

# **The Gurudarshan Shree Swami Samartha Prasanna Unit No. 2 Co-Operative Housing Society Limited**

(Registration No. BOM/W-K/W/HSG / TC / 5934 of 1991)  
Sub Plot No.7. S. No.41 (Part), 2nd Cross Road Lane,  
Shree Swami Samartha Nagar, Andheri (W), Mumbai - 400 053.

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Date:- 21<sup>st</sup> June 2023

To,

All the Members,

Gurudarshan Shree Swami Samarth Prasanna Unit No. 2 CHSL,

Shree Swami Samarth Nagar,

Andheri (West), Mumbai – 400 053.

## **MINUTES OF THE SPECIAL GENERAL BODY MEETING FOR REDEVELOPMENT HELD ON 18<sup>TH</sup> JUNE 2023 AT 11 A.M. AS PER NOTICE CIRCULATED DATED 3<sup>RD</sup> JUNE 2023:**

Venue: Celebration Sports Club, Badminton Hall, Andheri (W)

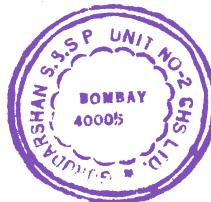
Meeting Date: 18<sup>th</sup> June 2023 at 11.00 a.m.

### **Minutes of Special General Body Meeting**

The Special General Body Meeting of the members of **GURUDARSHAN SHREE SWAMI SAMARTH PRASANNA UNIT NO. 2 CHSL** held on 18<sup>th</sup> June 2023 at 11.00 a.m. at Celebration Sports Club, Badminton Hall, Andheri (W).

At 11 am Chairman, Shri. Ajay (Nandubhai) Khanvilkar welcomed all members, PMC as well as Mr. Vikas Korde, Representative of Dy. Registrar, K/W Ward.

Chairman, Shri. Ajay (Nandubhai) Khanvilkar announced that 73 members were physically present and 4 members online totaling 77 members out of total 100 members, which was more than two-third of the total members. Therefore, the required quorum was in place and the meeting could be carried out as per the agenda.



**TO SELECT THE CHAIR PERSON FOR THE MEETING, IF THE CHAIRMAN IS NOT PRESENT.**

Shri. Ajay (Nandubhai) Khanvilkar, Chairman of the society was present and hence chaired the meeting.

Proposed by: Shri Abdul Rauf – C-301

Seconded by: Shri A.K. Mishra – E-003

**PRESENTATION ABOUT RE-DEVELOPMENT PROCEDURE ADOPTED BY SOCIETY AS PER DIRECTIVES U/S 79(A) OF CO-OP SOCIETIES ACT 1960.**

**MINUTES OF THE MEETING**

The Chairman, Shri. Ajay (Nandubhai) Khanvilkar, welcomed all members present and ask The Hon. Secretary, Shri Suresh Nikumbhe to proceed the meeting. He also welcomed all the members, Nayan Dedhia from Toughcons Nirman Pvt. Ltd., PMC and Authorised Officer from Dy. Registrar office who was present as an observer for the meeting to select the developer and it was informed that the meeting proceedings be recorded. He informed the General Body on the procedure carried out by the society till date and also to conduct the entire proceeding of the meeting on behalf of the society.

The Secretary explained the complete procedure followed by society as per directives u/s Sect.79A of MCS Act 1960 as per circular dated 3rd Jan.2009 & 4<sup>th</sup> July 2019 as follows:

1. Resolution to opt for Redevelopment SGM Date: 28<sup>th</sup> March, 2021
2. Resolution to Appoint P.M.C., Toughcons Nirman Pvt. Ltd. SGM Date: 14<sup>th</sup> March, 2022
3. Resolution to Authorize Office Bearers to process sign, execute, register regarding redevelopment documentation. SGM dated: 28<sup>th</sup> May, 2023



4. Resolution to Approve Project Report SGM Date: 27<sup>th</sup> November, 2022
5. Resolution to create Website SGM Date: April, 2022
6. Opening of Tenders. SGM Date: 19<sup>th</sup> February, 2023
7. Interview of 3 Developers alongwith PMC as follows:

