

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

Date: 18/04/22

To,
Members of Laxmi Estate CHSL,
Varma Nagar, Andheri (East),
Mumbai 400069

Sub: Draft Minutes of Special General Body meeting held on 10th April 2022.

Dear Fellow Members,

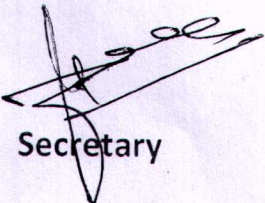
Greeting of the Day!

Enclosed herewith is copy of draft of Minutes of Special General Body meeting of our Society held on 10th April 2022 at 10.00 am at Building no. 8 Compound.

Kindly peruse the same and share your suggestions / objections if any. If no suggestions / objections are received from any members within 15 days from date of receipt of this letter, the draft minutes will be treated as final Minutes of SGM dated 10-04-2022.

If any members have any comments/ suggestions/ objections please share it with Society in writing by submitting the same at Society's office within the said time timeline.

Thanking you
For Laxmi Estate Co-Operative Housing Society Limited


Secretary

Draft Minutes of the Special General Body meeting held on 10th April 2022

SPECIAL GENERAL BODY MEETING OF LAXMI ESTATE CHS LTD was held on 10/04/2022 at 10 am at Compound of building No 8. Total 183 members were present in the said meeting. The meeting was presided over by the chairman Mr. Vijay Shah. After discussion in the meeting following resolutions were passed.

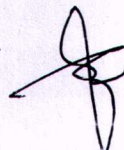
172+ members were present at 10 am and as per section 79A of MCS 1960 (amended) vide Government resolution dated 04/07/2019 quorum of 2/3rd members (165+ members for our Society) of the total membership strength was present and therefore Chairman initiated the proceedings of the meeting. He welcomed all the members present in the meeting and directed Secretary, Mr. Gautam S. Salecha to take over the proceedings of the meeting for and on behalf of Chairman. Secretary read the agenda and to conduct further proceedings as per agenda.

Secretary welcomed all the members present in the meeting and requested them to pray to their respective Dev / Almighty by meditating and praying in silence for smooth and hassle free redevelopment process and conduct of the meeting. He especially welcomed the invitee members from Building no. 5 who were attending the meeting on invitation of the Managing Committee. Secretary briefed the General Body that Building no. 5 members has already applied for bifurcation from Andheri Varma Nagar CHSL and declared their intention of amalgamating with Laxmi Estate CHSL.

Thereafter Secretary read the agenda of Notice in order of the meeting and following resolutions were passed unanimously after deliberation and discussion.

Agenda 1) To read and confirm the minutes of last Annual/Special General Body Meeting of the Society

Secretary informed the members that Annual General Body Meeting (AGM) of the Laxmi Estate CHS LTD (LECHSL) and Amita Mandir CHS LTD (AMCHSL) were



separately held on 30th September 2021 and 19th September 2021 respectively. That was the last General Body meeting held of Laxmi Estate CHSL and thereafter the Amita Mandir CHSL was amalgamated with Laxmi Estate CHSL. Secretary informed that the Draft Minutes of the said AGM were already circulated to respective members of LECHSL & AMCHSL. So if the General Body wanted he will read the minutes of both AGM. General Body informed that there is no need to particularly read the minutes as members had the copy of respective Minutes and therefore directed to be treated as read and approved. Accordingly the draft minutes of both respective AGM were adopted and confirmed by the General Body.

RESOLUTION 1)

"RESOLVED THAT the Minutes of Annual General Body meeting dated 30th September 2021 of Laxmi Estate CHS LTD and erstwhile Amita Mandir CHS LTD dated 19th September are confirmed and adopted"

Proposed by: Mr. Hasmukh Gandhi (Flat no. 8/56)

Seconded by: Mr. Deepak Sakariya (Flat no. 2/104)

Passed unanimously

Agenda 2) To take Preliminary decision after taking into consideration the requisitions and suggestions received from the members regarding redevelopment of the Society's Buildings.

