

ANNUAL / SPECIAL GENERAL

वार्षिक / विशेष सर्वसाधारण

DATE / तारीख 10/04/2022

CODE : CSA 008 MEETING NO. / सभा नं

RESOLUTION NO. उत्तराव नं	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा
1	<p style="text-align: center;">THE FOLLOWING MEMBERS WERE PRESENT OF THE REVERE CO. OP. HSG. SOCIETY LTD AT THE SPECIAL GENERAL BODY MEETING HELD ON - 10/04/2022 (SUNDAY) AT 10:00A.M. AT NAVI MUMBAI SPORTS ASSOCIATION, SECTOR - 1A, VASHI, NAVI MUMBAI TO TRANSACT AS PER THE FOLLOWING AGENDA.</p>	

SR. NO.	NAME OF MEMBER	FLAT NO	SIGN
1)	MR. P. T. Jangam	C-1/11/0:3	
2)	Nilesh C. Rajore	C-2/4/0:1	
3)	N. S. Naik	C-1/8/1-4	
4)	Sanjay Tikam	C-2/5/0:1	
5)	Jatinder Pal Singh	C-1/1:7/1:3/2	
6)	Piyush J Patel	C-1/11/2:2	
7)	Vijay Mistry	C2/4/1:3	
8)	Bhagwan Salunkhe	C2/1/3:4	
9)	R. C K A RIVA	C2-2/3/2	
10)	D. D. GHARGE	C-2/4/2-1	
11)	S. P. Shelar	C1-11-03	
12)	M. L. Sulcalikar	C2/4-2/4	
13)	ANIL PADWAL	C1/9/0:4	
14)	N. V. Vannangop	C2/4/1:4	
15)	Nirmala M. Mandlik	C-1-10/3:2	
16)	Shakuntala Appashake	C2/2/13	
17)	S. H. Masurekar	C2/3/3/1	
18)	Smt KANTA KEDIA	C2/6/2:3	
19)	R. C K A RIVA S. M. Sakhorh	C2/6/0:2	
20)	S. V. Salunkhe	C1-9/2:3	

MEETING MINUTE BOOK

सभेचे मिनट बुक

MEETING NO. / सभा नं

DATE / तारीख



RESOLUTION NO. उत्तरव नं	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व उत्तरव		REMARKS शेरा
SR. NO	NAME OF MEMBER	FLAT NO.	SIGN
21	ARVIND DABHOLKAR	G2/6/0/4.	
22	Bhanu v-s.	C1/8 3:4	
23	Bhanu v-s.	C2/6 3:3	
24	Bhosale N.D.	C1/10/2:4	
25	VAISHAV BELAPURKAR	C1/10/3:4	
26	V.S. Kamble	C1/10/3:1	
27	Y.D. Mahesh	C2/2/2:4	
28	Y.D. Mahesh	C1/11/1:1	
29	L.S. Das	C2/2/2:3	
30	Suman Kerkar	C2/6/3:1	
31	Diksha M. Gole	C-1/9/0:3	
32	R.T. Mirchandan	C-2/0:1	
33	Mr. Sushama S. Dahi	C-2/1, 2/1	
34	Mr. Swapnil S. Dahi	C-2/1-2/1	
35	Nandita Dubey	4/8	
36	FRANCIS AROZA	C/3/1 3/2	
37	K.S. Lunnikar	C2-3/2:1	
38	B.R. Acharya	C2A/2/2:2	
39	Prakash B. Chavan	C-2A/4/2:3	
40	M.M. Kalyan	C2/1/2:2	
41	R.R. KHANNA	C2A/6, 1:3	
42	K.R. Dumbre	G1/4/0:1	
43	V.P. Sharma	C2-3/3:2	
44	Satish Shrivastava	C-7/2:4	
45	K.M. Sawant	C-4/1/1:5	
46	Beldar Dnyani	C1-12-1-1	
47	K.R. Pimpri	C1/8/2:4	
48	D.L. Desai	C2/3/0:2	
49	C.R. Patil	C1/07/1:4	
50	P.P. Patil	C1/6/3:6	