Sr. No.	Name of the Bidders	Date
1	Swami Sankalp Constructions LLP	6 <sup>th</sup> April, 2023
2	DGS Land Developers (India) Pvt. Ltd.	7 <sup>th</sup> April, 2023
3	B-Right Realestate Ltd.	8 <sup>th</sup> April, 2023

8. Site Visits of 3 shortlisted Developer dated 23<sup>rd</sup> & 30<sup>th</sup> April, 2023
9. Presentation of 3 shortlisted developers SGM Dated 28<sup>th</sup> May, 2023
10. Revised offers from D.G.S. Land Developers (India) Pvt. Ltd. dated 29<sup>th</sup> May, 2023
11. Application to Dy. Registrar Date : 1<sup>st</sup> June, 2023
12. Confirmation letter from Dy. Registrar 5<sup>th</sup> June, 2023
13. Confirmation letter from Authorised Officer, Shri. Vikas Korde Date : 5<sup>th</sup> June, 2023

**RESOLUTION:**

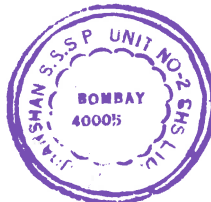
*RESOLVED THAT the procedure for redevelopment was explained to the society members and the whole procedure was followed with transparency and the same was approved by the society. Members by majority.*

*Proposed by: Shri Sashank Singh – E-401*

*Seconded by: Ms. Rashmi Maydeo – B-402*

Passed Unanimously

**AGENDA A: TO DISCUSS AND DECIDE ABOUT THE COMPARATIVE CHART OF THE DEVELOPERS.**



The Hon. Secretary, Shri Suresh Nikumbhe welcomed and invited Nayan Dedhia from Toughcons Nirman Pvt. Ltd., PMC to present the comparison chart before the members.

The PMC explained the COMPARISON CHART of the offers received as follows:

<b>Offer</b>	<b>B-Right Realestate Ltd.</b>	<b>DGS Land Developers (India) Pvt. Ltd.</b>	<b>Swami Sankalp Constructions LLP</b>
Carpet Area	<b>18%</b> - if Roadwidth is 9.15 mtrs. <b>24%</b> - if roadwidth is 12 mtrs.	<b>30%</b> - as per existing roadwidth	<b>27%</b> - only if roadwidth is widened to 12 mtrs
Hardship Allowance	Rs. 500/- per Sq.ft.	Rs. 1000/- per Sq.ft.	Rs. 1000/- per Sq.ft.
Monthly Displacement Allowance	Rs. 75/- per Sq.ft. per month	Rs. 100/- per Sq.ft. per month	Rs. 85/- per Sq.ft. per month
Rent Brokerage	One Month Rent Brokerage	One Month Rent Brokerage per year	One Month Rent Brokerage
Shifting Charges	Rs. 30,000/- per member	Rs. 30,000/- per member	Rs. 30,000/- per member

Regarding Comparison chart Shri Ajay Mehra pointed out that on 9mts roadwidth as per Reg 33(7)(b) project is not viable, then how DGS Land Developers (India) Pvt. Ltd. has given such extreme offer. Therefore, all members should be cautious enough and not be greedy for more area offered by them. Mr. Zubin Bulsara also pointed out that Mr. Shukla from DGS Land Developers (India) Pvt. Ltd. has given his offer on 9 mtrs roadwidth and society shall accept that offer only. Mr. Daljitsingh questioned whether the DGS Land Developers (India) Pvt. Ltd. has enough funds capacity to complete the project? He also asked the secretary about the comparison chart to be distributed. Hon. Secretary, Mr. Nikumbhe replied to him that comparison chart was circulated to all the members, which is already informed to the general



body earlier. Mr. Daljit Singh also questioned that why the PMC was not called in the meeting dated 28<sup>th</sup> May 2023 to which Hon. Secretary replied that as they have called Solicitor Devan Mehta from S.L. Partners, therefore it was not required to call PMC.

