

**EXTRACTS OF THE MINUTES OF THE 95<sup>th</sup> ANNUAL GENERAL MEETING HELD  
ON 10<sup>th</sup> AUGUST 2014 PERTAINING TO REDEVELOPMENT OF THE SOCIETY**

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*Redevelopment of the Society*

Chairman informed the house that most members may be aware of the excellent work being done by Dr. Marballi and his team in view of the meetings convened by them with smaller groups in the Society. The SGM for this purpose has been scheduled for 9<sup>th</sup> November 2014 and the notice for the same will be issued in accordance with the Bye Laws of the Society. Prior to issuing the notice, a lot of work needs to be done in terms of evaluating offers from prospective PMCs and shortlisting them.

*7.4. Progress on redevelopment and request from Redevelopment Sub-Committee for approval of expenses for redevelopment like advertisement and cost of holding SGM*

Dr. Shashi Marballi made an elaborate presentation of the progress. The gist of his presentation is appended at Annexure 2. Mr. Kishore Bijur complimented Dr. Marballi and his team for the excellent job and assured his support. Chairman on behalf of the MC and the House also placed on record the excellent work being done by the Sub-Committee.

Chairman also informed the house that the Sub-Committee had requested for an approval of Rs. 1 lakh for various items like placing advertisements, holding the SGM etc. He requested approval of this request from the House.

The following resolution proposed by Mr. Jayant Nayampally (Flat No. 10/27) & seconded by Mr. Kishore Bijur (Flat No. 2/5) was passed unanimously:

RESOLVED THAT THE MANAGING COMMITTEE IS AUTHORIZED TO INCUR AN EXPENDITURE OF UP TO RS. 100,000 (RUPEES ONE HUNDRED THOUSAND ONLY) TOWARDS CONVENING A SPECIAL GENERAL MEETING (SGM) FOR CONSIDERING THE REDEVELOPMENT OF THE SOCIETY BUILDINGS AND OTHER RELATED EXPENSES LIKE ADVERTISEMENTS, STATIONERY, ETC.

**REDEVELOPMENT OF OUR SOCIETY'S BUILDINGS**  
**REPORT OF THE REDEVELOPMENT SUB-COMMITTEE**  
**95<sup>TH</sup> ANNUAL GENERAL BODY MEETING – SUNDAY, 10<sup>TH</sup> AUGUST 2014**

It may be recalled that the Managing Committee received a representation from a cross-section of our Members to consider the redevelopment of our Society's buildings.

Subsequently, the Redevelopment Sub-Committee had informal meetings with members in small building groups to ascertain their views on the issue and to apprise them of the various steps involved.

Total No. of flats represented: 136 and the Mahila Samaj.

An overwhelming majority of members were in favour of initiating the process of redevelopment.

Members expressed apprehensions and fears citing experiences of members in other societies that have redeveloped their properties. Member's queries have been answered to the best of our ability. Most of the queries can only be answered by professionals appointed for the purpose.

The Managing Committee subsequently received a requisition notice from over 25% of our members for convening a Special General Body Meeting to consider redevelopment of our Society's buildings.

Acting on the requisition notice received from members, the Managing Committee and the Redevelopment Sub-Committee started work towards conducting the SGM.

Sunday, 9<sup>th</sup> November 2014 has been decided as the date of the SGM. The notice for the SGM will be sent to the members in due course.

As conveyed to the members by the Redevelopment Sub-Committee during the course of its meetings, the process is governed by the guidelines in the Maharashtra State Government directive No. CHS 2007/CR554/14-C dated 3<sup>rd</sup> January 2009 regarding Redevelopment of Buildings of Co-operative Housing Societies.

**Quorum for the meeting**

The quorum for the SGM shall be 3/4th of the total number of members of the society i.e. 141. As of today:

1. Members residing in India but out of Mumbai – 9
2. Members staying out of India – 14
3. Members who may not be medically fit to attend the SGM – 11
4. Members who have gone abroad but will be back in the next two months – 4
5. Flats that are caught up in legal issues – 2

The Redevelopment Sub-Committee is in communication with these members.

The Building Representatives have also been apprised of the situation and are in communication with their members.

If a member is not able to attend the SGM and would like her / his views heard and vote count, the member should nominate a trusted person as an Associate Member who can attend the SGM in the member's absence.

**Appointment of an Architect / PMC**

The terms and conditions of the appointment of the Architect / PMC had been circulated to the members for suggestions after which the Managing Committee and the Redevelopment Sub-Committee finalized them.

ANNEXURE 2: Gist of presentation by Dr Shashi Marballi

Advertisements have been placed in newspapers – Accommodation Times, DNA, Times of India and Maharashtra Times, in mid July asking Architects / PMCs to submit offers to conduct a feasibility study and for preparation of the Feasibility Report. The cost of placing these advertisements is Rs. 8,475/-

The last date for submitting offers is Friday, 29<sup>th</sup> August 2014.

The sealed envelopes of the offers will be opened on Sunday, 31<sup>st</sup> August 2014 at 10 am in the society office.

Evaluation of the offers will be done to short list 3 Architects / PMCs.

The Redevelopment Sub-Committee is considering requesting the shortlisted Architects / PMCs to make a presentation to the members well before the SGM, so that the members can have all the necessary information they need to make an informed choice at the SGM.

The details of this exercise will be communicated to the members.

We request members to volunteer to their services to help us in the short listing of the Architects / PMCs.

We request members not to believe rumors that float around in these circumstances.

The Redevelopment Sub-Committee has not approached any developer.

Some developers have approached me. They have all been told that we have just started the process of redevelopment and will approach them at the appropriate time.

Members who have suggestions should forward them to the Managing Committee or the Redevelopment Sub-Committee – preferably in writing.

All suggestions will be considered and discussed.

Please feel free to contact us for any further information or clarifications.

(Dr. Shashi Marballi)  
(Chairman, Redevelopment Sub-Committee)

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