ANNUAL / SPECIAL GENERAL

वार्षिक / विशेष सर्वसाधारण

CODE : CSA 008 MEETING NO. / सभा नं _____

DATE / तारीख 10/4/22



RESOLUTION NO. उत्तराव नं	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व उत्तराव	REMARKS	SIGNATURE
SR. NO	NAME OF MEMBER	FLAT NO	SIGN
52	ASHFAQUE MISTRY	C-1/11, 3:1	<i>Ashfaq</i>
53	Rushida Ismail Zagade	C2/6/1:1	<i>Ragade</i>
54	M. Najmuddin Ahmed	C1/8/3-3	<i>Najmuddin</i>
55	Prashant B. Sawant	C2/1/3:3	<i>Prashant</i>
56	Rajendra Gaikwad	C1-9/3-3	<i>Rajendra</i>
57	प्रमोद ठाकरे	C17.3:3	<i>P.K</i>
58	C. A. Mole	C2/5/1/1	<i>C.A. Mole</i>
59	Amanulla A.K. Dhurkare	C1/2-34	<i>Amanulla</i>
60	Dr. Ziley Singh Chandhary	C2/3:0:4	<i>Ziley</i>
61	B K Shuk	C2/4/3-4	<i>B.K. Shuk</i>
62	Sudhir Mehta	C1/10/1:4	<i>Sudhir</i>
63	L. C. Pinto	C-1/7 1:2	<i>L.C. Pinto</i>
64	M. D. Shinde	C-1/10/2:	<i>M.D.S.</i>
65	Hiling Shinde	C-1/11/2	<i>Hiling</i>
66	Shaved Shinde.	C-1/12/3:3	<i>Shaved</i>
67	Shriha Jangam	C-1/13/3:2	<i>Shriha</i>
68	Mrs. Anita S Gogoi	C.2.3.1.2	<i>Anita</i>
69	P.K. Mohandas	C18/1-2	<i>P.K. Mohandas</i>
70	Suman Jash Singh Taj	C2/3-1:3	<i>Suman</i>
71	Amol Arun Kesh	C2/3:14	<i>Amol</i>
72	Vilal vichare	C1/7/0:1	<i>Vilal</i>
73	Mrs. Sandhya Sahulal	C2/5/0:3	<i>Sandhya</i>
74	Sudhir A Ambore	C2/5/1:3	<i>Sudhir</i>
75	B.M. Datar	C-5/0:4	<i>B.M. Datar</i>
76	R. D. Derrre	C2/5/2:2	<i>R.D. Derrre</i>
77	Sheela Demyky	C2/5/2:3	<i>Sheela</i>
78	S. RAJAMANE	C2/5/2:4	<i>S. Rajamani</i>
79.	— do —	C2/1/2:3	<i>S. Rajamani</i>

ANNUAL / SPECIAL GENERAL

वार्षिक / विशेष सर्वसाधारण

REVERE CO. OP. HSG. SOC. LTD.

(Reg. No. NBOM/CIDCO/HSG/(TC)/8459/JTR/YEAR 2019-2020, Dt. 27/02/2020)

Plot No. 1 to 8, Sector 2, Vashi, Navi Mumbai – 400703.

Tel.: 022-35114538

Ref: ADM/NTC/SGM/76/2022

Mail to: reverechsltd@gmail.com
Date 22/03/2022

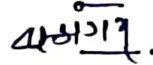
NOTICE - SGM – 10TH APRIL 2022

Notice is hereby given to all the Members of Revere Co-Op. Hsg. Society Ltd. that a Special General Body Meeting of the Society will be held on 10/04/2022 (Sunday) at 10.00 a.m. at Navi Mumbai Sports Association, Sector 1A, Vashi, Navi Mumbai to transact as per the following agenda.