Mr. Nayan Dedhia from Toughcons Nirman Pvt. Ltd., PMC informed to all the members that after the few members questioned about the feasibility of the project for DGS Land Developers (India) Pvt. Ltd., the managing committee met us (PMC) to know about actual status. The managing committee also shared the feasibility report shared by the developer to the PMC. As per the report prepared by the Developer and prepared by us (PMC), the major difference was of construction of commercial office spaces (I.T.) on ground floor and 1<sup>st</sup> floor. Due to commercial office spaces, the developer can fetch good profitability in the project and thus it is viable for them.

Also' PMC further informed that society should not only select the developer on the basis of offer received but shall look that developer is giving enough security and safety for the project. Thus' developer is loading Full FSI for the project before vacating and will give security area as lien to the society. This will be a good security for the society and thus there will be skin in the game by the developer. Also the developer is offering 12 months rent in advance alongwith PDC cheques of succeeding year at the time of vacating. For the quality of the project, developer has confirmed that PMC to keep strict supervision and monitoring on the project. The developer has also assured that if there is any poor workmanship or inferior quality of construction is carried out at the society, the PMC and the society will have enough power to intervene in the construction activity and get it rectified from their contractor.

However Mr. Ajay Mehra and Mr. Daljit Singh objected on the same.

**RESOLUTION:**

*RESOLVED THAT the Comparison Chart was explained to the society members and the same*



was approved by the society members in majority.

Proposed by: Shri Sunil Sahani – E -104

Secoded by: Shri Chetan Sheth – A -003

Passed by Majority

**AGENDA B: TO APPOINT A DEVELOPER IN THE PRESENCE OF THE OFFICER FROM REGISTRAR OFFICE K-WEST WARD, AS PER THE CIRCULAR ISSUED BY CO-OPERATIVE DEPARTMENT OF STATE GOVERNMENT OF MAHARASHTRA UNDER THE PROVISIONS OF SECTION 79-A OF MAHARASHTRA CO-OPERATIVE ACT.**

**DISCUSSION AND ACTION**

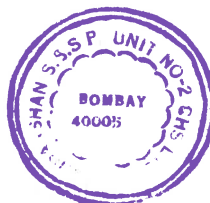
Authorised Officer from Dy. Registrar, K/w ward asked General Body about final selection of Developer and read out all the developer's name and members were asked to raise their hands in favour of their selected developer.

Following is list of votes received by developers

<b>Sr. No</b>	<b>Name of the Developer</b>	<b>Physically for</b>	<b>Online for</b>	<b>Physically Against</b>
1	<b>B-Right Realestate Ltd.</b>	0	0	0
2	<b>DGS Land Developers (India) Pvt. Ltd.</b>	63	4	7
3	<b>Swami Sankalp Constructions LLP</b>	3	0	0
4	None of The Above	1	0	0

No members voted in favour of M/s. **B-Right Realestate Ltd.**

Total 67 members casted their votes in favour of M/s. **DGS Land Developers (India) Pvt.**



**Ltd. (63 Physically & 4 Online).** Total 7 members casted their votes against M/s. **DGS Land Developers (India) Pvt. Ltd.**

Total 3 members casted their votes in favour of M/s. **Swami Sankalp Constructions LLP**

Total 1 members casted their votes in favour of NOTA.

Shri. Vikas Korde, Authorised Officer from Dy. Registrar, K/W ward read out the total votes received by each developer and announced that **67 out of 71** total members exercised their vote for M/s. DGS Land Developers (India) Pvt. Ltd. which was **94.36%** of the total members who voted and thus exceeding the mandatory percentage of voting in favour of one developer.

Shri Satyendra Pandya & Shri A.K. Mishra proposed to accept the final offer of M/s. **DGS Land Developers (India) Pvt. Ltd.** and to be selected as Developer for Redevelopment of society's old buildings. Shri Sashank Singh & Shri Kambli seconded the same.

