

# Jai Chambers Co-operative Premises Society Ltd.

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 Managing Committee Meeting of Jai Chambers Co-operative Premises Society Limited held at 4.30 pm on April 26, 2024 at 6-B (Conference Hall of Asianet) when the following members were present:**

- 1) Mrs. Seema Saraf, Chairman
- 2) Mr. Sudhir Hirani, Secretary
- 3) Mrs. Sulochana S Hirani
- 4) Mrs. Beejal Hirani
- 5) Mr. Sunil Saraf
- 6) Mr. V. Krishnadas

Others:

- 1) Mr. Jaweeb Mohamed Ishaq Ghazali – PMC
- 2) Mr. Shankar Mathur – Member representing Unit No. 3A

The Chairman called the meeting to order and requested Mr. Sudhir Hirani to chair the meeting. Mr. Sudhir Hirani welcomed all the members to the meeting.

## **Adoption of Minutes of the last MCM**

The Chairman of the meeting read out the minutes of the managing committee meeting (MCM) held on January 03, 2024. It was approved and adopted by the meeting.

*"RESOLVED THAT the minutes of the Managing Committee Meeting held on January 03, 2024 be and are hereby adopted".*

Proposed by : Mr. Sunil Saraf

Seconded by : Mr. V. Krishnadas

The Chairman of the meeting informed the meeting that in the Special General Body meeting held on February 12, 2024, Mr. Jaweeb Mohamed Ishaq Ghazali was appointed as the PMC for the redevelopment of the society building and an appointment letter was issued on February 14, 2024. The PMC conducted a detailed study, got the plot measured physically and submitted the Feasibility report (FR) on April 06, 2024. On receipt of the FR, the Secretary issued a notice to all the members of the society on April 09, 2024 informing about convening a meeting of the Managing committee on April 26, 2024. Vide the above notice, members were also informed about availability of the FR in Office No. 4B for inspection and also the fact that the FR was uploaded on the website of the society.



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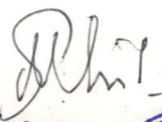
Members were requested to offer suggestions and recommendations on the FR before April 18, 2024. However, the Secretary has not received any feedback from the members so far.

The Chairman requested the members present in the meeting to suggest any changes / modifications that are required to be done in the FR so that such changes can be incorporated in the FR and the committee can take the process forward. The meeting discussed the FR in detail and advised the PMC to prepare the Tender document meticulously taking all aspects into account to safeguard the interest of the society. The meeting also suggested that all professional fees be it the fees to the PMC or the Lawyer or any other agency, statutory fees / charges including building tax, payment of rent, brokerage, corpus fund payable to the members etc shall be to the account of the Developers.

The meeting decided to have a 'Private tender' and suggested that tender forms shall be given only to reputed builders with proven track record and sufficient financial resources to complete the project within the agreed time frame. The Chairman advised the members to suggest names of developers known to them who have the aforesaid credentials.

The meeting authorised the PMC to prepare the tender document as quick as possible and advised the Secretary to get it vetted by the Lawyer thereafter. The meeting also decided to hold a Special General Body Meeting on May 14, 2024 to finalise the tender.

The meeting concluded at 5.30 pm, as there being no other issues to be discussed, with a vote of thanks to the Chair.

  
**Secretary**