Secretary informed the General Body that no suggestions or objections are received from the members about the redevelopment process. He further informed that members should take the preliminary decision regarding whether the redevelopment of the buildings of the society is to be carried out

or not. Thereafter members discussed about the redevelopment of the buildings of the society and after deliberation following resolution was passed.

Resolution 2)

"RESOLVED THAT the Managing Committee of the society to start the process of redevelopment of the buildings of the society and Society's property and to take all further necessary and required formalities"

Proposed by: Mr. Mishrimal Jain (Flat no. 1/12)

Seconded by: Mrs Vimalakumari Ramineni (Flat no. 1/92)

Passed unanimously

Agenda 3) To discuss on suggestions and objections received from the members for redevelopment process

Secretary informed the General Body that, suggestions were called from all the members of the society by Letter dated 10th November 2021. However no suggestions and objections are received from any of the members. Therefore there was no need to discuss on the suggestions and hence following resolution was passed.

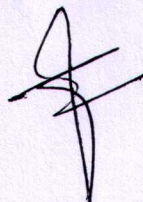
Resolution 3)

"RESOLVED THAT there being no suggestions and objections received from the members for redevelopment process no decision is required to be taken regarding the same"

Proposed by: Mr. Chetan Trivedi (Flat no. 8/23)

Seconded by: Mr. Dhiren Merchant (Flat no. 7/61)

Passed unanimously



Agenda 4) To appoint an expert and experienced Architect / Project Management Consultant from the panel of Government / Local Authority to obtain technical and financial feasibility report of the redevelopment of the societies land and buildings and to monitor the redevelopment work of the land and buildings and to fix the aspects and terms /conditions of the work to be done by the PMC.

Secretary, explained to the General Body the need to appoint PMC. He informed that potential of the land, legal and development issues are required to be studied, analyzed and advised by objective professionals of the matter. He further informed that feasibility report is required to be obtained from competent technical person as directed u/s 79A of MCS Act 1960. He further informed that circular was issued to all the members to inform the names & other relevant details and informations of the invited / available PMC's. In all total 13 quotations and profiles were received from all the PMC's and the list was annexed along with the notice of SGM at **Annexure-"A"**. Out of 13 PMC's 12 PMC attended the preliminary interview held by the Managing committee and even all the members of the Society were invited to attend the said interview with respective PMCs which were held on several different dates from time to time. After completion of interview process 6 PMCs were shortlisted and the list of names were also annexed with the notice of SGM at **Annexure-"B"**.

Secretary briefed the General Body about the issues, challenges and court cases filed by various litigants against the society. He appealed to the General Body that only such PMC should be considered for appointment who will not be influenced by the developer and who will address the challenges coming in the redevelopment process and who will look after benefit of Society and its members. He further stated that if credible Developer is appointed for the redevelopment then the Developer and their Agency can handle all the issues and challenges faced by the Society. Therefore the PMC who can deal and manage the said issues and assist the Society to select a credible developer is

required to be appointed. He appealed the members of the General Body to participate in the proceedings and ask their queries, if any.

Thereafter Mr. Dhiren Merchant member (Flat no. 7/61) asked the secretary whether any PMC have come up with concrete proposal regarding the challenges in the society redevelopment process.

Secretary replied to the said query and informed that all the PMC's have stated that redevelopment will be feasible and have suggested to carryout phase wise development. In the first Phase Society's Buildings are to be re-developed and then entire layout can be developed.

Thereafter Secretary informed the General Body that since the subject was technical and legal, he would request Society's Expert Director to respond to questions and queries from members as required. Mr. Vijay Thakkar, Expert Director stated that every PMC has different ideas and timeline for completion of project.

Member Mr. Ramesh D. Shah (Flat no. 3/54) asked whether PMC can be changed afterwards

Secretary informed that PMC appointment is only for and upto feasibility and tendering stage and not for execution stage. In the first phase PMC after studying the documents in detail, will prepare a detailed feasibility report and assist the Managing Committee to draft and issue tenders.

