

Draft Minutes of the Managing Committee meeting held on 18-04-2022

Managing Committee meeting of Laxmi Estate Co-operative Housing Society Limited was held on 18-04-2022 online, virtually.

Society's expert Director Vijay Thakkar, Advocate Harsh Trivedi and Mr. Subhash Patil were invited and attended this meeting as invitee members.

Total of 10 Managing Committee members including all 3 Office bearers attended this meeting.

Secretary informed the Committee that before the Notice Agenda Business is taken up for deliberation,

AGENDA

1. To adopt the Minutes of the last Managing Committee Meeting held on 19/03/2022.

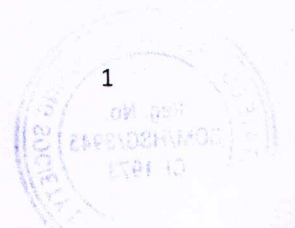
Secretary informed the MC members present that soft copy of the Draft minutes was shared in the MC Whatsapp group. So if all agree then we can treat the Draft minutes as read. After deliberation, MC members agreed to accept the Draft minutes as read. Following Resolution was passed.

RESOLUTION

"RESOLVED that, Minutes of the last Managing Committee Meeting held on 19/03/2022 are hereby adopted."

2. To approve the draft Minutes of the Special General Body Meeting held on 10/04/2022. Copy of the same is shared in MC Whatsapp Group.

Secretary informed the MC Members present that, the soft copy of the Draft Minutes of Special General Body Meeting dated 10/04/2022 is circulated to all MC Members on Whatsapp Group. All the MC Members agreed that, the Draft Minutes are proper and need no amendment. After discussion amongst Managing Committee Members following Resolution was passed.



RESOLUTION

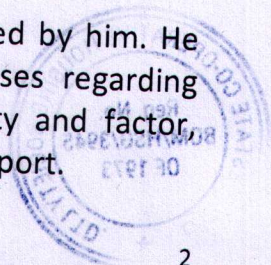
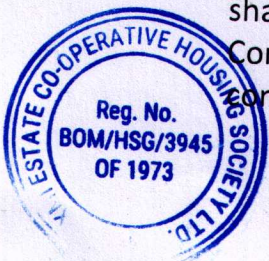
"RESOLVED that, Minutes of the Special General Body Meeting dated 10/04/2022 are hereby adopted."

"FURTHER RESOLVED that, the Draft Minutes of the Special General Body Meeting dated 10/04/2022 be circulated to all the members for their suggestions / objections if any."

3. To approve and issue Appointment Letter to S. P. Shevade & Associates as a PMC and discuss and decide the terms and conditions for his appointment. Copy of the same is shared in MC Whatsapp Group.

Secretary informed the MC Members present that, the SGM on 10/04/2022 has unanimously resolved to appoint S. P. Shevade and Associates as PMC for obtaining Feasibility Report on Redevelopment of the Society. General Body has authorized Managing Committee to fix terms and conditions of the appointment. After discussion in the Managing Committee and on suggestions of Managing committee Members it was decided to issue appointment Letter to S. P. Shevade and Associates as PMC on following terms and conditions.

1. Appointment is for Step I i.e. for obtaining Feasibility Report, drafting tender documents, inviting bids from reputed and credible developers for Redevelopment of Society's land & Buildings and prepare comparative statement and assisting Managing Committee in selection of reputed and credible Developer who will offer and execute maximum benefit to the members of the Society.
2. We are sharing the Station Physical Survey done by Society through its Surveyor of its property. If necessary, he may carry out survey of the Land and Buildings of the Society for preparing Feasibility Report.
3. We are sharing all the necessary and relevant papers asked by him. He shall study information about the disputes and legal cases regarding Conveyance of the Land and Building in favour of Society and factor, consider and provide for same while preparing Feasibility Report.



4. He shall obtain information regarding FSI, TDR, Fungible FSI etc. that would be available as per the Land and the Buildings of the Society in view of the prevailing Policy of the Government under DCPR 2034 as well as the Regulations of MHADA/ SRA/ Municipal Corporation that would be applicable from time to time on the basis of title of the Land and advise Managing Committee to avail maximum benefits and smooth execution under the DCPR 2034.
5. He shall personally or through his authorized representative attend the Special General Body / Managing Committee Meetings held for the purpose of redevelopment process and reply to the queries of Members / Managing Committee Members and advise the Managing Committee about technical aspects which will be involved in the redevelopment process.
6. He shall consider realistic and practical suggestions from the Members before finalizing the Feasibility Report.
7. He shall prepare a realistic Feasibility Report by considering factors such provisioning for AOS under 14A of DCPR 2034, inclusive housing (IF applicable) as the Residential area, Commercial area, Layout open spaces, Garden, Parking and construction specifications and design etc.
8. He shall prepare the preliminary draft of the Tender documents for invitation from credible developers and assist Managing Committee for finalizing tender documents and inviting bids from reputed and credible Developers and prepare comparative statement for selection of a reputed and credible Developer who shall offer and execute smooth and maximum benefits to Society and its members.
9. He shall enter into a Work Contract Agreement as directed u/s 79A of MCS Act 1960 with the Society.



LAXMI ESTATE CO-OPERATIVE HOUSING SOCIETY LIMITED
Reg. No.: BOM/HSG/3945 OF 1973
Dr. S. RADHAKRISHNAN MARG, ANDHERI (E), MUMBAI 400 069

10. He shall submit realistic Feasibility Report within One (1) month from the date of gathering all the necessary and relevant and data, information and documents.
11. He shall maintain strictest confidentiality and secrecy of the documents and information furnished by the Society in respect of the redevelopment process.
12. His Professional fees mentioned in the Quotation will be paid according to the completion of stages of work by his firm as quoted in his Offer letter.

After discussion following resolution was passed.

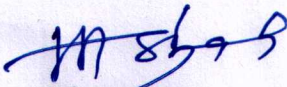
RESOLUTION

“**RESOLVED** that, Appointment Letter to S. P. Shevade and Associates be issued subject to above mentioned terms and conditions.”

4. To consider any other agenda with the permission of Chair.

The Secretary informed that, since there is no any other agenda and therefore meeting was concluded with vote of thanks.

For Laxmi Estate Co-Operative Housing Society Limited


Chairman

