

# LAXMI ESTATE CO-OP. HOUSING SOCIETY LIMITED

(Reg. No. BOM/HSG/3945 of 1973)

VARMA NAGAR AZAD STREET, ANDHERI (E), MUMBAI 400 069

## **Minutes of the Managing Committee meeting dated 19/03/2022**

Managing Committee meeting of the Laxmi Estate CHS LTD was held on 19/03/2022 at 9 pm at society office at building No. 3

The Chairman Mr Vijaybhai Shah presided over the meeting and directed Secretary Mr Gautam Salecha to read the agenda and initiate the proceedings of the meeting

In the meeting following agenda was discussed and resolution were passed after discussion in the meeting

**Agenda No 1)** To discuss on PMC Quotations received and appraise about interview.

Secretary informed the managing Committee members about quotations along with their profiles received from PMC and briefed about the individual interview of the PMC. Accordingly a comparative chart was made as per **Annexure "A"** attached herewith.

Out of all the PMCs invited only PMC Ar. Mr. Pravin Kanekar at Sr. no. 8 of the **Annexure-"A"** list, refused to come for preliminary interview at Society's Office. Therefore his name was not considered or short listed for further deliberation. Rest all had come for detailed and extensive interview as invited. Shri Subhash Patil presided the interview and was assisted by Adv. Harsh S Trivedi and Mr. Vijay Thakkar and available Managing Committee members were present for the interview from our side.

After deliberation and due consideration, we have short listed the total PMCs to 6 PMCs. The Short listed PMCs is attached herewith as **Annexure-"B"**. The objective criteria of short-listing the available PMCs was (a) Total no. years they have experience (b) Total no. of Societies they have handled (c) Total Team available with them in-house. (d) Their capacity to handle complex and difficult Societies (e) Their success rate in closure of Societies

Redevelopment (f) Difference between their feasibility reports submitted and the final offer given by credible developer to the respective societies (Less the difference in their feasibility and developers offer, better their rating). After discussion following resolution was passed unanimously.

**"RESOLVED THAT THE PMC SHORTLISTED AS PER "ANNEXURE-B" ARE RECOMMENDED FOR CONSIDERATION AND TO BE SELECTED BY THE GENERAL BODY"**

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PROPOSED BY: PREMAL GANDHI

SECONDED BY: VEENA SHETTY

**AGENDA 2)** To discuss and decide on the date, time and venue of the Special General Body Meeting to be called for appointment of PMC redevelopment.

After deliberation and discussion following resolution was passed unanimously.

**RESOLVED** that a Special General Body Meeting be called on 10<sup>th</sup> April 2022 @ 10.00 am. Venue of the SGM shall be Compound of Building no. 8 Building.

**FURTHER RESOLVED** that members of Building no. 5 be invited to this scheduled SGM as Special Invitee members.

**RESOLVED** that the proceedings of this SGM shall be video graphed, recorded and uploaded to Society's YouTube channel linked to Society's website.

**RESOLVED** that Shri Subhash Patil, Advocate Harsh Trivedi and Society's Director Mr. Vijay Thakkar be invited to attend this SGM and respond to member's queries if required.

PROPOSED BY: HEMANG PAJWANI

SECONDED BY: CHETAN TRIVEDI

**AGENDA 3)** To discuss on matter of suggestions and objections from members on Redevelopment received till date (If any).

All the Society's members were informed and invited to share their Objections and suggestions on the matter of Redevelopment and PMC appointment. But till date there are no objections or suggestions received from any of Society's members. After deliberation following resolution was passed unanimously.

**RESOLVED** that since there are no suggestions and/or objections from any of Society's members on Redevelopment, nothing is discussed.

PROPOSED BY: MISHRIMAL JAIN

SECONDED BY: SHILPA SHAH

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**AGENDA 4)** To take on record and effect the transfer and transmission application received from members. List of the received application is as follows;

After deliberation and discussion following resolution was passed unanimously.

**RESOLVED** that the following Transfers/Transmissions be taken on record.

- a. To approve transmission of Flat No. 1/23, 1/52, 2/74 & 4A/22
- b. To approve Nomination of Flat no. 7/2, 7/61, 7/62 & 8/22
- c. To approve transmission of Flat no. 7/31 & 8/13
- d. To approve transfer of Flat no. 4B/36

PROPOSED BY: MAHENDRA GAJJAR

SECONDED BY: SHAILESH KANSARA

The MC meeting was concluded with vote of thanks.

