

04/10/2015

The following apartment owners were present at the Special General Meeting of the Association held on 04/10/2015 at 10.00 am at Navi Mumbai Sports Association's conference Hall, Sector-14 Vashi

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|----|---------------------|------------|--|
| 1 | D. K. Shinde | C-1/1/2:3 | |
| 2 | R. D. Derre | C-2/5/2:2 | |
| 3 | S. V. Salaske | C-1/9/2:3 | |
| 4 | FRANCIS X. AROZA | C-2-1 3-2 | |
| 5 | P. Sreeramakrishnan | C-2/5/3-4 | |
| 6 | Vinod H. Raut | C-1/9/1:4 | |
| 7 | P. T. Jangam | C-1/11/3:4 | |
| 8 | R. N. Jawale | C-2-1/1:3 | |
| 9 | R. K. Sodhi | C-1.7 1:3 | |
| 10 | Lawrenca C. Pinto | C-1/7 1:2 | |
| 11 | Shenhuay Dhankare | C-1/7 3:4 | |
| 12 | Saroj Thakur | C-1/7 3:3 | |
| 13 | Joharabw Sheikh | C-1/10 1:3 | |
| 14 | Bhaur V. S. | C-1/8 3:4 | |
| 15 | B. R. ACHARI | C-2/2/2:2 | |
| 16 | A. K. DABHOLKAR | C-2/6/04, | |
| 17 | A. M. Jadhav | C-2/2/1:3 | |
| 18 | N. D. Bhosale | C-1/10/2:4 | |
| 19 | C. R. Patel | C-1/7/1:4 | |
| 20 | Arvind Belaperkar | C-1/10/3:4 | |
| 21 | M. L. SURALKAR | C-2/4 2/4 | |
| 22 | K. S. Kunilhan | C-3/2:1 | |
| 23 | Smt. S. S. Patil | C-1-10/2:2 | |
| 24 | Rajendra Gaikwad | C-1-9/3-3 | |
| 25 | Ibrahim M. Y | C-2/2 1:2 | |
| 26 | K. Kulkarni Pillai | C-2/2/03 | |
| 27 | Y. L. BHARDE | C-1/11-302 | |
| 28 | V. L. GODBOLÉ | C-2/6 1:2 | |
| 29 | Vilas Vrehan | C-2/7/051 | |

P.T.O

TYPE B1 & C1 TYPE APARTMENT

NAVIMUMMARI-400 783.

30	N.S. Naik	C-1/8/1-4	Mhain
31	Dr. Gaurang Mishra	C-2/2/0:4	lyf
32	Shomin. Das	C-1/2/2:3	S. Das
33	Kanta Keshu	C-2/6/2:3	S. Keshu
34	P.P. Pawar	C-1/9/2:4	
35	Dilip Bhat	C-2/1/3:1	D. Bhat
36	R.B. Ghosh	C-2/2/3/3	B. Ghosh
37	Anita M. Gofar	C-2-3-1/2	A. Gofar
38	D. D. Ghorge	C-2/4/2-1	D. Ghorge
39	M. Mandlik	C-1-10/3:2	M. Mandlik
40	S. Shelar	C-1-11-03	S. Shelar
41	Piyush Patel	C-1/1/2:2	P. Patel
42	M. Gurav	C-2/1/3:4	M. Gurav
43	M. Satele KM. S. Satele	C-2/4-03/204	M. Satele
44	M. S. M. Satele M.D. Satele	C-2/4:0:4	
45	Kalbans Singh	C-1-9-2-1	K. Singh
49	K. R. Pimpri	C-1/8/2-4	K. Pimpri
50	ASHFAQUE J. MISTRY	C-1/11/3:1	A. Mistry
51	Arum Mishra	C-1/9/2:4	A. Mishra
52	Amal ^{Kale} Sharma	C-2/3/1:4	A. Kale
53?	Sanjay Dubey O.P. Dubey	C-2/6, 2:2,	S. Dubey
54	Bhaat R. More	C-1/9/3:2	B. More
55	Niles Bhojre	C-2/4/0:1	N. Bhojre
56	Sharad Shinde	C-1-12/3:3	S. Shinde
57	Nilima Shinde	C-1-11/1:2	N. Shinde
58	Pravilla P. Pawar	C-1/10/1:1	P. Pawar
59	Ratna mirchandani	C-2/1/0:2	RATNA M. MISHRA
60	Veena Jivandas shahai	C-2/04/3:1	V. Shahai
61	R. C. Karmari	C-2-2/3/2	R. Karmari
62	B.A. Kapse	C-2/6:3/1	B. Kapse
63	Suresh M. Sateharku	C-2/6/0-2+1	S. Sateharku
64	Aisha I. Bhande	C-1-10-04	A. Bhande
65	Vijay Moty	C-2-4-1:3	V. Moty

