

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.

Date : 29/08/2023

Minutes of Special General Body Meeting for Redevelopment

Date: 30th July 2023

Time: 11.00 AM

Location: Celebration Sports Club

Agenda:

1. Tentative Plans Presentation by Developer.
2. To discuss on further redevelopment process with the developer.
3. To consider any other matter with permission of the chair.

Meeting Summary:

The Special General Body Meeting of [Gurudarshan SSSP Unit No. 2 Co-Operative Hsg. Soc. Ltd] was convened to discuss the redevelopment plans for the society. The meeting commenced with the architect, *Mr. Jainam, U.K. Design* presenting the tentative plans and building elevation for the proposed redevelopment. The following points were covered during the meeting:

1. Queries raised by members:

At the outset of the meetings some members raised a query about the LOI that was issued to the developer, alleging that it was agreed by the Secretary Mr Nikhumbe that the same would be shared with members. Mr Nikhumbe categorically denied any such agreement was made on 18th June 2023 (no evidence of any such agreement on record/video record of the said meeting) meeting and further informed the said member that the point could have been brought up when the minutes were circulated post the previous SGM but was not.



2. Presentation of Tentative Plans and Building Elevation:

The architect showcased the proposed tentative plans and building elevation for the redevelopment project. The design elements, floor plans, and other relevant details were explained to the members. Society members were given an opportunity to review the plans and provide initial feedback.

3. Queries and Responses from Developer, Mr. B.D. Shukla:

Mr. B.D. Shukla, the developer, addressed queries and concerns raised by the society members regarding various aspects of the redevelopment project. He provided comprehensive responses to questions related to project timelines, construction methods, amenities, and other relevant topics. Further, he informed that all members will receive a copy of the Draft DA (Development agreement) for suggestion and views.

4. Importance of Full FSI IOD vs. Bank Guarantee explained by Solicitor, Mr. Devang Mehta:

Mr. Devang Mehta, the solicitor, highlighted the significance of obtaining Full Floor Space Index (FSI) Intimation of Disapproval (IOD) over relying solely on a bank guarantee during the force majeure period. He shared instances from past experiences where projects faced delays due to reliance on bank guarantees during unforeseen events, whereas having Full FSI IOD ensured smoother project execution.

5. Suggestion to Obtain Probable Plans and Additional Area Details from Developers by PMC, Nayan Dedhia:

Mr. Nayan Dedhia, the PMC representative from Toughcons Nirman Pvt. Ltd., suggested that the society should request all types of probable plans from the developers. Additionally, he advised finalizing details regarding the allocation of additional area in case of an increase in FSI or changes in the scheme during the course of the redevelopment. It was also discussed that the importance of obtaining Full FSI IOD and considering all probable plans along with additional area details was acknowledged by the members.

6. Discussion and Decision on Redevelopment Plans:

Regarding Tentative Plans, it was discussed to distribute the tentative plans to all the members for which developer replied that he will send the copies of the plans for all the members for distribution.

For **Gurudarshan SSSP Unit No.2 Co-op Housing Soc. Ltd.**


Hon. Secretary


Chairman


Treasurer





ANNUAL / SPECIAL GENERAL

वार्षिक / विशेष सर्वसाधारण

CODE : CSA 008

MEETING NO. / सभा नं SGM

DATE / तारीख 30-07-2023

RESOLUTION NO. उत्तराव नं	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व उत्तराव	REMARKS शेरा
SR. NO	NAME	FLAT NO SIGN
01	Ajay Khanvilkar	B/103
02	Suresh Nikumbhe	C/102
03	DR. G. B. Painter	A/204
04	D. Ryffe	B/101
05	Veishali Gandhi	C/401
06	DR. BHAIRAVI	E/004
07	S. P. PARKHI	A/301
08	Dr D Dhoru Doo	C/404
09	Dr D Dhoru & Vaishali Doo	C/402
10	Queir Khembaty	A/402
11	Pooja A. Bhavle	E/103
12	Pramod D. Malshe	B/404
13	Kata Sushil Singh	D/401
14	Jamavahan Patel	E-201
15	M. Adil Siddiqui	D-201
16	RASHMI MAYDEO	B-402
17	सतीश कुंठे	B-003
18	Dr. P. Santam	D-004
19	Satyendra Pandey	D-003
20	Mukherjee M	C-104
21	Ajay - e. Mehre	A/102
22	Sunil Shahan	E/104
23	Shashank Singh	E/401
24	Mandak Thakur	A 004
25	Anjam. M. Bastawala	C-102
26	Rikla Ramchanderi	A-302
27	S. J. Samghani	C-004
28	Lopa Shah.	C-101
29	Hrishikesh Baid	E-403
30	A. K. Mishra	E-003

MEETING MINUTE BOOK



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सभेचे मिनट बुक

MEETING NO. / सभा नं 55M

DATE / तारीख 30-07-2023

RESOLUTION NO. ठराव नं	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा	
SR-NO	NAME	FAPT NO SIGN	
31	Moulik Das	D-403	Moulik Das
32	Hemanta Y. Karanjekar	D-103	Hemanta
33	GEETA. PAINTER	A-203	[Signature]
34	ASHOK KAMBH	D-101	[Signature]
35	SURESH KUNAR PARMAR	C-103	[Signature]
36	Rakhi Alwani	B-001	[Signature]
37	Naseem	C-403	[Signature]
38	KULPESH	D-304	[Signature]
39	Rohit. A.	D-204	[Signature]
40	Vinod Meem	A-101	[Signature]
41	Vivek Anar	E-301	[Signature]
42	Sangita A. Banawalikar	B-204	SAB.
43	Dharmendra R. Nathani	E-202	[Signature]
44	Rajendra M. Deyme	A-303	[Signature]
45	Shobha Patil	A-404	[Signature]
46	Arif Patil	B-202	[Signature]
47	SOMATILAL. H. OSTWAL	A-202	SOMATILAL
48	Anant M. Mada	E-102	[Signature]
49	Prakasm Khatwani	D-301	[Signature]
50	Aashish chel	D-303	[Signature]
51	Bharat Hirraye	A-01	[Signature]
52	Jay	D-203	[Signature]
53	Chetan Sheth	A-002	[Signature]
54	Rakhe Shetty	B-403	[Signature]
55	Sapna Girme	D 002	Sapna
56	Srinivath Singh	A-101	[Signature]
57	Rajesh. M. Mahjje	B/102	[Signature]
58	Myra Fatima	D/104	[Signature]
59	Ashwini Khavilkar	B/104	[Signature]
60	Sumanda Nagare	B-304	[Signature]

