

C1 & C2 TYPE APARTMENT

OWNER'S ASSOCIATION

SECTOR 12 VASHI.

NAVI MUMBAI - 400 703.

(57)

The following apartment owners were present at the special general meeting of the Association held on 10/01/2016 (SUNDAY) at 10:00 am at Navi Mumbai Sports Association Conference Hall, Sector- 1A, Vashi- Navi Mumbai

SR. NO	NAME OF THE MEMBER	FLAT NO.	SIGN
1	P. T. Jangam	C-1/11/3:4	
2	D. K. Shinde	C 1/10/2:3	
3	Sharad Shinde	C-1/12 3:3	
4	मनोहर यशवंत गुरुग.	C-2/1/3:4	
5	Santosh Kudva	C2 5:0:2	
6	Anubhav Shetty	C 2A/5/3:2	
7	Vinayak Kudva *	C 2 1:1:2	
8	Mrs. Naik	C-1/8/1:4	
9	Shamim. S. Das	C2/2/2:3	
10	Mrs. Anita M. Gogre	C2/3-1-2	
11	V. Venkatesh	C2/4/1:4	
12	P. R. VAIDYA	C1/10/1:4	
13	R. Soni	C-2/2/3:4	
14	Y. D. Mane	C-2/2/2:4	
15	K. K. Pillai	C 2/2/03	
16	V. P. Sharma	C2-3/3:2	
17	S. H. Masarekar	C2/3/2/1	
18	M. M. Ibrahim	C2/2/1:2	
19	V. L. Godbole	C2/6/1:2	
20	N. D. Bhasale	C1/10/2:4	
21	V. S. Patil	C1/8/3:4	
22	Joharabai	C1/10 1:3	
23	M. M. Kalyanekar	C2-1/2:2	
24	Balwant. Ogamiya	C1-12/1:1	
25	K. S. Umrikar	C2/2:1	
26	A. C. Binge	C1/8, 3/1	
27	R. N. Jawale	C-2-1/1:3	
28	Smt. S. S. Patil	C-1/10/2:2	

PHUNDA GA 62 TYPE APARTMENT
 PUNJAGODA STREET ASSOCIATION
 12/24, S. ROAD 33 WASHI
 PUNE - 400 702

SR. NO	NAME OF THE MEMBER	FLAT NO.	SIGN
29	Piyush J. Patel	C1/11/2:2	
30	A. M. Jadhav	C2/2/1:3	
31	MUSUF L. BHARDE	C1/11/3:2	
32	Ashok C Doshi	C-2-1/2:4	
33	V. S. Kambale	C1/10/3:1	
34	T. M. Doshi	C2/6/0:3	
35	Arvind Belapurkar	C-1-10/3:4	
36	KIRAN KAKOD	C2/4:02	
37	JASWANT SINGH AJMANI	C1/10-2:1	
38	Mrs. Sandhya Salunkhe	C2/5 0:3	
39	Mrs. Nirmala Manohar Phadlik	C-1-10,3:2	
40	Jatinder Pal Singh	C-1 1:7/3 sec-2	
41	J. P. Reddy	C-2/6, 2:1 sec-2	
42	Kashida. I. Zafade	C-2/6 1:1 sec-2	
43	RAMDAS RAJAMANI	C 2/5/2:4. F	
44	Amit. S. Shelar *	C1/11/0:3 sec-2	
45	Bhushan More	C1/7/3:2	
46	Dr. R. Vaidy	C1/10/1:4	
47	Dr. R. Vaidy	C-2-4-3-1-	
48	Dr. Ganu M. B. H.	C-2/2/0:4	
49	Nitesh Bhojre	C-2/4/0:1	
50	D. D. Gharase	C-2/4/2:1	
51	Manoj Krishnan	C-1/11/0:2	
52	C. Chelkar	C1/11/0:3	
53	Shehnaz Dulkare	C-1/7 3:4	
54	L. C. Pinto	C-1/7 1:2	
55	Saroja Thakur	C-1/7 3:3	
56	Prakash Chavan	C-2/4 2:3	
57	Suresh M. Salunkhe/Gajanan M. Salunkhe	C-2/6/0:2	
58	Dilip D. Bhaler	C-2-1/3/1	
59	Neeraj Shukla *	C-2-4/3/4	
60	Sudhir Anand Ambre	C-2/5/1:3	
61	Hilima Sharad Shinde	C1/11/7:2	

SR. NO	NAME OF THE MEMBERS	FLAT NO.	SIGN.
62	Pradeep A. Kapoor	C2/6/3/1	
63	Charuketa. Chavan	C1/11/2/1	
64	Kalita B. D. B. G. G.	C1/2/5/04	
65	R. B. Ghadge	C-2/2/3/3	
66	C. A. Mohr	C1/5/1/1	
67	P. K. Mahendras	C1/8/1-2	
68	H. J. Ragh.	C1/2/6/3-2	
69	Amrita. Rupesh patil	C1/1/7/1-4	
70	K. M. Sawar - M. T. Sawar	C2/1/1/5 sec 2	
71	Ziley Singh Chaudhary	C2/3/0/4	
72	Pravali Pawar	C1/10/1/1	
73	Sanjay Nikam (HUF)	C2/05/01	
74	Sanjay Nikam.	C1/11/01	
75	Mohammed Nejamuddin Ahmed	C1/8/3-3	
76	S. S. Mukadam	C1/12/2.1	
77	Rama Khanna	C-2-6/1/3	
78	Mr. K. R. Pimple	C1/8/2.4	
79	Kanta Kani	C4/2/3	
80	A. K. Dabholke	C2/6/04	
81	B. R. Achari	C2/2/2/2	
82	Manu Ghelge	C1-4/3/1	
83	D. L. Darni	C2/2/02	
84	K. K. K.		
85	SANI ANOKHA	C1-12-03	
86	Kiran R. Dangle	C-1/2/0.1	
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Minutes of the Special General Meeting held on 10-01-2016

A Special General Meeting of this Association was held on 10-01-2016 at 10.00 am at Navi Mumbai Sports Association Conference Hall, Sector-1A, Vashi. 85 apartment owners were present at this meeting. As there was no quorum at 10.00 a.m. the meeting was adjourned for half an hour and the adjourned meeting was reconvened at 10.30 a.m.

