTI ASAR	25	18-C	MR. MOHAN PUNGLIYA
9	17-A	MR. AJAY V MANDALIA	26	1-D	MRS. MEENA DARWESH
10	18-A	MRS. RASHIDA ANEES	27	8-D	MRS. SULOCHANA M MEHTA
11	7-B	MR. MAYANK K TEJURA	28	9-D	MRS. SUJATA MEHTA
12	8-B	MR. PRAVIN SANGHVI	29	10-D	MRS. PARUL BHANSALI
13	9-BC	DR. SMT. S J ITCHAPORIA	30	13-D	M/S. HENIL HOME PVT. LTD.
14	10-B	MRS PRATIMA JAGDISH DALAL	31	15-D	MR. NIREN PARIKH
15	12-B	MR. PARESH R JHAVERI	32	17-D	M/S. ESSVEE URBAN DEV. LTD
16	1-C	MR. SANJAY SHAH	33	18-D	MR. SOHIL KOTHARI
17	3-C	MR. YOGESH KORADIA	Total = 33		

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SEVEN from Bonafide Members as under:

SN	Member's Name	SN	Member's Name
1	Mrs. Indira Hinduja 12 - C	5	Mr. Anish Bhansali 10 - D
2	Mr. Shrenik Shah 17 - D	6	Mr. Samay Koradia 3 - C
3	Mr. Satish Amlani 14 - C	7	Mr. Brijesh Shah 11 - C
4	Mr. Vibhav Parikh 15 - D		

FOUR members from Managing Committee as under :

1	Mr. Ramesh Lakhotia 7 - C	3	Mr. Shaunak Shah 15 - A
2	Rajeev Mehta 1 - A	4	Mr. Unmesh Kantawala 4 - A

Mr. Pradip Sanghrajka of Flat No. 10-C had opined that people whose names are not mentioned in the Share Certificate can also be part of the Redevelopment Committee provided they are Associate Member.

The Factual position in the law is that Associate Member can be part of Redevelopment Committee only if he/she is a joint owner, which was stated to him by the Hon. Secretary Mr. Ramesh Lakhotia in Special General Body Meeting.

Secondly, he had also opined that the Redevelopment Committee will report directly to the General Body Meeting.

However, this is also not true picture in the law. The constituted Body of Redevelopment Committee will have to submit their report to Managing Committee for further course of action/resolution. Managing Committee will then approach the Special General Meeting with their suggestions and observations. It was decided that members whose name appears on the Share Certificate of the Society are only eligible to become members of the Redevelopment Committee.

RESOLVED THAT whose name appears on the Share Certificate of the society are eligible to become members of the Redevelopment Committee.

Proposed by Mr. Brijesh Shah

Seconded by Mr. Yogesh Koradia

The resolution passed unanimously.

Agenda No. 3. To Form the Repair Committee for carrying out necessary repairs to Society Building which are urgent in nature.

The Repair committee is authorised to decide on the quantum of repairs as per the Report of Structural Audit Report. The committee appointed shall have only advisory powers and shall give report/suggestions in writing which shall be signed by the Chairman of the Repair Committee. Repair committee shall have powers to visit the concerned flat by prior oral intimation. All members requested to give their full co-operation.

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Agenda No. 4 To decide on total number of members in the Repair Committee.

As per the Circular dtd. 1.1.2025 regarding Formation of the Repair Team was given to members to send their written intention to become part of Repair Team. Society has received only ONE Application so far from Mrs. Bijal Vibhav Parikh (Flat No. 13-A).

Repair Committee : Bonafide Members as under:

1	Mrs. Bijal Vibhav Parikh 13 - A	3	Mr. Sohil Kothari 18 - D
2	Mr. Ajay Mandalia 17 - A		

FOUR Members from Managing Committee

1	Mrs. Rashida Anees 18 - A	3	Mrs. Parul Bhansali 10 - D
2	Mr. Mohan Pungliya 18 - C	4	Mr. Pares Jhavar 12 - B

Agenda No. 5. To decide the criteria for allowing such non members for being eligible to become members of the Repair Committee :

Please Refer Agenda No. 2

Agenda No. 6. To decide to appoint Chairman of Such Repair Committee.

It was decided that Chairman will be selected once the Committee is formed/finalized.

Agenda No. 7. The Repairs Committee authorised to decide on the quantum of repairs as per the Report of Structural Audit Dated 19th March 2024. The Committee appointed shall have only advisory powers and shall give report/suggestions in writing which shall be signed by the Chairman of the Repair Committee.

RESOLVED THAT once the Repair Committee is formed and Chairman is selected, Reports will be submitted to Managing Committee duly signed by it's Chairman.

Proposed by Mr. Shaunak Shah

Seconded by Mr. Rajeev Mehta

The resolution passed unanimously.

Since there was no agenda to discuss, meeting is concluded with the thanks to the chair.

Yours truly,

For The Nepean Sea Co-op. Hsg. Soc. Ltd.

Hon. Chairman / Hon. Secretary / Hon. Treasurer