**RESOLUTION :**

*In the Special General Body Meeting dated 18<sup>th</sup> June 2023, resolved that offer submitted by M/s. **DGS Land Developers (India) Pvt. Ltd.** been accepted and has been selected by majority of members as a Developer to Redevelop society Buildings.*

*Proposed By: Shri Satyendra Pandya & Shri A.K. Mishra – D-003 & E-003*

*Seconded By: Shri Sashank Singh & Shri Ashok Kambli – E-401 & D-101*

*Passed By Majority*

**AGENDA C: TO AUTHORIZE MANAGING COMMITTEE TO GIVE THE LETTER OF INTENT TO THE DEVELOPER APPOINTED IN LIEU OF AGENDA NO. 2.**



Resolved that Managing Committee has been authorised to give the Letter of Intent (LOI) to the Developer appointed in lieu of Agenda No. b (2).

*Proposed by: Shri. Naresh Kumar Varyani – C-403*

*Seconded by: Shri. Sunil Sahani – E-104*

**AGENDA D: TO AUTHORIZE MANAGING COMMITTEE TO TAKE INDIVIDUAL WRITTEN CONSENT OF THE MEMBERS IN LIEU OF AGENDA NO. 2.**

Secretary announced that as per directives u/s 79A consent to be taken in writing for selection of developer. The necessary resolution to that effect needed to be passed that managing committee to be authorized to get the consent from the members.

**RESOLUTION:**

It was resolved that all the members to give duly filled and signed consent forms to the managing committee.

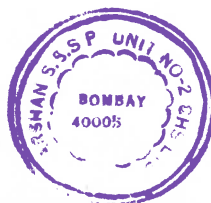
*Proposed by: Shri. Qureish Khambaty – D-402*

*Seconded by: Shri. Vivek Grover – E-301*

Unanimously Passed

**AGENDA E: TO CONSIDER ANY OTHER MATTER WITH THE PERMISSION OF THE CHAIR IN ACCORDANCE WITH THE RELEVANT RULES AND LAWS.**

As there was no other matter in Agenda, Meeting concluded with Vote of Thanks from Chairman & Secretary.






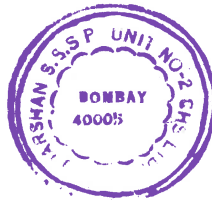
In conclusion the Hon. Chairman thanked the Managing Committee for their support. Finally. We thank all the members for the support and cooperation and wished that we will vacate this place before the onset of monsoon to rebuild new buildings.

