

# Parijat Co-operative Housing Society Ltd.

5, Bandra (W) Reclamation, Mumbai 400 050

Regn. No. BOM/WHW/HSG/TC/7897 dt. 22-7-1994



**Minutes of the Special General Body Meeting of the Parijat Co-operative Housing Society Ltd., Plot No. 5, K C Marg, Bandra Reclamation Mumbai 400 050, held in the Compound of the Society on 14<sup>th</sup> April 2024 at 5.00 pm., to discuss the proposal of the Redevelopment of buildings of the Parijat CHS Ltd., situated at Plot No. 5, KC Marg, Bandra Reclamation, Mumbai 400 050.**

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**Reference:** The Requisition letter by Smt. Kalpana Hurkadli, Member, B-54 and other 26 members of Parijat Co-operative Housing Society received by the Managing Committee on 13th February, 2024 requesting a special General Body Meeting to take the consent of the members for the redevelopment of Parijat CHS Ltd., Bandra Reclamation, Mumbai

Following 74 out of 93 (79.56 %) Members/ Associate members were present physically for the Special General Body Meeting. The quorum as per the norms of 79 (A) of MCS Act, 1960 was fulfilled well before the scheduled time and the deliberations started precisely at 5.00 pm.

Sr. No.	Flat No.	Name of the Member/ Associate Member	Status of the Participant
1	A01	Shri Sanjay Nayar	Member
2	A02	Smt Shehnaz Virani	Associate Member
3	A03	Shri Sanjay Patil	Member
4	A11	Smt. Leena Moghe	Member
5	A12	Shri Govind Dighe	Member
6	A13	Shri Shriniwas Dighe	Member
7	A14	Smt Neela Pradhan	Member
8	A21	Smt Bansri Rajadaye	Associate Member
9	A23	Shri Rahul Tambe	Member
10	A33	Shri Gaurav Kute	Member
11	A34	Shri Manohar Waghmare	Member
12	A41	Shri Pradeep Malvankar	Member
13	A42	Shri Gunwant Parshionikar	Member
14	A44	Shri Vijay Gangal	Member
15	A51	Shri Kiran Jogal	Associate Member
16	A52	Shri Prasad Kabre	Member
17	A53	Smt Deepavati Guram	Member
18	A54	Shri Milind Patil	Member
19	A61	Smt Asha Patil	Member
20	A62	Shri Sandeep Rao	Associate Member
21	A63	Shri Abhay Sohoni	Associate Member
22	A64	Shri M.A. Aziz	Member
23	A72	Shri Ram Talreja	Member
24	A73	Shri Mukulesh Gatne	Member
25	A74	Shri Madhukar Ghisad	Associate Member
26	B01	Shri Prabhakar Hardas	Member
27	B02	Shri Aakash Datta	Associate Member
28	B03	Shri Vibhas Purohit	Member

29	B04	Shri Yeshwant Prabhu	Member
30	B05	Shri Sagar Rode	Associate Member
31	B11	Smt Maya Diwan	Member
32	B12	Smt Kunda Desai	Member
33	B13	Smt Meena Adarkar	Member
34	B14	Smt Priti Janjire	Associate Member
35	B15	Shri Gajanan Dandekar	Member
36	B16	Shri Dilip Parab	Member
37	B21	Smt Archana Dandekar	Associate Member
38	B22	Smt Anagha Arondekar	Member
39	B23	Shri Bharat Panwala	Member
40	B24	Shri Sanjeev Nimgaonkar	Member
41	B25	Shri Sudhir Patwardhan	Member
42	B26	Smt Tanvi Mulye	Associate Member
43	B31	Shri Pradeep Jadhav	Member
44	B32	Smt Shubhangi Daundkar	Member
45	B33	Shri Uday Kulkarni	Member
46	B41	Smt Laxmikanta Kalelkar	Member
47	B42	Shri Parag Ghate	Member
48	B43	Smt Sanjeevani Chitre	Member
49	B44	Smt Smita Basutkar	Member
50	B45	Smt Vidya Vaidya	Member
51	B46	Shri Satish Jeurkar	Member
52	B52	Shri Ashok Bhonsale	Member
53	B53	Shri Mangesh Prabhu	Member
54	B55	Shri Sandeep Vaidya	Associate Member
55	B56	Smt Sandhya Sabnis	Member
56	B61	Shri Pravin Gokul	Associate Member
57	B62	Shri Mahesh Gulgule	Member
58	B63	Shri Niranjana Varde	Member
59	B64	Smt Shanta Gaikwad	Member
60	B66	Shri Ashish Waknis	Member
61	B71	Shri Ajay Deshpande	Member
62	B72	Shri Anilkumar Deshpande	Associate Member
63	B73	Smt Manisha Tripathi	Member
64	B74	Shri Sudyumna Nargolkar	Member
65	B76	Shri Suren Jaideokar	Member
66	C02	Shri Naresh Vanjara	Member
67	C12	Smt Archana Kolte	Member
68	C21	Smt Santosh Chopra	Associate Member
69	C32	Smt Sneha Kathavate	Associate Member
70	C41	Smt Florence Fernandez	Member
71	C42	Shri Anil G. Bele	Associate Member
72	C52	Smt Kamala Vaghela	Member
73	C61	Shri Shrirang Sathaye	Member
74	C62	Shri Suresh Kute	Member

