

Jai Chambers Co-operative Premises Society Ltd.¹

Reg. No. Bom / W - KE / Hsg / (TC) / 6133 of 1992

Plot No. 357, T.P.S. No. V,
Service Road, Vile Parle (E),
Mumbai - 400 057.

Extracts of the minutes of the Special General Body Meeting of Jai Chambers Co-operative Premises Society Limited held at 4.30 pm on February 12, 2024 at 6-B (Conference Hall of Asianet) when the following members were present:

1. Mr. Shankar Mathur representing Rockwin Flowmeters India Pvt Ltd
2. Mr. Karan Hirani
3. Mrs. T. R. Pramila Prasad
4. Mr. Krish Hirani
5. Mr. Rajesh Dhole representing Menon Impex Pvt Ltd
6. Mr. Sunil Hirani
7. Mr. Sunil Saraf representing Allcon & Allcon
8. Mr. V. Krishnadas Nayanar representing Fedex Securities Pvt Ltd

Mr. Shankar Mathur was elected as Chairman of the meeting.

The Chairman informed the meeting that 8 out of total 10 members are present at this meeting, which has been expressly convened to discuss the redevelopment of the Society's Property, convened as per the notice dated January 22, 2024 provided to the members.

The requisite quorum for the meeting being present, the Chairman informed the members that the meeting is properly constituted. The meeting was called to order by the Chairman at 4.30 pm and he welcomed the members of the Society to the meeting.

Adoption of Minutes of the last SGM

The minutes of the Special General Meeting (SGM) held on January 02, 2024, wherein the resolution approving redevelopment of the building of Jai Chambers Co-op. Premises Society and giving authority to the managing committee to initiate the redevelopment process in line with the Government of Maharashtra Guidelines, 2019, passed under Section 79 A of The Maharashtra Co-operative Housing Societies Act, 1960, were read out and adopted.

"RESOLVED THAT the minutes of the Special General Meeting held on January 02, 2024 be and are hereby adopted".

Proposed by : Mr. Sunil Hirani

Seconded by : Mr. V. Krishnadas



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The Chairman informed the meeting that in response to the request made by the Chairman in the Special General Body Meeting held on January 02, 2024:

- 1) the Society received offer letters from 3 Project Management Consultants/Architect – (1) Ar. Jaweed Mohamed Ishaq Ghazali (2) Ar. Ram Lakhani and (3) Sarang Architects
- 2) the Society received offer letters from 2 (two) lawyers offering services to advise, guide and draft necessary documents in the process of redevelopment of the Society's property – (1) Divya Shah Associates and (2) Jurispeak
- 3) the Society received 2 (two) offer letters for developing and hosting website of the society – Innovins and India Access
- 4) The Society has to select Expert person/s from among the members to advise, oversee and monitor the redevelopment of the Society's property

The Chairman requested the members present to scrutinize the offer letters so as to take a decision to appoint a Project Management Consultants/Architect and a Lawyer and also the agency for Web hosting.

After discussions, the following resolutions were passed unanimously:

"RESOLVED THAT upon scrutinizing quotations/scope of work received from the shortlisted Project Management Consultants, the Special General Body Meeting of the society has approved the appointment of Ar. Jaweed Mohamed Ishaq Ghazali, 401, Mitasu Enclave CHSL, Kora Kendra Road, R. M. Bhattad Marg, Borivali West, Mumbai-400092 (COA CA/84/8373) as the Project Management Consultant (PMC) at a fee not exceeding Rs 4,75,000/- (Rupees Four lakhs seventy five thousand only) plus GST for the redevelopment of the Society's property."

Proposed by: Mr. Sunil Hirani

Seconded by: Mr. Sunil Saraf

"RESOLVED THAT upon scrutinizing quotations/scope of work received from the shortlisted Lawyer/Advocate, the Special General Body Meeting of the society has approved the appointment of Jurispeak, Advocates and Consultants, 101, E Wing, Prashal, Sant Janabai Road, Vile Parle East, Mumbai – 400057 as Society's Advocate at a fee not exceeding Rs 6,75,000/- (Rupees Six lakhs and seventy five thousand



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only) plus GST to guide and draft necessary documents in the process of redevelopment of the Society's property."

Proposed by: Mr. Sunil Saraf Seconded by: Mr. V. Krishnadas

"RESOLVED THAT upon scrutinizing quotations/scope of work received from the shortlisted Web hosting agency, the Special General Body Meeting of the society has approved the appointment of INDIA ACCESS at a fee of Rs 15,000/- (Rupees fifteen thousand only) plus GST, if any, for Web designing and hosting."

Proposed by: Mr. Krish Hirani Seconded by: Mr. Karan Hirani

"RESOLVED THAT the Special General Body Meeting of the society has approved the nomination of Mr. Sunil Saraf and Mr. Sunil Hirani of the Society as 'Expert Persons' to advise, monitor and oversee the process of redevelopment of the Society's property."

Proposed by: Mr. Rajesh Dhole Seconded by: Mrs. Pramila Prasad

The meeting concluded at 5 pm, as there being no other issues to be discussed, with a vote of thanks to the Chair.

The members have signed at the bottom of these Minutes recording their consent for the aforesaid resolutions.

Shankar Murtu

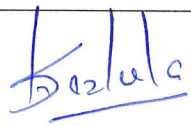

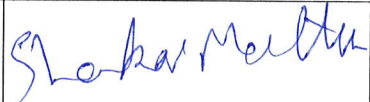


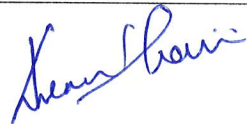

Chairman of the Meeting



For JAI CHAMBERS CO-OP PREMISES SOC. LTD

[Signature]

Secretary

Flat No.	Name of the Member / Associate Member / Authorised person	Signature
1A	Mrs. T. R. Prameela Prasad	
2A	Mr. Krish Hirani	
3A	Mr. Shankar Mathur representing Rockwin Flowmeters India Pvt Ltd	
4A & 6A	Mr. Rajesh Dhole representing Menon Impex Pvt Ltd	
1B	Mr. Sunil Hirani	
2B	Mr. Karan Hirani	
4B	Mr. Sunil Saraf representing Allcon & Allcon	
5B, 6B, 7B & 8B	Mr. V. Krishnadas Nayanar representing Fedex Securities Pvt Ltd	