

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: 20th November 2024

NOTICE

Notice is hereby given to all members that a **Special General Body Meeting** of Nepean Sea Co-operative Housing Society Ltd. will be held on **Friday 6th December, 2024 at 05:30 p.m.** in the Society premises, to transact the following agenda items :

Agenda:

1. Explanation by our PMC, M/s. Mangurdekar & Associates, on the feasibility report submitted by them and the subsequent queries raised by our members, about the same and submitted to the Society on or before 9/11/2024.
2. To approve the Feasibility Report submitted by PMC Mangurdekar & Associates and to take further steps towards Redevelopment of building of our Society.
3. Member who cannot attend the meeting physically can submit their consent & comment through Letter/Email bearing address : shanazchs@gmail.com
4. A zoom meeting will also be recorded & ID for zoom meeting shall be provided at the earliest.



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

Ramesh Chandra

Hon. 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.

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. AAAAN1681P2Z4

Telephone No. 022 - 3573 2346

Date : 12.12.2024

Minutes of the Special General Body Meeting held on 6th December 2024.

The Special General Body Meeting of The Nepean Sea Co-op. Hsg. Soc. Ltd. was held on Friday 6th December 2024 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 Pungliya could not attend the meeting physically due to illness however he attended through Zoom Meeting App. In absence of the Hon. Chairman Mr. Rajiv Mehta presided the meeting.

The Special General Body Meeting of the Shanaz Building was held in Camera with Zoom Meeting App by Members on Friday 6th December 2024.

The list of attendance is as below:

The Nepean Sea CHS Ltd.		PHYSICAL ATTENDEES
Sr. No.	Flat no.	Member's Name
1	1-A	M/s. VERTEX FINTRADE PVT. LTD.
2	5-A	M/s. ASHIRWAD CONSTRUCTIONS CORP.
3	9-A	MR. MANTHAN SHAH
4	10-A	MRS. R C JHAVERI
5	13-A	MR. VIBHAV NAREN PARIKH
6	15-A	MR. SHAUNAK SHAH
7	16-A	MRS. DIPTI ASHAR
8	17-A	MR. AJAY V MANDALIA
9	18-A	MRS. RASHIDA ANEES
10	2-B	MRS. ASHA LALIT SHAH
11	7-B	MR. MAYANK K TEJURA



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. AAAAN1681P2Z4

Telephone No. 022 - 3573 2346

12	8-B	MRS. BHARATI SANGHVI
13	9-B	SMT. DR. S J ITCHAPORIA
14	10-B	MR. JAGDISH DALAL
15	12-B	PARESH R JHAVERI
16	1-C	SANJAY SHAH
17	2-C	MRS. TAMMANA V JHAVERI
18	3-C	MR. YOGESH KORADIA
19	7-C	MR. RAMESH LAKHOTIA
20	10-C	MR. P H SANGHRAJKA
21	11-C	MR. BRIJESH SHAH
22	12-C	DR. INDIRA N HINDUJA
23	14-C	MR. SATISH AMLANI
24	16-C	MRS. BHANU GANDHI
25	17-C	MR. MAYANK ARUN SEKHSARIA
26	3-D	SMT. P M RUIA (Mr. Sudhir Ruia)
27	4-D	MR. APURVA KOTHARI
28	6-D	MR. MOHAN SHAH
29	8-D	MR. MAHENDRA KUMAR MEHTA (Mrs. Mehta)
30	9-D	MRS. SUJATA MEHTA
31	11-D	MR. MADHUKAR SHAH (Mr. Devang)
32	13-D	M/s. HENIL HOME PVT. LTD.
33	14-D	MR. RAMESH K SHAH
34	15-D	MR. NAREN PARIKH
35	17-D	M/s. ESSVEE URBAN DEVELOPMENT PVT. LTD.
		Total = 35



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. AAAAN1681P2Z4 Telephone No. 022 - 3573 2346

Agenda Item 1 : Explanation by M/s. Mangurdekar & Associates, Project Management Consultant on the reasibility report and the subsequent queries raised by our members, about the same and submitted to the Society on or before 9.11.2024.

Mr. Prathamesh Mangurdekar from M/s. Mangurdekar & Associates (PMC) presented explanation of the feasibility report submitted for the redevelopment of our Building Shanaz.

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 Attneedees and on the Zoom Meeting App.

The PMC explained their expertise in handing redevelopment projects, having successfully completed projects in the past in Mumbai.

Agenda 2. Approval of Feasibility Report and Further Steps.

After detailed discussions and deliberations, the committee approved the feasibility report submitted by M/s. Mangurdekar & Associates. The Members authorized the committee to take further steps towards the redevelopment of Building Shanaz.

The committee will send the report to the members as soon as it received by them from M/s. Mangurdekar & Associates.

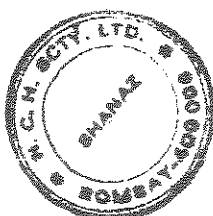
Voting process was conducted by raising hands and also by giving their written consent for the redevelopment process.

"Resolved that feasibility report by Mangurdekar & Associates (PMC) is approved and society to proceed with the tendering process."

Proposed by : Mr. Shrenik Shah of M/s. Essvee Urban Development Pvt. Ltd. (17-D).