Members Shri. Shrikant Deshpande, A-24 & Smt Shanta Kachare A 43, attended the meeting online through ZOOM App.

The meeting commenced with a welcome address by Smt. Vidya Vaidya, B-45, Chairperson of the CH Society who also thanked all the members for their over-whelming response reflected through the record-breaking attendance for the meeting. She then requested Shri. Ajay Deshpande, B -71, Hon.

Secretary of the CH Society, to take up the agenda as per the notice of the meeting, dated 28<sup>th</sup> March 2024, issued to all the members.

Shri. Ajay Deshpande as well, expressed his pleasure for having more than the requisite quorum for the meeting and started deliberation on point No. 1 of the notice.

**Agenda Item no. 1: To Take Primary Decision by considering the demand of the members and suggestions received regarding making redevelopment of the buildings of Parijat Co-operative Housing Society Ltd. as required u/s 79A of the MCS Act**

Shri. Ajay Deshpande while delivering the preamble on the agenda item, reviewed the sequence of events that took place in this regard and the action taken by the newly elected Managing committee of Parijat CHS Ltd., which took over the office on 4th February, 2024. He stated that, in the previous two General Body meetings, the majority of the members voiced their inclination towards redevelopment of the buildings of the Parijat CHS Ltd. He also briefed all the members that after the receipt of the requisition letter under the reference, the Managing Committee took up the matter on a priority thus fulfilling all the mandatory procedures laid down in 79A of the Act. After revealing all the actions taken by the Managing Committee, he put forth the following resolution for the written consent *vis-à-vis* vote in favour of Redevelopment of the buildings of the Parijat CHS Ltd.

**Resolution No. SGM/2024/04/14/RD -1 (1)**

Resolved that the General Body of Parijat CHS Ltd., hereby approves the proposal of redevelopment of the buildings of Parijat CHS. Ltd. Plot No. 5. Krishnachandra Marg, Bandra Reclamation Bandra West, Mumbai 400050 in a Special General Body meeting held on 14<sup>th</sup> April 2024, at 5.00 pm in the compound of Parijat CHS Ltd., specifically for the purpose of redevelopment, as per the guidelines of Sec 79(A) of the Maharashtra Cooperative Societies Act, 1960.

Proposed By: Shri. Parag Ghate, B - 42

Seconded By: Shri. Pradeep Jadhav, B -31

Passed unanimously (Written consent of 74 Members/Associate Members).

Subsequent to the approval of the redevelopment project by the General Body, Shri. Ajay Deshpande drew the attention of the house to the Parijat Web site launched for effective communication with the members for the purpose of redevelopment and also to maintain full transparency in the process throughout the period of redevelopment.

