

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 Special General Body Meeting of Jai Chambers Co-operative Premises Society Limited held at 4.30 pm on May 14, 2024 at 6-B (Conference Hall of Asianet)

Members present:

1. Mr. Krish Hirani – Unit No. 2A
2. Mr. Shankar Mathur representing Rockwin Flowmeters India Pvt Ltd – Unit No. 3A
3. Mr. Sunil Hirani – Unit No. 1 B
4. Mr. Sudhir Hirani – Unit No. 2 B
5. Mr. Rakesh Saraf – Unit No. 3 B
6. Mr. Sunil Saraf representing Allcon & Allcon – Unit No. 4B
7. Mr. Amar Tekwani representing Fedex Securities Pvt Ltd – Unit Nos. 5 B to 8 B

PMC:

Mr. Jaweeb Mohamed Ishaq Ghazali

The Secretary informed the General Body that the Chairman could not attend the meeting and hence proposed Mr. Shankar Mathur to Chair the meeting.

Mr. Shankar Mathur, at the request of the members present in the meeting, agreed to Chair the meeting. The meeting was called to order by the Chairman at 4.30 pm and he welcomed the members of the Society to the meeting.

The Chairman informed the meeting that 7 out of total 10 members are present at the meeting, which has been expressly convened to discuss and finalize the Tender document to be floated in connection with the redevelopment of the Society's Property. The requisite quorum for the meeting being present, the Chairman informed the members that the meeting is properly constituted.

Agenda No.1: To read, confirm and approve minutes of the last SGM held on February 12, 2024.

The minutes of the Special General Meeting (SGM) held on February 12, 2024, were read out and adopted.

Resolution No.1: "RESOLVED THAT the minutes of the Special General Meeting held on February 12, 2024 be and are hereby adopted".

Proposed by : Mr. Sunil Hirani

Seconded by : Mr. Rakesh Saraf



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Agenda No.2: To Finalize the tender draft and to call for competitive tenders from experienced builders

The Chairman briefly explained the progress in the redevelopment programme so far. He said 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, all members were informed about the 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.

The Chairman, in the managing committee meeting held on April 26, 2024, requested the members to suggest any changes / modifications that are required to be done in the FR so that such changes can be incorporated in the FR so as to enable the committee take the process forward. The managing committee discussed the FR in detail and after deliberations, advised the PMC to prepare the draft Tender document meticulously taking all aspects into account to safeguard the interest of the society. As the Guidelines under Sec 79 A of The Maharashtra Co-operative Housing Societies Act, 1960 provides for issuance of tender, after detailed discussion, the meeting decided to have a 'Private tender' and the meeting decided to issue tender forms only to builders with proven track record and those who have sufficient financial resources to complete the project and within the agreed time frame. The managing committee authorised the PMC to prepare the tender document as quick as possible and advised the Secretary to get it vetted by the Society's Lawyers M/s. Jurispeak, Advocates and Consultants, thereafter. The meeting also decided to hold a Special General Body Meeting at 4.30 pm on May 14, 2024 to finalize the tender. Thereafter, the PMC prepared a draft Tender document on April 28, 2024 and after an initial scrutiny by a few members, it was sent to the Society's Lawyers



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for vetting and approval. After getting the lawyer's approval, the draft tender document was uploaded on our website.

The Chairman informed the meeting that the draft Tender document circulated in the SGM was vetted by the lawyer. However, the Chairman called upon the members present to thoroughly go through the draft Tender document and offer suggestions so that such valid suggestions can be incorporated in the Tender document.

The members actively participated in the discussions and have gone through the draft tender document in detail as advised by the Chairman. After a detailed discussion and after getting certain issues clarified by the PMC, the Tender document was approved by the SGM, subject to a few corrections which were pointed out by the members and the Chairman of the meeting, and which were noted by the Secretary and the PMC for incorporating in the final Tender document.

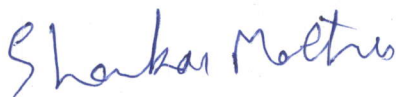
The meeting thus passed the following resolution unanimously:

Resolution No. 2: "RESOLVED THAT the Tender document be and is hereby approved by the Special General Body Meeting of the society and the Secretary be and is hereby authorized to incorporate all the suggestions made by the members and approved by the meeting and to initiate floating of the Tender without delay."

Proposed by: Mr. Sunil Saraf

Seconded by: Mr. Amar Tekwani

The meeting concluded at 6 pm, as there being no other issues to be discussed, with a vote of thanks to the Chair.



Chairman of the Meeting



Secretary