Seconded by : Mr. Satish Amlani (14-C)

The resolution was passed by Majority.



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. AAAAN1681P2Z4

Telephone No. 022 - 3573 2346

The Nepean Sea CHS Ltd.		PHYSICAL ATTENDEES		
Sr. No.	Flat no.	Member's Name	YES	NO
1	1-A	M/s. VERTEX FINTRADE PVT. LTD.	YES	
2	5-A	M/s. ASHIRWAD CONSTRUCTIONS CORP.	YES	
3	9-A	MR. MANTHAN SHAH	YES	
4	10-A	MRS. R C JHAVERI		NO
5	13-A	MR. VIBHAV NAREN PARIKH	YES	
6	15-A	MR. SHAUNAK SHAH	YES	
7	16-A	MRS. DIPTI ASHAR	YES	
8	17-A	MR. AJAY V MANDALIA	YES	
9	18-A	MRS. RASHIDA ANEES	YES	
10	2-B	MRS. ASHA LALIT SHAH	YES	
11	7-B	MR. MAYANK K TEJURA	YES	
12	8-B	MRS. BHARATI SANGHVI		NO
13	9-B	SMT. DR. S J ITCHAPORIA		NO
14	10-B	MR. JAGDISH DALAL		NO
15	12-B	PARESH R JHAVERI	YES	
16	1-C	SANJAY SHAH	YES	



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. AAAAN1681P2Z4 Telephone No. 022 - 3573 2346

17	2-C	MRS. TAMMANA V JHAVERI	YES	
18	3-C	MR. YOGESH KORADIA	YES	
19	7-C	MR. RAMESH LAKHOTIA	YES	
20	10-C	MR. P H SANGHRAJKA	YES	
21	11-C	MR. BRIJESH SHAH	YES	
22	12-C	DR. INDIRA N HINDUJA		NO
23	14-C	MR. SATISH AMLANI	YES	
24	16-C	MRS. BHANU GANDHI	YES	
25	17-C	MR. MAYANK ARUN SEKHSARIA	YES	
26	3-D	SMT. P M RUIA (Mr. Sudhir Ruia)	YES	
27	4-D	MR. APURVA KOTHARI	YES	
28	6-D	MR. MOHAN SHAH	YES	
29	8-D	MR. MAHENDRA KUMAR MEHTA (Mrs. Mehta)	YES	
30	9-D	MRS. SUJATA MEHTA	YES	
31	11-D	MR. MADHUKAR SHAH (Mr. Devang)	YES	
32	13-D	M/s. HENIL HOME PVT. LTD.	YES	
33	14-D	MR. RAMESH K SHAH	YES	
34	15-D	MR. NAREN PARIKH	YES	
35	17-D	M/s. ESSVEE URBAN DEVELOPMENT PVT. LTD.	YES	
		Total = 35		



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. AAAAN1681P2Z4 Telephone No. 022 - 3573 2346

Sr. No.	Flat No.	Consent Through Emails Member's Name	Consent for Process of R.D. "YES"	Consent for Process of R.D. "NO"
1	1-B	MRS. NINA BHALLA	YES	
2	3-B	MR. MANJOJ KUMAR MEHTA	YES	
3	14-B	MR. APURVA AJAY JHAVERI	YES	
4	6-C	MRS. KAVITA APURVA JHAVERI	YES	
5	1-D	MR. NARYANKAR	YES	
		TOTAL = 5		

Sr. No.	Flat No.	Consent Through Zoom Meeting App. Member's Name	Consent for Process of R.D. "YES"	Consent for Process of R.D. "NO"
1	18-C	MR. MOHAN PUNGLIYA	YES	
2	4-A	MR. UNMESH KANTAWALA	YES	
3	12-D	MR. VIPOOL SHAH	YES	
4	7D, 8C, 4- C, 6-B, 11-B & & 7-A	BANK OF INDIA (Representative Mr. Rakesh Kumar)	YES	
		TOTAL = 4		

Sr. No.	Flat No.	Consent Through Letter Member's Name	Consent for Process of R.D. "YES"	Consent for Process of R.D. "NO"
1	14-A	MR. G L MODI	YES	
2	18-D	SOHAIL KOTHARI	YES	
		TOTAL = 2		

Voting has been conducted as follows for Process of Redevelopment.

Physical Attendance & filled up with Consent Forms	Consent for Email	Zoom App Voting	Consent through Letter	Consent Denied
30	5	4	2	5



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. AAAAN1681P2Z4 Telephone No. 022 - 3573 2346

Total 35 Members attended the Meeting physically, out of which 30 members have gave their consent for Process of Redevelopment and 5 Members vote for No.

Total 5 Members have sent their consent through Email.

Total 4 Members attended Zoom Meeting had cast their vote in favour of YES and

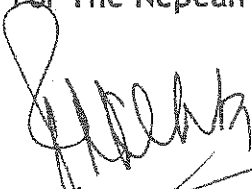
Total 2 Members have sent their Consent for Redevelopment Process through Letter.

Total 46 members voted out of which 41 members gave their consent for redevelopment while 5 members (with voting rights) said No.

The meeting concluded with a vote of thanks to the Chair, the Managing Committee and M/s. Mangurdekar & Associates for their presentation.

Yours truly,

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



Chairman for the Meeting