For **Laxmi Estate Co-Operative Housing Society Limited**



**Chairman / Secretary**



**Encl: Annexure-A  
Annexure-B**

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## ANNEXURE-"A"

### LIST OF PMC IN OUR SOCIETY

| Sr No | NAME OF PMC and STATUS   | Address / Phone No  | Experience and Project               | Quotation   |
|-------|--|---|--------------------------------------|---|
| 1     | Name : Rex Con Cor Consultants Pvt Ltd<br><br>Status: Private Limited Company                        | Crystal Plaza , A wing, 707 & 706, Opp Infinity Mall, New Link Road, Andheri West, Mumbai 400053<br><br>8108444544<br><br>9664464454                    | Exp : 26 years<br><br>Projects : 30+ |   |
| 2.    | Deodhar Associates<br><br>Status : Private Limited Firm<br>Mrs Saloni Deodhar<br>Mr Shardul Kulkarni | HDIL Kaledonia, 504/B, 5 <sup>th</sup> Floor, Sahar Road, Opp Vijay Nagar Society Andheri East, Mumbai 400069<br><br>022-26846904/05<br><br>02226846305 | Exp : 35 years<br><br>Projects: 150+ | Phase 1 and 2 = Rs. 141600/-<br><br>Phase 3= Rs. 2% of construction cost plus GST       |
| 3.    | Naren Kuwadekar and Associates<br><br>Status: Private Limited Company                                | 201, Abhishek Building, Off New Link Road, Andheri West, Mumbai 400053<br><br>02266978322   | Exp : 46 years<br><br>Projects: 75+  | Stage 1 : Rs. 45000/-<br><br>Stage 2 : Rs. 200000/-<br><br>Stage 3 & 4 : Rs. 5,00,000/- |
| 4.    | Madhukar Kotecha<br><br>Status : Proprietorship firm   | Kandivali West, Mumbai 983353353  | Exp : 40 years<br><br>Projects : 7   | Rs. 09 % cost of the entire project.  |



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|     |  |   |  |   |
|-----|--|---|--|---|
| 5.  | Prism Consortium<br>Status : Limited Liability Company       | 114-116, Corporate Avenue<br>Sonawala Road, Next to<br>UdyogBhavan, Goregaon East,<br>Mumbai 400063<br>9323562151<br>9987564444                     | Exp : NA<br>Projects : 66  | Stage 1 : Rs. 75000/- Plus Taxes<br>Stage 2: 5,00,000/- Plus Taxes                          |
| 6.  | Dilip Sanghvi<br>Consultants<br>Status : Proprietorship firm | 101, Sri Sai Dham, Plot No 55,<br>90 Feet Road, Vikrant Circle,<br>Ghatkopar East, Mumbai<br>400077<br>9167649099                                   | Exp : 31 years<br>Projects : 113+  | 0.75 % of Total Project<br>Construction Cost ( Rs<br>3500/- per sq.ft<br>construction cost) |
| 7.  | Vishwas Satodia<br>Status : Proprietorship firm              | 1102/B Wing, 11 <sup>TH</sup> Floor, Shah<br>Arcade-II, Rani Sati Marg, Malad<br>East, Mumbai 400097  | Exp : 32 years<br>Projects : 22+   | 3.25% of Total<br>Construction cost ( Rs.<br>30250/- per sq.mtrs)                           |
| 8.  | Pravin Kanekar<br>Status: Proprietorship firm                | 105, Simran, Off Tejpal Scheme,<br>Road no. 4, Vile Parle (East) –<br>Mumbai 400057<br>Contact: 022 26842396  | Exp : 46 years<br>Projects :   | Only till tender process Rs.<br>300000/- plus GST   |
| 10. | Globera Consultancy<br>Pvt Ltd<br>Mayur Merchant             | C-1, Kamal Roop , Ground Floor,<br>Iraniwadi No 2, Shantilal Modi<br>Road, Kandivali West, Mumbai<br>400067<br>Contact : 088-28010767<br>9820077939 | Exp : 7 years<br>Projects : 2<br>completed<br>Under<br>construction : 8<br>Appointed<br>developer : 16 | Rs. 5,00,000/- till bidding<br>Pre-construction Rs. 10/-<br>per sq.ft on FSI                |