Mr. Jayesh Shah (Flat no. 8/76) asked that members have no knowledge about the PMC's and how to decide who is best fit for the job for Society, so whether Managing Committee has studied the information submitted by the PMC's and whether they have arrived at a particular PMC for appointment and reasons thereof.

Secretary informed that after interview and study of all the profiles and information about the PMC's and after discussion in the managing committee and with consultants of Society (Shri Subhash Patil and Adv. Harsh Trivedi) with assistance from Mr. Vijay Thakkar 6 PMC were shortlisted. Thereafter further



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discussion was held and considering the experience, number of projects completed , the size of the completed projects , the goodwill in the real estate market Managing Committee came to the conclusion that

- a) Ardisher and Bakshi
 - b) S.P Shevade and Associates and
 - c) Deodhar and Associates
- Are the competent PMC'S who can deal with the project having complications.

Further Secretary informed the General Body that out of Three PMC's, S .P Shevade & Associates is most fit and competent to especially deal with disputes and complications which arise in the redevelopment process. He has already dealt with complicated society redevelopment process and procedure in the past and successfully appointed developers.

Secretary further informed the General Body to decide and finalize the name of PMC to be appointed for the Society's redevelopment process.

After deliberation and discussion following resolution was passed
Resolution 4)

"RESOLVED THAT S. P SHEVADE & ASSOCIATES to be appointed as PMC for giving technical and financial and Rehabilitation feasibility report for the redevelopment of the society buildings and its property and for assisting Society and its Managing Committee to draw, finalize and publish tender in News Paper inviting the bids from the developers"

Proposed by: Chetan Trivedi (Flat no. 8/24)

Seconded by: Dhiren Merchant (Flat no. 7/61)

Passed unanimously

Agenda 5) To Authorize Office Bearers / Managing Committee Members of the society, to sign appointment letter to PMC / Forms / Documents / Plans / redevelopment related papers etc. for redevelopment procedure and process.

Secretary stated that, General Body is required to authorize Managing Committee Members to sign documents related with redevelopment process such as appointment of PMC, Plans, Documents, Forms etc. After discussion following Resolution was passed.

Resolution 5):

"RESOLVED that, Office Bearers of Managing Committee are authorized to sign, appointment letter to PMC, Forms, Documents, Plans, etc. required for redevelopment process."

"FURTHER RESOLVED that Managing Committee and Expert Director Mr. Vijay Thakkar be authorized to share all the necessary and relevant informations and documents pertaining to Society's title and land and legal dispute details"


Proposed by: Ramesh D. Shah (Flat no. 3/54)

Seconded by: Kiran Sharma (Flat no. 1/3)

Passed unanimously

Agenda 6) To invite suggestions from members to prepare an outline of the program pertaining to the redevelopment of the land and buildings and discuss on redevelopment procedure and process.

Secretary informed the General Body that suggestions from members are and will be invited from the members for redevelopment process. There were no current suggestions from the members and therefore no decision was required to be taken.



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Resolution 6)

"RESOLVED that, there being no suggestions from the members regarding the outline and program of redevelopment process, no decision is required to be taken."

Proposed by: Mr. Hemang Pajwani (Flat no. 8/66)

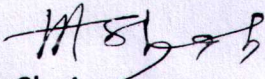
Seconded by: Mr. Rajesh V. Shah (Flat no. 8/43)

Passed unanimously

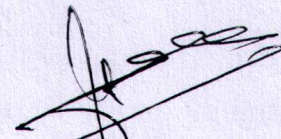
Since there were no other Business for the day remaining to deliberate or discuss, Secretary thanked all the members present in the General Body Meeting and appealed them to participate in the redevelopment process in earnest and heart by giving positive suggestions to the Managing Committee regarding the procedure and successful completion of redevelopment project.

President of the meeting, Chairman of Society thanked all the members of the General Body and informed that, agenda of the meeting is completed and there being no agenda meeting is concluded.

For Laxmi Estate Co-Operative Housing Society Limited


Chairman




Secretary