AGENDA

- 1) To confirm the resolution passed regarding Redevelopment of Society in the past as Association
- 2) Power point presentation of proposed Redevelopment Project of our buildings as per UDCPR-2020 prepared by M/s. Nivasti Developers LLP to have discussion & finally approval of their progress report.
- 3) To approve the termination of all the services (PMC & Architect) of PMC-Deodhar Associates for Redevelopment of our building.
- 4) To discuss and decide about to appoint new Project Management Services (PMC) OR Separate Architect, Structural Engineer, Advocate/Solicitor & Chartered Accountant for proposed Redevelopment Project of our Buildings.

For REVERE CO. OP. HOUSING SOC. LTD.



Hon. Secretary

Place : Vashi, Navi Mumbai



PLEASE NOTE :

- 1) If there is no quorum at the time fixed for the Meeting, the Meeting shall stand adjourned and the same shall be held half-an hour later at the same time & same place, and the Members present at such adjourned Meeting will proceed with the business of the Meeting.
- 2) Power of Attorney holders, Proxies, Letter of Authority (In case of individuals) and any other NON MEMBERS will strictly not be allowed to attend the Meeting. In case, Members are Firms, Company, Public Trust, Societies only authorized persons, Partners, Directors, Trustees etc. holding proper authority letter shall be allowed to attend the Meeting.
- 3) Only Bonafide Members are entitled to attend and exercise the right of vote at the Meeting subject to provisions of section 27 of the Maharashtra Co-op Societies Act 1960.
- 4) In case, the Member who's name stands first in the Share Certificate is absent, then the Member who's name stands next in the Share Certificate shall be allowed to attend the Meeting PROVIDED THAT, he/she should carry satisfactory proof of his Membership like Share Certificate OR CIDCO Final Order of flat etc.

MINUTES OF THE SPECIAL GENERAL BODY MEETING
HELD ON 10/04/2022 (SUNDAY) AT NMSA.

A Special General Body Meeting of Revere Co. Op. Housing Society Ltd. was held on 10/04/2022 (Sunday) at Navi Mumbai Sports Associations Conference Hall, Sector 1A, Vashi, Navi Mumbai. Only 71 Society members were present at the meeting. As there was no quorum at 10.00 a.m. the meeting was postponed for half an hour and adjourned meeting was reconvened at 10.30 a.m. welcomed by Chairman Shri. Nilesh C. Bhojane & directed Secretary Shri. P. T. Jangam to proceed as per the agenda of the meeting.

Agenda No. 1 :- To confirm the resolution passed regarding Redevelopment of Society in the past as Association.

Secretary informed all present society members as C-1 & C-2 Type Apartment Owners Association we have passed the above resolution and once again now as Revere Co. Op. Housing Society Ltd. members approval is necessary for Redevelopment of 12 building of Society and following resolution is passed by the members.

RESOLUTION

“Resolved and ratified at the Special General Body Meeting of the Revere Co. Op. Hosing Society Ltd. held on 10/04/2022 at 10.30 Hrs. at Navi Mumbai Sports Association Hall, Sector 1A, Vashi that as all our 12 buildings are more than 42 years old and are in dilapidated condition (NMMC declared in C-1 Category as per structural Audit Report), we the society members unanimously intend to go for Redevelopments of our buildings. We authorize the Managing Committee of Society to proceed with necessary formalities regarding Redevelopment of buildings.”

The above resolution was

Proposed by : Shi. M. M. Kalyankar

Seconded by : Shri. V. S. Kamble

Adopted unanimously.



Agenda No. 2 :- Power Point presentation of proposed Redevelopment Project of our buildings as per UDCPR-2020 prepared by M/s. Nivasti Developers LLP to have discussion and finally approval of their progress report.

M/s. Nivasti Developers LLP, Mr. Rambhai Vora also welcomed all the members of society and brief about the process & procedure completed by them with regards to Redevelopments of our Society. He has explain and shown the various changes with regards to earlier 2.5 F.S.I. and new UDCPR -2020 and house presented tentative schematic drawing of layouts about proposed Redevelopment Project of the society.

