

PARIJAT CO-OPERATIVE HOUSING SOCIETY LTD.

5, Bandra (W), Reclamation, Mumbai - 400 050.
Regn. No. BOM / WHW / HSG / TC / 7897 dt. 22-7-1994



Ref. No. _____

Date : _____

Circular 02/2024 Dated 29th February 2024

Status of Redevelopment of Parijat CHS Ltd

Subsequent to SGM Dated 3rd December 2024 on Redevelopment, Minutes of which are circulated & Elections in Society dated 4th February 2024, your Managing Committee is pleased to share the status of Redevelopment Project as follows.

1. Requisition for SGM for Redevelopment under section 79A of MCA Act, 1960, signed by 27 members led by Smt Kalpana Hurkadli was submitted to the previous Managing Committee on 11th January 2024.
2. The then Hon Secretary Shri Vijay Gangal replied to Smt Kalpana Hurkadli vide letter dated 19th January 2024 its inability to take up the matter stating that "the current committee does not have enough tenure to carry through all the follow up actions leading up to a SGM as requisitioned... The current committee can only suggest to the new committee that this meeting be held by the second week of March 2024. ..."
3. Smt Kalpana Hurkadli approached the new Managing Committee on 13th February 2024, after the new Managing Committee was elected and office bearers selected on 4th February 2024. She attached copy of the Requisition to the earlier Managing Committee as well as aforesaid response by the then Hon Secretary Vijay Gangal as mentioned in para 1 & 2 requesting the new Managing Committee to take necessary steps.
4. After consulting Expert Legal Advisor Adv Sudeep Nargolkar, the Managing Committee in its 2nd meeting dated 15th February 2024 decided as follows.
 - A. 13th February 2024 be considered as Date of Requisition of SGM u/s 79A.
 - B. The Managing Committee is supposed to meet within a week u/s 79A to consider the Requisition. The Managing Committee Meeting dated 15th February 2024 be considered as the required meeting.
 - C. In the said Managing Committee, the advice of Adv Sudeep Nargolkar was considered, discussed and accepted. The Managing Committee in its 3rd Meeting Dated 28th February 2024 discussed the entire matter at length in the

presence of Adv Sudeep Nargolkar to chalk out line of action. Accordingly, the requisitioned SGM is now scheduled on Sunday 14th April 2024 for which separate Notice will be issued.

D. Managing Committee has already initiated steps to create website, draft Advertisement inviting PMC in news papers, draft Eligibility, Terms & Conditions for PMC, getting email ids from members etc.

E. Draft of Advertisement & PMC Document after considering suggestions by the managing committee members & two members of Society who are also PMC, Shri Vibhas Purohit & Dr Surendra Jaydevkar is enclosed.

F. You are requested to give your suggestions in writing to the Society on or before 5pm of 4th March 2024.

G. Advertisement will be published in 3 daily news papers inviting PMC any day between 6th to 8th March 2024.

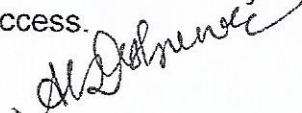
G. Interested PMC will collect Terms & Conditions & submit the documents in next 8 days that is, before 16th March 2024.

H. Opening of offers, study, scrutiny, comparison, evaluation of various offers by the PMC will continue depending upon number of offers received. All the PMC s & Architect members in the Society are requested to get in touch with any of the Managing Committee members and are specially hereby invited to participate in the process.

J. The process may or may not get complete before the SGM dated 14th April 2024 scheduled to approve the Redevelopment Project. If incomplete, the separate SGM will be called for in which each of the short listed PMCs will be asked to give a presentation in the presence of all the members and the PMC will be chosen by voting in the SGM. PMC voted highest will be selected by the SGM.

K. Attendance of at least 62 members in the SGM is absolutely necessary for the SGM dated 14th April 2024 to take up Redevelopment "in principle.". In case less than 62 members attend the meeting, it will be legally impossible to take the Redevelopment decision.

L. Website will be soon activated and necessary documents will be posted. We look forward to your active participation in the entire process to make project success.


Ajay V Deshpande
Hon Secretary