66	Ziley Singh Chaudhary	C2/0:4	Ziley
67	Rashigata I. Zagade	C2/6/1:1	Rashigata
68	J.P. Reddial	C2/6/2:1	Reddial
69	Ram Khanna	C-2-6/1:3	Khanna
70	Prakash B. Charan	C-2/4/2:3	Prakash
71	Valmik S. Kamble	C1/10/3:1	Kamble
72	V.P. Sharma	C2-3/3:2	Sharma
73	S.H. Masurkar	C2/3/3/1	Masurkar
74	Harish-D. Wagh	C1/1/1/2:4	Wagh
75	Asnok C. Doshi	C-2-1/2:2	Doshi
76	Pawan Kumar Gha	C2/6/0:3	Gha
77	Mr. Sahulal	C2/5/0:3	Sahulal
[Complaint - pl note that I dont get any message]			
78	Milind N. Ghate	C-1-9/3:1	Ghate
79	Y. D. Meera	C2/2/2:4	Meera
80	Y. D. Meera	C1/1/1:1	Meera
81	K.R. Dapke	C1/6/0:1	Dapke
82	S.A. Ambre	C2/5/1:3	Ambre
83	Prashant B. Sawant	C2/1/3:3	Sawant
84	Geeta R. Khatri	C-1/9/3:2	Khatri
85	Anil C. Birje	C-1/8/3/1	Birje
86	P. Vijayan	C-2/6/3:2	Vijayan
87	L.B. Dubey	C-2/5,0:4	Dubey
88	S.P. Patil	C-2/6,2:4	Patil
89	Santosh Kuchre	C-2/0/1:2	Kuchre
90	Dilsha Muresha Gals	C-1/9/0:3	Gals
91	Ajif Z. Salkar	C-1/9/1:2	Salkar
92	M.N. Ahmed	C-1/8/3-3	Ahmed
93	Suresh R. Kadam	C-1/7/2:3	Kadam
94	Sangeeta H. Subhakar	C:1/8/3/2	Subhakar
95	Vipul Mahajan	C:1/7/1:1	Mahajan
96	M.T. Sawan	C2/1/1:3	Sawan
97	R.J. Barmore	C-2/1,1:1	Barmore

8	S.D. Nikam	C-2/5, 0:1/C-1/11, 0:1	
9	MAHESH JAGGI	C-2/3/03	
10	JASBIR SINGH TAJ	C-2/30/3	
11	SAHIL JAGGI	C-1/7/2:4	
12	C.A. MOJ	C-4/5/1/1	
103	Santosh Nikam	C-2/5/01	

Minutes of the Special General Meeting held on 04-10-2015

A Special General Meeting of this Association was held on 04-10-2015 at 10.00 am at Navi Mumbai Sports Association Conference Hall, Sector-1A, Vashi. 103 apartment owners were present at this meeting. As there was no quorum at 10.00 a.m. the meeting was postponed 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 structural audit of our buildings has already been done and it has indicated that condition of the buildings is not good and is in dilapidated condition. He gave a detailed procedure given by the Maharashtra State Co-operative Society's act for redevelopment of buildings. He said that the earlier Managing Committee advertised for calling offers from PMC/Architects based on which 15 offers were received. The committee has shortlisted five offers based on the recommendation of last AGM instructing it to select Architects from Navi Mumbai. All five Architects gave presentations before the members of Managing Committee and Redevelopment Committee before Ganpati festival. In a Joint Meeting, Mr. Sopan Prabhu was selected and that is why his name appears in the agenda for approval. In the last Managing Committee meeting Shri Anand Achari an Architect and Vice Principal at Rizvi College of Architecture, Bandra (son of Shri B.R. Achari C2/2:2:2) requested the Committee that instead of one consultant, we can get feasibility report prepared by all the five consultants by paying from our own funds. 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 pass the resolution for redevelopment of 12 buildings in our condominium:** Secretary, Shri D.K. Shinde once again welcomed the members present at the meeting. He read the resolution prepared by the committee that has included the appointment of Architect and developers also. Dr. Gaurang Mistry, Shri Nilesh Bhojane, Shri B.R. Achari and many other members were of the opinion that at this stage we can accord permission for appointment of consultants for preparation of feasibility report and Project Management Consultant. The resolution was modified as follows:

RESOLUTION

Resolved and ratified at the Special General Meeting of this Association held on 04-10-2015 at 10.30 Hrs. at Navi Mumbai Sports Association Hall, Sector-1A, Vashi that as all our buildings are more than 35 years old and are in dilapidated condition (as per the structural audit report), we the apartment owners unanimously intend to go for redevelopment of our buildings. We authorize the Managing Committee of the Association to proceed with necessary formalities like appointment of consultants for preparation of feasibility report and appointment of Project Management Consultant etc.

The Above resolution was proposed by Dr. Ziley Singh Chaudhary and seconded by Shri S.A. Ambre and adopted unanimously.