They also shown the following Rehab layout of C-1, C-2A & C-2B Type Flat, Parking floor details, Recreational floor layout and Typical rehab and sale floor layout.

REHAB UNIT LAYOUT OF C-1, C-2A & C-2B:-

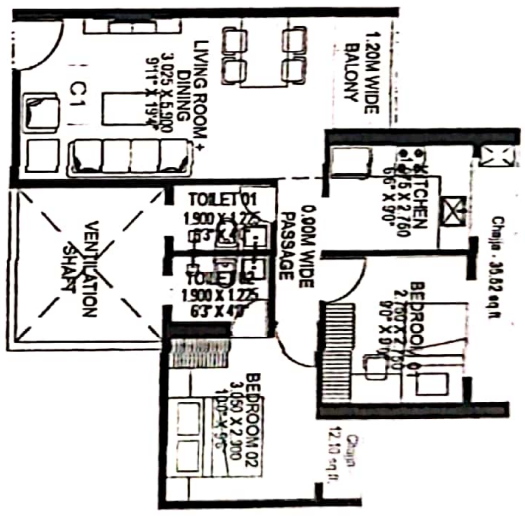
A)

REHAB UNIT LAYOUT - TYPE - C1

ROOMS	PROPOSED	SIZE (ft. x ft.)
DESCRIPTION		
LIVING ROOM	8'11"	19'4"
KITCHEN	6'8"	9'0"
TOILET 01	6'3"	4'0"
TOILET 02	6'3"	4'0"
PASSAGE	8'8"	2'11"
BEDROOM 01	9'0"	9'0"
BEDROOM 02	10'0"	9'6"
BALCONY	6'11"	3'11"
DOOR SILLS		

NOTE: 1) THE DIMENSIONS SHOWN IN THE DRAWING SHOULD BE AT APPROX 2 CM. BE CAUTION FOR CORNER AREA 2) THE DIMENSIONS FOR LIVING ROOM AND PASSAGE ARE REFERENCED OUT TO THE FINISH LINE.

AREA STATEMENT - C1 (2BHK)			
DESCRIPTION	sq.m	sq.ft	
LIVING ROOM AREA	76.80	830.72	
KITCHEN & CASSET AREA	41.88	451.67	
TOILET & CASSET AREA	31.83	342.80	
PROPOSED AREA OF CHALUKA	143.7	1560.00	

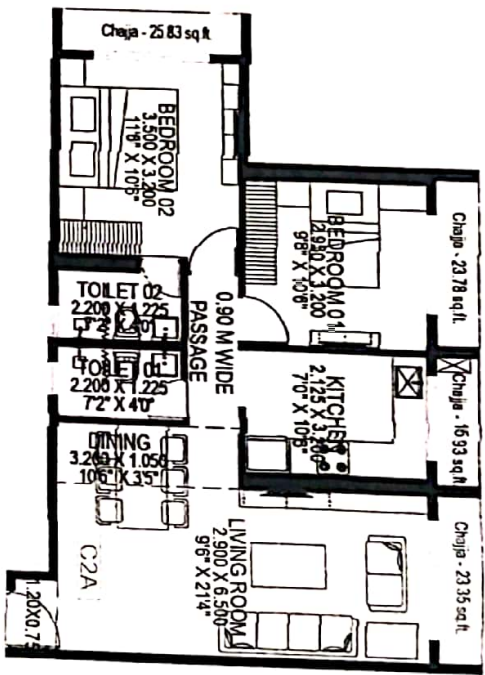




REHAB UNIT LAYOUT - TYPE - C2A

ROOMS	PROPOSED	SIZE (sq. ft.)
ENTRANCE PASSAGE	311'	28'
LIVING ROOM	98'	214'
KITCHEN	70'	108'
DINING	105'	33'
TOILET 01	72'	40'
TOILET 02	72'	211'
PASSAGE	98'	108'
BEDROOM 01	58'	108'
BEDROOM 02	118'	108'
DOOR SILLS	33'	00'