**Agenda item 2: To Select expert and an experienced Architect/ Project Management Consultant listed on the panel of the Government/Local Authorities for the work of the Redevelopment of the buildings and to fix the scope of work to be done by them with terms and conditions**

Shri. Ajay Deshpande, owing to unanimous approval of Agenda Item No.1 by the members/Associate Members present for the meeting, continued with the flow of agenda and requested Shri. Vijay Gangal, A-44, Director, MC, Parijat CHS Ltd., to enlighten the house about the progress made by the society in this regard. Shri. Vijay Gangal, who has been involved in the entire process from day one, submitted an account of work done by the Managing Committee in the last couple of months. He elaborated, through Power Point Presentation, that the entire process of PMC selection was split into three distinct phases *viz.*,

Phase I - Drafting of advertisement for inviting Expression of Interest (EOI), publication in three newspapers, Receipt of Bids, Scrutiny of Bids, formulation of scrutiny sheet with 7 different

parameters with their weightages, actual process of scrutiny by the three teams, short listing the PMCs based on the scores.

Phase II Conducting interviews of short listed PMCs for verification of documents and other credentials claimed by the bidders.

Phase III Visits to the offices to ascertain the professional set ups - human resources and getting feed backs from the CH Societies with whom they have engaged for the same assignments.

He then informed the house that, a total of 26 bidders submitted their EOI within the stipulated period. It took about a week to complete the scrutiny of the applications by all the three teams of MC viz., Team A (Shri. Ajay Deshpande, Shri. Sanjeev Nimgaonkar, B -24 & Smt. Florence Fernandez, C-41), Team B (Shri. Mukulesh Gatne, A-73, Shri. Niranjan Varde, B-63 & Smt. Priti Janjire, B-14) and Team C (Shri. Vijay Gangal, Shri. Naresh Vanjara, C -02, & Smt. Vidya Vaidya) and preparation of short list of top bidders who qualified the pre decided minimum score of 70/100.

Phase II of interviews was completed in 4 days and phase three is in progress. Shri. Vijay also revealed the weightages allotted to each phase for final computation of merit list.

Finally, on behalf of the Managing Committee, he assured the house that the entire exercise will be completed in as short span of time as possible and top 3 or 4 PMCs will be invited for their presentation before the SGM to be held for the selection of PMC. When the topic was opened for discussion, Dr. Rahul Tambe, A-22, while appreciating the efforts of the Managing Committee, expressed his concerns over the loyalty of the selected PMC to safeguard the interests of our CH Society. He also asked about the tenure for which the selected PMC will be affiliated to the project. Shri. Mukulesh Gatne, MC Committee Member, opined that the main role of PMC is to act as a liaison between the two parties. Being a professional, his/her role is to transfer all the legitimate demands of the society to the developer and compliance from the developer back to the society with the intension to reach a stage of mutual acceptance through number of rounds of negotiations to finalize the terms and conditions. He also categorically emphasized the need for proactive and vigilant role of all the members to safeguard the interests of our CH Society. As regards the tenure for which the PMC is to be contracted, he stated that it is to be decided in the next SGM to be held specifically for the purpose.

One of the senior members of Parijat CHS Ltd., Shri. Prabhu, B -04, enquired about the status of conveyance of the buildings and plans to address this important issue before going for redevelopment. Shri. Gatne replied that all steps regarding not only the title clearance but also other administrative and legal issues will be taken to update all the records before handing over the peaceful possession of the premises to the developer. He also assured that the legal opinion will be obtained from the discipline specific Advocate at the time of the Development Agreement. The house not only acknowledged the efforts put in by the Managing Committee but also endorsed the procedures adapted by the Managing Committee to select one PMC.

### **Agenda Item 3: To submit the framework of the redevelopment program of Parijat CHS Ltd.**

Shri. Ajay Deshpande invited Shri. Mukulesh Gatne to present the agenda item. Shri. Gatne, with the help of Power Point Presentation, described the entire framework of redevelopment of housing societies as detailed in 79 (A) of Maharashtra Cooperative Societies Act, 1960. The important mile stones in the process and their timelines, starting from the first SGM for primary approval to completion of the project leading to relocation of the rehab members in the newly constructed building were highlighted by him with particular reference to mandatory requirements and role of

different players, more particularly that of the Members, the Managing Committee and PMC, for smooth conduct of the project.