3. To approve appointment of architect for preparation of feasibility report for redevelopment of our buildings and approve fee and terms and conditions of appointment: Shri D.K. Shinde said that our president has already given details of how the name of Shri Sopan Prabhu was selected by the committee and after interaction with Shri Anand Achari, the opinion was changed. Shri Anand Achari was requested by the members to present his views again so that members understand the entire procedure to be followed. Shri Anand Achari first thanked Dr. Ziley Singh Chaudhary requesting him to be present at the Joint Committee meeting to express his views regarding procedure for redevelopment. He then gave sequence of procedure to be followed: 1) we need to prepare feasibility report then 2) we need to appoint project management consultant, 3) architect and at last 4) the developer. The consultant while preparing feasibility report should see how we get maximum area, best construction with modern amenities and with transparent procedure. He then gave details of scope of work of consultant for preparation of feasibility report which shall include the following aspects but not limited to it:

1. General description of the project.
2. Technical Report:
(Should provide all existing situation of the plot, status of ownership, status of construction of plot and all buildings, need of redevelopment, plot area, DP status and remarks, residential / commercial feasibility, F.S.I. feasibility, road status and setbacks, etc)
3. Financial Feasibility:
(Should include but not limited to – Existing plot area, proposed plot area after deductions and setback, existing BUA, existing carpet area – of different flats, proposed entire area calculations showing how the carpet and Built Up Area areas are derived, % of free balcony / terrace achieved, residential BUA and Convenient shop Built Up Area achieved, additional areas achieved to the owners, areas to be sold by the developer, number of increased additional flats compared to the existing ones, possibility of commercial or convenient shops and max areas consumable under that category, Min and Max Nos. of parking achievable, Corpus fund to be submitted by the developer to the society, all cost of the project and not limited to PMC, architectural consultancy, CIDCO & NMMC permissions, development charges and other overheads, stamp duty and registration charges, temporary accommodation including brokerage and deposit for min 3 years, bank guarantee of the developer, construction, MEP, structural, environmental clearance from MOEFCC, green building certification, legal charges. Total profit of the project achieved to the developer – Net and gross.)
4. Benefits of the redevelopment of the project to the society and to the owners.
5. Drawback of the redevelopment of the project.
6. Approximate time of different stages of redevelopment (approximate work break-down structure) and time required.
(Should include the pre-construction, during construction and post construction process.)
7. Points to be considered by the owners before entering in to the agreement with the developer when building is going for redevelopment.
8. Organizations or consultants feasibility - Qualified Consultants and Developers for the project.
(Report should include 5 to 10 PMC consultants or more who have executed similar scale and type of project in past 5-10 years. Also should include 5 – 10 developers or more who have developed minimum of 5 or more similar or larger scale and type of projects. Both PMC and developers list should include list of projects executed, year of execution, total BUA, and location. At least 50% project should be within Mumbai - Navi Mumbai.)

9. General Environmental feasibility including open spaces.
10. List of amenities and areas provided other than residential areas.
11. List of amenities considered for the residential flats.
12. Scope of work of PMC and developers.
13. Possible sequence of selection of consultants or developers.
14. Possible ways to select the architectural consultant and PMC.
15. If any other points to be considered for safety of the society and the owners to achieve the best work.

Members asked him how much amount a consultant should charge for preparation of feasibility report. He said generally a consultant should not charge more than Rs 40-50 thousand. Committee can negotiate with consultants for their fee. Secretary asked members how much amount we should spend on preparation of feasibility report. Shri V.S. Bhor and many other members were of the opinion that we can spend up to Rs. 3.00 lakhs. Dr. Ziley Singh Chaudhary was of the opinion that we should not spend more than Rs. 2.00 lakhs on this work. Finally everyone agreed to a suggestion of Shri B.R. More for spending an amount of Rs. 2.50 lakhs for this work. Secretary thanked Shri Anand Achari for his help and suggestions. Shri Anil Padwal also thanked Shri Anand Achari for excellent presentation.

4. To submit a project report of proposed redevelopment: Secretary said that such report will be presented in next Special General Meeting when feasibility report is ready.

Secretary said that Shri Anand Achari has suggested that we can have a Technical Committee which should have an Architect, a Civil Engineer, a Legal consultant and a Financial Advisor who should assist the Managing Committee. The following persons were taken on the Technical Committee: 1) Shri Anand Achari as an Architect, 2) Shri Chandrakant Y. Mane & Shri Subhash S. Bhosale as a Civil Engineers, 3) Shri Nilesh C. Bhojane as a Legal Expert, 4) Shri Sanjay D. Nikam as a Financial Expert and 5) Shri Amit S. Shelar and Shri Rajendra B. Ghadge as a consultants for Fire Safety. Secretary thanked Shri Anand achari for his valuable suggestions.

Shri D.K. Shinde thanked all the apartment owners for their co-operation. As there was no other matter to be discussed, the meeting ended with a vote of thanks to the chair.

Approved
(P. T. Jangam)
President



(D.K. Shinde)
Secretary