AREA STATEMENT - C2A (2BHK)			
DESCRIPTION	(sq. ft.)	(sq. ft.)	(sq. ft.)
EXISTING CARPET AREA	33,700	302,710	
ENTIREMENT CARPET AREA	48,816	525,943	
PROPOSED CARPET AREA	62,710	653,240	
PROPOSED AREA OF CHALK	1,263		68,903

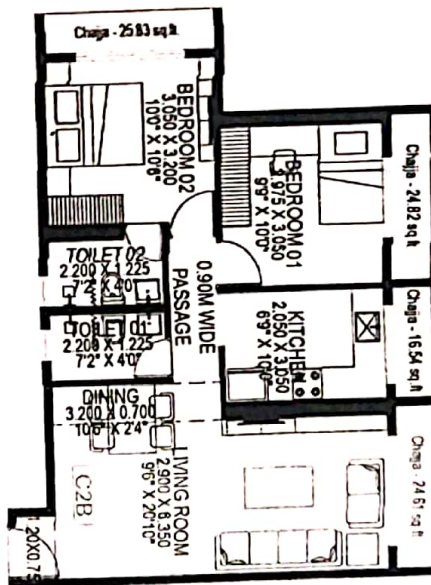


REHAB UNIT LAYOUT - TYPE - C2B

ROOMS	PROPOSED	SIZE (ft/h)
DESCRIPTION		
ENTRANCE PASSAGE	3'11"	2'8"
LIVING ROOM	9'8"	2'10"
KITCHEN	6'8"	10'0"
DINING	10'8"	2'4"
TOILET 01	7'2"	4'0"
TOILET 02	7'2"	4'0"
PASSAGE	9'8"	2'11"
BEDROOM 01	9'8"	10'0"
BEDROOM 02	10'0"	10'8"
DOOR SILLS	3'3"	0'8"

NOTE: 1) THE DIMENSIONS LISTED IN THE ABOVE TABLE ARE FOR THE PROPOSED LAYOUT. 2) THE DIMENSIONS LISTED IN THE ABOVE TABLE ARE FOR THE PROPOSED LAYOUT. 3) THE DIMENSIONS LISTED IN THE ABOVE TABLE ARE FOR THE PROPOSED LAYOUT.

AREA STATEMENT - C2B (2BHK)		
DESCRIPTION	sq ft	sq ft
EXISTING CARPET AREA	31480	38880
PROPOSED CARPET AREA	43845	48132
PROPOSED CARPET AREA	36173	61104
PROPOSED AREA OF CHALAN	1331	8127



ANNUAL / SPECIAL GENERAL

3



B) PARKING LAYOUT OF TOWER NO. 1 AND TOWER NO. 2 :-

Sr.No.	Ground Floor	First Floor	Second Floor	Third Floor	No. of Total Parking
1) No. of 2 Wheeler Parking	70	125	130	132	467
2) No. of 4 Wheeler Parking	40	214 (Inclusive stack parking)	111	114	477

C) RECREATIONAL FLOOR LAYOUT :-

Following amenities are shown in recreational floor layout.

- 1) Open Gym
- 2) Yoga Meditation Area
- 3) Indoor Sports Arena
- 4) Badminton Court
- 5) Swimming Pool (with spill out space and deck area)
- 6) Kids area with play equipment and rubber matting.
- 7) Fitness Center.
- 8) Basket ball area.
- 9) Society Office.
- 10) Squash Court
- 11) Banquet Hall

D) TYPICAL REHAB & SALE FLOOR UNIT :-

Sr. No.		Type of Flat (Carpet area in sq.ft)				Total Rehab + Sale Flat (Carpet area in sq.ft)
		C-2A	SA-2	SA-2	C-2B	
1)	Tower 1 Floor Plan (G +26)	C-2A	SA-2	SA-2	C-2B	6+2 = 8 (on each floor) (5340.65)
		635.390	850.00	850.00	611.104	
		653.390	555.830	555.830	611.104	
		C-2A	C-1	C-1	C-2B	

