

05/06/2016

The following Apartment owners were present at the special General Meeting of the Association held on- 05/06/2016 (Sunday) at 02:00 P.M. at Navi Mumbai Sport Association, Conference Hall, Sector-1A - Vashi - Navi Mumbai

SR.NO	NAME OF THE MEMBER	FLAT NO.	SIGN
1	NITIN. L. SUKALIKAR	C2/4- 2/4	
2	Vanila B. Eshaj	C2/4-2/2	
3	FRANCIS .X. AROZA.	C.2.1 3/2	
4	V. Venugopal	C2/4/1:4	
5	R. N. Jawale	C-2/1/ 1:3	
6	P. Sreeramakrishna	C2/5/3-4	
7	Kantk Keship	C2/6/2:3	
8	V. S. Kamble	C1/10/3:1	
9	Chhaganlal R. Patel	C1/07/1:4	
10	A. M. Jadhav	C2/2 1:3	
11	V. N. Ghewade.	C2/3/1-1	
12	A. K. DABHOLICAR	C2/6/04	
13	Dr. Ganraj Murthy	C-2/2/0:4	
14	Mrs. Anil B. Gogri	C-2(A)3:1:2	
15	R. K. Sodhi	C-1.7/1:3.	
16	Joharabee	C-1-10-1-3	
17	D. K. Shinde	C1/10/2:3	
18	Y. D. Mane	C1/11/1:1	
19	P. P. Pawar	C1/19/3:4	
20	V. P. Sharma	C2-3/3:2	
21	मनोहर य. गुरव	सी. 2-9/38	
22	M. D. Satah	C24/12, 03/24	
23	S. H. Masarekar	C2/3/3/1	
24	Ziley Singh chaudhry	C2/3:0:4	
25	K. S. Karmakar	C2/3/2:1	
26	Piyush. J. Patel	C1/11/2:2	
27	R. C. KATKARI	C2-2/3/2	

CITY OF APARTMENT
OWNER'S ASSOCIATION
SECTION 32, WASH.
NAUT MURDER - 400 703.

SR. NO	NAME OF THE MEMBER	FLAT NO.	SIGN
28	Mr. Krishna Gaupat	C1/8/2:4	
29	Ashok C Doshi	C-2-1/2:4	
30	Bhuv V. S.	C1/8 3:4	
31	Shehnaz Dhunkare	C17/3:4	
32	Sarav Thakur	C17/3:3	
33	L.C. Das	C-1-7/1:2	
34	L. Das	C2/2/2:3	
35	Sanjay Nikam	C1/11/0:1	
36	Sanjay Nikam (HUF)	C2/05/0:1	
37	Dnyandeo W. Desai	C2/3/0:2	
38	N.S. Mark	C-1/8/1-4	
39	S.V. Salch	C1-9/2:3	
40	B R. ACHARI	C2:2/2:2	
41	MANESH JAGGI	C2/3/0/3	
42	Vinod H. Raut	C1/9/1:4	
43	Hajra S. Tamb	C1-11-3:3	
44	Sanjay O. Dubey	C2/6, 2:	
45	Sudhir Arjun Ambre	C2/5/1:3	
46	P.A. Kapar	C2/6:3/1	
47	Ashfaqe Mistry	C-1/11, 3:1	
48	Vijay Mistry	C2/4, 1:3	
49	P. T. Jangam	C-1/11/3:4	
50	K.M. KAKOD	C2:04:02	
51	G.M. Sakharke S.M. Sakharke	C2:06:02	
52	श्री श्री अश्विनी	C2/4:3/1	
53	R. R. Khanne	C2/6:1/3	
54	Smt. S. S. Patil	C1/10/2:2	
55	Smt. N. M. Mandlik	C-1-10, 3:2	
56	श्री श्री श्री श्री श्री	C-1-11/2/1	
57	Saleem Khanich	C-1-7/2:4	
58	V.L. Godbole	C2/6, 1:2	
59	K. K. Pillai	C2/2/0:3	
60	Bharat more	C1/7/3:2	
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G1 & G2 TYPE APARTMENT
OWNER'S SOCIETY
NAVIMUMBAI - 400 703.