In view of this, he sought the proactive participation of all the members at every stage with a vigilant mindset. He also assured the gathering that, the Managing Committee will take all possible efforts to reach out the members through notices, circulars, minutes of General Body, reports, letters in not only physical form but also by posting soft copies of the same on the Whats app group designated as "Parijat Notice Board". Other electronic modes such as email and web site will also be used effectively.

He concluded his presentation with a sincere appeal to the members to attend all General Body Meetings to be convened on the topic here onwards with large numbers and respond proactively. He also recommended that the members should go through the relevant rules, particularly 79 (A), of redevelopment.

The presentation was followed by in depth discussion on various issues.

Shri. Dandekar, B- 15 enquired about the total duration required for redevelopment of the building to which Shri. Mukulesh replied that it may vary from 3 to 4 years depending on number of factors such as parking arrangements (underground or otherwise).

Shri. Kiran Jugal, A-51, posed a specific question that whether the members are allowed to suggest the name of the developer? The answer was "yes", but by following proper channel and set protocol. On the query, pertaining to disposal of funds (Sinking Fund in particular) accrued in the society accounts after surrendering the flats to the developer, Shri. Mukulesh Gatne replied that the decision in this context will be taken in the General Body Meeting.

Shri. Ajay Deshpande intervened in the discussion and appraised the body about the fund position. He brought to the notice of the members that sinking fund has partly been utilised for payment of bills of Major Repairs. Shri. Gatne opined that, even after vacating the flats, the society affairs such as MC & GB meetings, etc. continue to operate during the phase of construction of new building for which funds are required.

Smt. Dandekar, B-21 sought information, a general trend, about the time period available with the members from the day of first SGM and from the day of registration of DA to handing over the possession to the developers, respectively. Shri. Mukulesh assumed that, earliest, it may take one year and three to four months, respectively, subject to completion of all the legal, administrative and financial formalities.

Shri. Satish Jeurkar, B-46, sought information on time period available with the members between PAAA registration and handing over the flats to the developer. He was informed that, it usually takes 30 - 45 days during which the members have to make necessary arrangements for shifting themselves to an alternative place. The time slot between DA and vacating the premises varies between 3 to 6 months depending on time consumed to obtain all requisite permissions from government authorities.

Shri. Pradeep Jadhav, B - 31, brought a very important point of MahaRera registration in the discussion and sought the opinion of the MC on the issue. Shri. Gatne appraised the house that, there has been a dispute going on between the Association of Developers and the Consumer Forum (Grahak sangh, Mumbai) on the issue pertinent to redevelopment projects and the matter is sub-judice at present. The former is of the opinion that, the Rehab flats/ cases are not covered under Rera while the latter is firmly pleading that those cases are also covered under Rera, the reason being that, there exists a financial consideration between the existing members and the developers.

Shri. Abhay Sohani, A- 63, sought clarification on bank guarantee and corpus which was aptly explained to him.

Smt. Santosh Chopra, C-21 asked about monthly outgoing charges in newly acquired premises. Dr. Gatne replied that the amount depends on number of variables but primarily on the amenities, hiring of different services and government taxes and thus cannot be anticipated at this point of time. She also asked about possibility of discounted rate of maintenance for existing members as has been practiced in a redeveloped society where she has a flat. Dr. Gatne replied that every aspect of financial transaction between the parties has to be negotiated at the time of DA.

Smt. Maya Diwan, B-12 also had similar query about different maintenance charges for rehab or existing members and new members which was answered simultaneously while addressing the point raised by Smt. Santosh Chopra.

The meeting that lasted for about two hours concluded with vote of thanks by Smt. Vidya Vaidya, Chairperson of Parijat CHS Ltd. She thanked all the volunteers for making this SGM successful : Shri Parag Ghate, Smt Supriya Nimgaonkar, Smt Ashwini Deshpande, Smt Vrinda Gangal, Smt Neela Vanjara, Smt Seema Ghate, Smt Geeta Varde, Smt Archita Deshpande, Hemavati Raghuvanshi, Dattatrey Chavarkar & Shri Dashrath Jha.

Shri Ajay Deshpande  
Honorary Secretary  
For Parijat CHS Ltd.

Smt Vidya Vaidya  
Honorary Chairperson  
For Parijat CHS Ltd.

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