MEETING MINUTE BOOK

4

2)	Tower 2 Floor Plan (G +26)	C-2A 635.390 1000.00	C-1 555.830 555.830	C-1 555.830 555.530	C-2B 611.104 1000.00	6+2 = 8 (on each floor) (5487.81)
		SA-1	C-1	C-1	SA-1	
3)	Total Rehab Flat	192	Carpet area of the Rehab Component 1,14,055.40 sq.ft.			
4)	Total Sale Flat	128	Builders sale incentive Residential Carpet Area 91,685.00 sq.ft.			
5)			Commercial Carpet area 9,925 sq.ft.			
6)	Total Construction area		4,46,776.00 sq.ft.			

After completion of Power Point presentation, the house was declared open for query & doubts by the Chairman.

The following queries were made.

- Mr. R. S. Gaikwad (C-1/9/3:3) :- Query regarding letter of Intent given to M/s. Nivasti Developers LLP.
- Mr. Amit S. Shelar (C-1/11/0:3) :- Suggest to do provision of more number of parking space.
- Mr. Zileysingh Chaudhary (C-2B/3/0:4) :- Asked about details report of earlier completion of Redevelopments Project.
- Mr. B. R. Achari (C-2A/2/2:2) :- Required additional basement for parking.
- Mr. J. S. H. Taj / Rajinderkaur Taj (C-2A/3/1:3) :- Stack Parking issue was raised.

ANNUAL / SPECIAL GENERAL



5

- Mr. Sudhir V. Mehta (C-1/10/1:4) :- Why balcony area is excluded for calculating Redevelopment Area.
- Mrs. Sandhya Sabulal (C-2A/5/0:3) :- Can we use fire lift as utility lift.
- Query regarding open area around the building was answered by Mr. Ram Vora.
- Mr. V. Venugopal (C-2B/4/1:4) :- The fire safety measures were explain, water storage for emergency fire fighting required good capacity water tank.

Shri. Ram Vora explained and answered all the query raised by the members. He explain that the 2 tower will be G+26 floor having 192 Flats for existing members & additional 128 flats for sale.

He assured project will be completed within 3 years from its commencement.

After the question and answer with SGM permission allowed leave house to M/s. Nivasti Developers LLP.

After leaving house M/s. Nivasti Developers LLP, Chairman Shri. N. C. Bhojane request members asked about your queries again to office bearers, we will clear your doubts about Redevelopment Project of Society.

- Mr. Amit S. Shelar (C-1/11/0:3) :- Asked about the Green Building plan. Secretary replied in the Tender document of Commercial Bid Society has include in Point No. (5.2.7) Environment Requirement, the developer shall at his own cost

get the project certified Green Home building as "GRIHA-4 Star Rating Certification" as green building plan.

- Mr. Rajendra S. Gaikwad (C-1/9/3:3) :- Again raised his queries on various issue like area offered, the appointments of Developer M/s. Nivasti Developers LLP[^] about "Letter of Intent" and SGM-08/10/2017 minutes etc. All these queries were clarified by Mr. S. A. Ambre he said notice and SGM Minutes of 08/10/2017 already given to each members that time and also clarified by the Secretary reading the resolution about the letter of Intent given to M/s. Nivasti Developers LLP.
- Mr. Zileysingh Chaudhary (C-2B/3/0:4) :- Requested for the additional area considering Balcony for getting extra F.S.I. for Redevelopment of Project.
- Mr. Rajesh R. Khanna (Associate Member) (C-2A/6/1:3) :- Inquired & questioned about financial stability of M/s. Nivasti Developers LLP & expected certain procedure and precautions to be taken before Development Agreement with builder.

Treasurer S. D. Nikam replied his queries and requested to contribute the society on financial aspects in the Redevelopment process. Treasurer also replied and inform as per new circular on Redevelopment (Dated 04/07/2019), Developer have to keep 20% amount of Project cost as Bank Guarantee and as per provisions of Rera Act Developer cannot withdraw certain percentage of sales proceeds without permission of society.