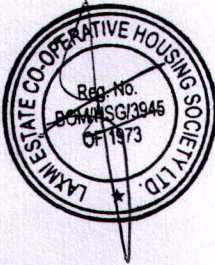


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|-----|--|--|--|---|
| 11. | M/s D M Associates<br>Prop: Dilip Mewada<br>Architect                    | B-101, Sai Sumit Apartment,<br>Bheind Panchsheel Height,<br>Mahavir Nagar, Kandivali West,<br>Mumbai 400067<br>9169515447<br><br>Ref: Jagdish Shah (member flat<br>2/53) | Projects : 10<br>buildings at<br>Tilak Nagar as<br>PMC<br><br>Max: 170<br>members<br><br>Exp: 16 years<br>Staff : 4<br>employees | Rs. 5,30,000/- till<br>tendering  |
| 12. | Ardisher and Bakshi<br>Associates  | 301 Silver Heights, AS Vartak<br>Road, (TPS Road) Near Veer<br>Savarkar Udyan, Borivali West,<br>Mumbai 400092   | Projects : 27 Exp<br>: 28 years  | 1.5 % of construction cost<br>or Rs. 45/- per sq.ft of<br>construction area   |
| 13. | S.P SHEVADE &<br>Associates<br><br>Mr Shrikrishna<br>Purushottam Shevade | 3 Ramvatika , Prarthana Samaj<br>Road, Vile Parle East, Mumbai<br>400057   | Projects : 35<br>buildings<br>completed<br><br>Exp : 25-30<br>years<br><br>Staff: 9  | Rs. 100000/- Till planning<br>and feasibility<br>With symmetric building<br>plan<br><br>Rs. 1,00,000/- till tender. |



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## ANNEXURE-"B"

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|-------|---|---|----------------------------------|---|
| 1.    | Deodhar Associates<br>Status : Private Limited Firm<br>1) Mrs Saloni Deodhar<br>Mr Shardul Kulkarni | HDIL Kaledonia, 504/B, 5 <sup>th</sup> Floor, Sahar Road, Opp Vijay Nagar Society Andheri East, Mumbai 400069<br>022-26846904/05<br>02226846305 | Exp : 35 years<br>Projects: 150+ | Phase 1 and 2 = Rs. 141600/-<br>Phase 3= Rs. 2% of construction cost plus GST   |
| 2.    | Naren Kuwadekar and Associates<br>2) Status: Private Limited Company                                | 201, Abhishek Building, Off New Link Road, Andheri West, Mumbai 400053<br>02266978322   | Exp : 46 years<br>Projects: 75+  | Stage 1 : Rs. 45000/-<br>Stage 2 : Rs. 200000/-<br>Stage 3 & 4 : Rs. 5,00,000/- |
| 3.    | Prism Consortium<br>Status : Limited Liability Company  | 114-116, Corporate Avenue Sonawala Road, Next to UdyogBhavan, Goregaon East, Mumbai 400063<br>9323562151<br>9987564444                          | Exp : NA<br>Projects : 66        | Stage 1 : Rs. 75000/- Plus Taxes<br>Stage 2: 5,00,000/- Plus Taxes              |



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| 4. | Globera Consultancy<br>Pvt Ltd<br>Mayur Merchant                            | C-1, Kamal Roop , Ground<br>Floor, Iraniwadi No 2,<br>Shantilal Modi Road,<br>Kandivali West, Mumbai<br>400067<br>Contact : 088-28010767<br>9820077939 | Exp : 7 years<br><br>Projects : 2<br>completed<br>Under<br>construction : 8<br>Appointed<br>developer : 16 | Rs. 5,00,000/- till<br>bidding<br><br>Pre-construction Rs. 10/-<br>per sq.ft on FSI                                     |
| 5. | Ardisher and Bakshi<br>Associaties  | 301 Silver Heights, AS<br>Vartak Road, (TPS Road)<br>Near Veer Savarkar Udyan,<br>Borivali West, Mumbai<br>400092                                      | Projects : 27<br>Exp : 28 years  | 1.5 % of construction<br>cost or Rs. 45/- per sq.ft<br>of construction area   |
| 6. | S.P SHEVADE &<br>Associates<br><br>Mr Shrikrishna<br>Purushottam<br>Shevade | 3 Ramvatika , Prarthana<br>Samaj Road, Vile Parle<br>East, Mumbai 400057   | Projects : 35<br>buildings<br>completed<br><br>Exp : 25-30<br>years<br><br>Staff: 9                        | Rs. 100000/- Till planning<br>and feasibility<br><br>With symmetric building<br>plan<br><br>Rs. 1,00,000/- till tender. |

