

# 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 pm on January 13, 2025 at 6-B (Conference Hall of Asianet)**

## Members present:

1. Mr. Shankar Mathur representing Rockwin Flowmeters India Pvt Ltd – Unit No. 3A
2. Mr. T. Raghu Nandan representing Menon Impex Pvt Ltd – Unit Nos. 4A and 6A
3. Mr. Alok Singh representing Bhaav Samadhi Vichaar Samadhi Trust – Unit 5A
4. Mr. Sunil Hirani – Unit No. 1 B
5. Mr. Sudhir Hirani – Unit No. 2 B
6. Mr. Rakesh Saraf – Unit No. 3 B
7. Mr. Sunil Saraf representing Allcon & Allcon – Unit No. 4B
8. Mr. Gautham Madhavan representing – Fedex Securities Pvt Ltd - Unit Nos. 5 B, 6 B, 7 B and 8 B

## Others present:

Mr. Krishna Nambiar representing Nambiar Realty  
Mr. Sandeep Dube - Architect

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 pm and he welcomed the members of the Society to the meeting.

The Chairman informed the meeting that 8 out of total 10 members are present at the meeting, which has been expressly convened to discuss and finalize the Development Agreement. 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 Special General Body Meeting (SGM) held on October 17, 2024.

The minutes of the Special General Body Meeting (SGM) held on October 17, 2024, were read out and adopted.

**Resolution No.1:** "RESOLVED THAT the minutes of the Special General Meeting held on October 17, 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 draft Development Agreement (DA)

The Chairman briefly explained the progress in the redevelopment programme so far. He said that in the Special General Body meeting held on October 17, 2024, Nambiar Realty was appointed as the Developer for the redevelopment of the society building and this was communicated to The Dy. Registrar, K-East Ward who in turn approved the appointment by their letter dated October 24, 2024. The society issued a Letter of Intent to Nambiar Realty on October 28, 2024 conveying appointment as the Developer of the society building and advised the Developer to prepare the draft Development agreement.

The Chairman informed the meeting that the DA circulated in the SGM, embodying all the agreed terms and conditions for proposed redevelopment as negotiated between the Society and the Developer was drafted and settled over several meetings between the Society and the Developer and their respective Advocates. However, the Chairman called upon the members present to thoroughly go through the DA and offer suggestions so that such valid suggestions can be incorporated in the DA.

The members actively participated in the discussions and have gone through the draft DA in detail as advised by the Chairman. After a detailed discussion and after getting certain issues clarified by the representative of the Developer and the Architect, the DA was approved by the SGM, subject to a few corrections which were pointed out by the members during the course of the meeting which were noted by the representative of the Developer for incorporating in the final DA. The meeting also authorized Mrs. Seema Saraf (Chairman), Mr. Sudhir Hirani (Secretary), and Mrs. Beejal Hirani (Treasurer) to jointly execute and present the DA for registration on behalf of the Society and to do all such acts, deeds and things as may be necessary to effectuate the aforesaid resolution including signing of agreements and such other documents, as may be required or felt necessary to carry out the aforesaid decision.





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The meeting thus passed the following resolution unanimously:

**Resolution No. 2: "RESOLVED THAT the Development Agreement be and is hereby approved by the Special General Body Meeting of the society subject to incorporating all the suggestions made by the members and to proceed further in the matter without delay. RESOLVED FURTHER THAT Mrs. Seema Saraf (Chairman), Mr. Sudhir Hirani (Secretary), and Mrs. Beejal Hirani (Treasurer) be and are hereby jointly authorized to do all such acts, deeds and things as may be necessary to effectuate the aforesaid resolution including signing of the Development agreement and such other documents, as may be required or felt necessary to carry out the aforesaid decision."**

Proposed by: Mr. Rakesh Saraf

Seconded by: Mr. T. Raghu Nandan

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

Secretary



A handwritten signature in blue ink, appearing to be "Sudhir", written over the stamp.