- Mrs. Sandhya Sabulal (C-2A/5/0:3) :- Suggested for Solar pane and have said that swimming pool should not be made in the Redevelopment project as it has lot of drawbacks and heavy maintenance cost as well as its not hygienic to members. She

ANNUAL / SPECIAL GENERAL

सर्गिक / विशेष सर्वसाधारण



7

also requested that full transparency to be maintain during Redevelopment process.

- Mr. Vilas D. Vichare (C-1/7/0:1) :- Explained why additional F.S.I. being taken already can't be considered in Redevelopment process of our project.
- Mr. Vaibhav A. Belapurkar (C-1/10/3:4) :- Requested that the Managing Committee to bargain more area by reduce Developer share of 128 Flats & try to increase common area of passage.

Resolution : "Resolved & ratified at the Special General Body Meeting held on 10/04/2022 at NMSA passed the final Redevelopment Project Plan after incorporated the suggestion and objection taken by members. Further resolved that SGM also approved the M/s. Nivasti Developers LLP Progress Report, for work completed by them till date as per Tender Documents about Redevelopment process of our society".

Proposed by : Shi. Piyush J. Patel

Seconded by : Shri. Nitin S. Naik.

Adopted unanimously.

Agenda No. 3 :- To approve the termination of all the services (PMC & Architect) of PMC Deodhar Associates for Redevelopment of our building.

Chairman informed all members we have already given termination letter to M/s. Deodhar Associates as per decision taken in the Managing Committee meeting held on 28/01/2022, stands lawfully terminated as on 01/05/2021 due to the sad demise of key person Mrs. Sushma Deodhar (Proprietor) of PMC Deodhar Associates & for non performance during Redevelopment process of Society. All

MEETING MINUTE BOOK

8

members unanimously approved the termination of PMC Deodhar Associates for Redevelopment of our existing building.

RESOLUTION

“Resolved and ratified at the Special General Body Meeting held on 10/04/2022 at NMSA, that the termination of Architectural and Project Management Consultant of all the services of PMC-Deodhar Associates for carrying out Redevelopment Project of our existing society buildings stands lawfully terminated as on 01/05/2021 due to the sad demise of Mrs. Sushma Deodhar (Proprietor) key person of PMC Deodhar Associates”.

Proposed by : Shi. Ajit R. Saldur

Seconded by : Adv. Vilas D. Vichare.

Adopted unanimously.

Agenda No. 4 :- To discuss and decide about to appoint new Project Management Services (PMC) or Separate Architect, Structural Engineer, Advocate /Solicitor & Chartered Accountant for proposed Redevelopment Project of our buildings.

Treasurer S. D. Nikam explained the why we need separate professional for Redevelopment of our Project. All members agreed for the opinion of Managing Committee of society and after discussion following resolution is approved.

RESOLUTION

“Resolved and ratified at the Special General Body Meeting held on 10/04/2022 at NMSA, that appointment of separate professional such as Architect, Structural Engineer, Advocate /Solicitor and Chartered Accountant are unanimously approved by all members”.

“Further resolved that, Managing Committee to authorized for their remuneration & proceed for next procedure of Redevelopment to

ANNUAL / SPECIAL GENERAL

सन्निवृत्त / विशेष सन्निवृत्त



9

keep feasibility report as per new UDCPR-2020 from appointed Architect in front of next SGM or AGM".

Proposed by : Shi. Kishor M. Sawant
Seconded by : Shri. Vishwas S. Bhor
Adopted unanimously.

Chairman informed the house regarding Special General Body Meeting to be conducted in next 2 months, after regular Managing Committee ^{election} for 5 years period of society. He said the Committee will present the new approval of Architect.

Secretary requested all the members to abide with new rules of Co. Op. Hsg. Society from next meeting onwards. Also request all the members to read & understand the Bye-laws of society.

Chairman concluded the meeting with hope of completing process of Redevelopment within a year time.

Meeting concluded with vote of thanks followed by National Anthem.

Approved by

(Nilesh C. Bhojane)
Chairman

(Prakash T. Jangam)
Secretary