SR NO	NAME OF THE MEMBER	FLAT NO.	SIGN
61	Babul NATH S. Datta	C-2/5-04	Babul
62	Amit S. Shelar	C-1/1/0.3	Amit
63	K.M. Sawar	C-1/1/1.4	K.M. Sawar
64	M. N. Ghodge	C-1-9/3:1	M. N. Ghodge
65	C.A. MOI2	C-2/5/1/1	C.A. MOI2
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Minutes of the Special General Meeting held on 05-06-2016

A Special General Meeting of this Association was held on 05-06-2016 at 02.00 pm at Navi Mumbai Sports Association Conference Hall, Sector-1A, Vashi. 65 apartment owners were present at this meeting. As there was no quorum at 2.00 p.m. the meeting was adjourned for half an hour and the adjourned meeting was reconvened at 2.30 p.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 had two meetings with M/s. Deodhar Associates for preparation of feasibility report. Terms and conditions for appointment of PMC & Architects were finalized. Appointment letter was issued to them and today they are going to have presentation of Final Feasibility report. To his knowledge there are about 18 proposals of different Associations pending with NMMC and so far no Association has been issued commencement certificate by NMMC. We are going systematically following all terms and conditions of redevelopment. 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 10-01-2016: 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 M/s. Deodhar Associates: Shri D.K. Shinde welcomed Smt. Sushma Deodhar and Shri Sanjay Awhad from M/s. Deodhar Associates in the meeting. Smt. Sushma Deodhar presented Technical Feasibility, Financial Feasibility and the Design Feasibility. She said that as per the GR apartment owners can get minimum 45% more area than the present carpet area. She explained the concept of green building, rain water harvesting and solar panel light for operation of lift and emergency lighting. Shri Jadhav was not satisfied with 2 BHK design for C2A type he was expecting at least 3 BHK. Shri V.S. Bhor and Shri B. R. More were of the opinion that existing members and salable apartments should be in the same building. Smt. Sushma Deodhar replied that our location is prime location and cost of 2 BHK will be more than Rs. 1 crore and the developer may find it difficult to get customers, they may go for 1 BHK apartments instead of 2 BHK. If we put this condition, may be we may not get tenders from good developers. Shri S.D. Nikam and Shri Jadhav wanted to know if the basic amenities for existing members and the salable building will be similar to which she replied that in the salable building developer may give better amenities to attract customers. Shri Anil Padwal wanted to know whether the PMC will take care of legal issues with developer. To which she replied that this will be taken care by them. Shri V.P. Sharma wanted to know whether outside road widening will be done and VASTU compliance will be taken care to which she replied that it will be taken care. Dr. Ziley Singh Chaudhary asked Smt. Sushma Deodhar that over and above the official area generally how much more area can be obtained from developer which is free of FSI such as (flower bed, dry balcony, open terrace etc.)? She replied at the most 20% more area could be available to members.

Shri B.R. Achari wanted to know if the developer will give rent, transportation charges and brokerage, to which she replied these will be incorporated in the tender document. To a suggestion of developer selling parking area to new members, Shri B.R. More was of the opinion that in such a case developer should give more corpus fund to the Association. Secretary Shri D.K. Shinde wanted members to approve this feasibility report, which was approved unanimously by voice vote.


4. To accord approval for floating tenders for inviting quotations from different developers:

Secretary Shri D.K. Shinde said that Draft tender Document is kept in Association's office for members to read and offer their comments. Many members are not coming forward to read it. If the members are satisfied we can go ahead for its approval and floating tenders. Majority of the members were of the opinion that at least 15 to 20 days more time should be given to members to go through this document. Secretary should prepare more copies and if possible keep the office open on Sunday also. Secretary proposed that members should give approval for final tender document to be approved by Joint Committee Meeting before giving advertisement in leading Newspapers, this was agreed unanimously. At the end Shri Anand Achari gave a summary of the points discussed in the meeting. He said that members should note that a number of clearances are to be obtained from different authorities such as NOC ^{from} CIDCO Ltd., clearance from Airport Authority of India, clearance from Ministry of Environment & Forest, clearance from High Rise Committee, clearance from fire safety committee and clearance from a five member committee saying that the buildings are dilapidated. These clearances should form part of tender document.

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 and Smt. Sushma Deodhar and Shri Sanjay Awhad for useful presentation and clarifying different points of the members. As there was no other matter to be discussed, the meeting ended with a vote of thanks to the chair.

Approved
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(P.T. Jangam)
President


(D.K. Shinde)
Secretary