1. Welcome address by the president: President, Shri P.T. Jangam welcomed the members present at the meeting. He informed about the increased FSI of 2.5 for which a GR has already been issued by Govt. of Maharashtra. He further informed that since last Special General Meeting the Association has collected provisional consent letter from 80% of the owners and property documents from more than 120 owners. Also we could get feasibility report prepared from 3 architects out of the five recommended by last Sp. Gen. Meeting. The cost is going to be Rs. 1.20 lakhs plus tax. Other two architects have declined to prepare feasibility report. Two consultants were contacted for project management consultancy and their details were obtained. He then requested Secretary to proceed as per the agenda and requested members to direct their questions/queries one by one and maintain decorum in the meeting.

2. To read and confirm the minutes of the Special General Meeting held on 04-10-2015: Secretary, Shri D.K. Shinde said that minutes of the Sp. Gen Meeting have already been given along with the notice. If members want he will read them. Most of the members said that it can be taken as read. Dr. Ziley Singh Chaudhary proposed to confirm the minutes and Shri Ashok C. Doshi seconded the proposal and the minutes were confirmed unanimously.

3. Power point presentation of feasibility report by three architects: Shri D.K. Shinde said that before we ask three architects to present their report, he wished that Shri Anand Achari present his report of comparison of these architects who have prepared feasibility report. Shri Anand Achari presented his comparative report of three feasibility studies. All three architects indicated the redevelopment project to be feasible technically as well as financially. M/s. D.G. Shah & Associates Pvt. Ltd. and M/s. Liladhar Parab Architects and Designers Pvt. Ltd. have proposed carpet area in the range of 560 Sq. ft. for C-1 type, 600 Sq. ft for C-2B type and 650 Sq. ft for C-2A type. M/s. Pawar Consultancy Services Pvt. Ltd. proposed much lower areas. Shri Anand Achari requested owners to first go through the presentations by these architects and then ask your questions.

After the presentation of comparative report, M/s. D.G. Shah & Associates Pvt. Ltd. presented salient features of his report. He said that as the road width on the entry sides of the condominium is less than 15 meters, an FSI of 2 is feasible unless road width is increased. He advised that the developers should never be allowed to first construct his salable area and then that of owners. He confirmed that the redevelopment project to be feasible technically as well as financially. Next, M/s. Liladhar Parab Architects and Designers Pvt. Ltd. made their presentation and they also said the project to be feasible both technically as well as financially. There were a few questions like why are they offering rent less than the market rent? Who will pay the registration fee for extra carpet area? What will happen if the project gets delayed? How much should be bank guarantee? These were answered suitably by both the architects. M/s. Pawar Consultancy Services Pvt. Ltd. could not come for presentation as they were busy in another similar presentation.

(59)

**C1 & C2 TYPE APARTMENT
OWNER'S ASSOCIATION
SECTION 2, VASHI,
NAVI MUMBAI - 400 703.**

4. Power point presentation by project management consultants: Secretary requested Shri Anand Achari to present his comparative report regarding the offers of two project management consultancy firms. He said that cost of supervision plus architect will be 8% plus tax for M/s. Deodhar Associates and same for M/s. REX CON COR Consultants Pvt. Ltd. will be 12% plus tax. These payments will be based on the construction cost. He further said that many details are yet to be received from both these parties.

After these comments, Shri Sanjay Awhad from M/s. Deodhar Associates made his presentation and gave details of their team. They are ready to do only Project Management Consultancy in case we choose to have a separate Architect.

Shri Parinaya Sinha and Shri Anup Gupta from M/s. REX CON COR Consultants Pvt. Ltd. presented details of their company and the persons involved in different activities. They pointed that they are the first to start the project management consultancy and also why it became necessary to have a project management consultant for any redevelopment work. They also gave details of their completed and the ongoing projects.


After these presentations Shri Kedia asked why we cannot have five parties for Project Management Consultancy. Shri Anand Achari replied that among the 15 offers that we received, these two parties were chosen for project management based on their profile, completed and ongoing projects.

Shri D.K. Shinde pointed out that committee needs to collect a lot of information regarding these two parties like visit to their completed and ongoing projects and it is going to take a lot of time. He requested the Sp. Gen. Meeting to permit the Managing Committee and the Redevelopment Committee to appoint one of these two parties for Project Management consultancy work based on the merits. SGM also approved for an advance payment along with letter of appointment as per the terms and conditions of their offers. Members unanimously agreed for this proposal and also approved an advance payment of up to Rs 2.50 lakhs.

Shri D.K. Shinde thanked all the apartment owners for their co-operation. He also thanked Shri Anand Achari for his valuable suggestions and contribution. As there was no other matter to be discussed, the meeting ended with a vote of thanks to the chair.

Approved
प्रीतजंगम,
president
(P.T. Jangam)




(D.K. Shinde)
Secretary