For Gurudarshan Shree Swami Samarth Prasanna Unit No. 2 CHSL,

  
Chairman

  
Secretary

  
Treasurer





## ANNUAL / SPECIAL GENERAL

वार्षिक / विशेष सर्वसाधारण

CODE : CSA 008

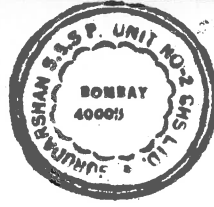
MEETING NO. / सभा नं. 597

DATE / तारीख 18-06-2023

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा
SR. NO.	NAME	FLAT NO. SIGN
1	Pooja A. Bhak	E103 P.A. Bhak
2	V. B. Lakhani	E 204 V.B. Lakhani
3	SHASHANK. SINGH	E-401 Shashank
4	Anjom. M. Bastawala	C-102 Anjom
5	Hameeda Banu SOTTAR	B-302 Hameeda
6	HOTCHAUD - SAWNANI	B-004 Hotchaud
7	BHARAT SHIVRAYE	A-001 Bharat
8	Suresh Nikumbhe	C-002 Suresh
9	Chetan Sheth	A-003 Chetan
10	QUREISH. KHAMBATI	D-402 Qureish
11	Anant Mahajoga More	E/102 Anant
12	Haishikesh Baid	E-403 Haishikesh
13	A. K. Mishra	A/102 A.K. Mishra
14	A. K. Mishra	E 003 A.K. Mishra
15	J. Rajgiri	B-101 J. Rajgiri
16	Dr. G. B. Painter	A-204 Dr. G.B. Painter
17	ASHOK KAMBI	D-101 Ashok
18	Virek Grover	E-301 Virek
19	DR. BHAI RAVI	E 004 Dr. Bhai Ravi
20	Vaishali Gaudhi	C-401 Vaishali
21	Shyamlee Jagtap	D-202 Shyamlee
22	Pramod D. Malshe	B-404 Pramod
23	Ashwini Kharvi Kar	B-104 Ashwini
24	Harsh Joshi	E-101 Harsh
25	S. P. PARKHI	A-301 S.P. Parkhi
26	ZUBIN BUISARA	D-404 Zubin
27	Atay G. Khanvilkar	B-103 Atay
28	ABDUL RAUF	C-301 Abdul Rauf
29	GEETA. PAINTER	A-203 Geeta
30	RASHMI MAYDEO	B-402 Rashmi

# MEETING MINUTE BOOK

सभेचे मिनट बुक



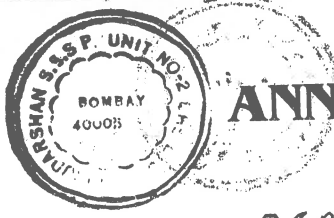
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MEETING NO. / सभा नं 59M

DATE / तारीख 18-06-2023



RESOLUTION NO. ठराव नं	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा
SR. NO	NAME	FLAT NO
31	Sangita A Banawdekar	B-204
32	Lopa Shah.	C-101
33	Katu Singh	D-401
34	Rakhe Shetty	B-403
35	Suresh S. Zami	E-002
36	Prakash Khairnani	D-301
37	Dr DHROV DESAI	C-404
38	Dr DHROV & VAISHALI DESAI	C-402
39	SUMATILAL HOSTWAL	A-202
40	Shlok. Suresh. Parmar	C-001
41	Meena. Suresh. Parmar	C-103
42	Satyendra Paudyal	D-003
43	Dr. H. D. D. D. D.	D-004
44	Lilla Ramchander	A-302
45	Hemlata y. Karanjekar	D-103
46	S.K. Chaudhary & Anil Pandey	C-304
47	S. S. S.	A/101
48	John Vincent	C 203
49	Kuldeep Kulkarni	D304
50	Moushumi Das	D 403
51	Rakhi Alwani	B 001.
52	Natasha V. S.	C-403
53	Sapna Girme	D/002
54	R. M. Deyong	A/303
55	Tina Shaha	B/203
56	Anuradha. V. Samant	C/204
57	Paini Vin	D/203
58	Y. Y. Y.	E. 201
59	Mehar I. M	C. 104
60	A. B. B.	B. 002



## ANNUAL / SPECIAL GENERAL

वार्षिक / विशेष सर्वसाधारण

DATE / तारीख 18-06-2023

CODE : CSA 008

MEETING NO. / सभा नं 34M

RESOLUTION NO. ठराव नं	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव		REMARKS शेरा
SR. NO	FLAT NO	NAME	SIGN
61	B/102	Rajesh .m. Makliya	<u>R.M.</u>
62	B-301	Sunanda Nagare	Sunagare
63	E/202	Dharamendra D. Nathani	<u>D.N.</u>
64	B-003	सतीश गुठी	<u>S.G.</u>
65	D-204	Rohit Agawal	<u>R.A.</u>
66	D-102	Shambal Sharma	<u>S.S.</u>
67	A-404	Sabera Patil	Sabera
68	E-104	Souil Shahani	<u>S.S.</u>
69	A-002	Vinod Menari	<u>V.M.</u>
70	D-303	Aashish Shah	<u>A.S.</u>
71	D-201	Adil Siddique	<u>A.S.</u>
72	B-304	Sony Dandekar	<u>S.D.</u>
73	A-004	Manda Thakur	<u>M.T.</u>
74	A/103	Rajit Singh	<u>R.S.</u>
		ON Members Online	