

9. To consider and decide on the reconstitution of the Redevelopment Sub-Committee (RSC)

Chairman explained the necessity of the reconstitution of the RSC. Generally the term of Sub-Committees is co-terminus with that of the MC. Secondly, the work on the redevelopment work is picking up and we need more members to take up the work load. Further, most of the RSC Members are senior citizens and we require youngsters who are better equipped to use technology; make presentations and aid the General Body in arriving at decisions. A dedicated team to carry out this process which also involves a lot of reading and understanding of the redevelopment process. He also added that the MC unanimously felt that Dr Shashi Marballi should continue as the Chairman of this Sub-Committee. The floor was then open for discussion.

At the request of the Chairman, Dr Marballi accepted to continue as the Chairman of the RSC subject to the constraints that he had explained to the Chairman. Chairman informed the General Body that he felt the constraints expressed by Dr Marballi will not come in the way of his accepting this responsibility and the General Body unanimously approved Dr Shashi Marballi as the RSC Chairman.

Mr Manjeshwar felt that the RSC must include persons with project experience; lawyers and tax experts. He felt that such members are better placed to talk to various consultants. He further added so that the RSC should not be too large and become unmanageable. Chairman appreciating the viewpoint, observed that Dr Marballi had earlier formed such expert groups.

Dr Marballi explained that when this process was initiated in 2014 he had formed a group of lawyers comprising of Ms Gouri Ray; Ms Shibani Rao and Mr Aditya Sashittal. Any legal issue that arose in his mind would be referred to them and they would revert to him after doing their research. Dr Marballi was of the opinion that similar Sub-Committees of RSC could be formed with senior domain expert being assisted by a team of youngsters from amongst us. This would mean the involvement of a larger group in the redevelopment process.

Shri Prakash Bajekal (Flat 10/12) suggested that the MC along with RSC Chairman decide on the constitution of the RSC. Smt Nita Mundkur (F/5) appreciating that youngsters, assuming that they should be under 60 years of age, felt that they should have the time for contributing to redevelopment. She felt those who come forward must put in dedicated efforts. Dr Shashi felt that even if the youngsters are not on the Sub-Committee, we could seek their involvement in the wider net as he had done earlier.

Shri Subodh Rao (Flat 12/5) said that he would like to be a part of the RSC since he felt that he could contribute in a large way both as a Chartered Accountant and his experience in Project Management. Shri Ambarish Hattikudur (Flat 10/19); Shri Milind Bajekal (Flat 2/7); Shri Ameet Khambadkone (Flat 8/9) & Shri Sumant Ullal (Flat 2/4) also volunteered to be part of the RSC. There were suggestions like the Chairman RSC and the MC must be authorised to constitute the RSC; all MC Members must be a part of the RSC etc. Chairman emphasized that MC has a lot of other responsibilities in managing the Society affairs and it was essential that MC must be supported by a team dedicated to Redevelopment. Shri Sumant Ullal suggested that we form a Core Committee of say 5 to 6 members. This Core Committee, which will be at the apex, could constitute smaller Sub-Committees handling specific aspects like legal, finance etc. Smt Sujata Nadkarni (Flat 4/2) said that she has been on the RSC since 2014 attending all meetings and would like to continue on the RSC. Shri Gokul Manjeshwar felt that all members on the RSC must continue so that there is a continuity. Smt Anuradha Kulkarni (Flat 11/3) said that she has been on the RSC since 2017 and would like to continue. She is willing to do any work related to BMC. Smt Sujata Nadkarni added both she and Smt Anuradha Kulkarni were taken on the Committee in case there was something that involved going to the BMC etc. They have put many hours into this and are interested in continuing and going forward. Shri Amol Kalyanpur (Flat 11/13) agreeing to Shri Sumant Ullal felt that the RSC Chairman and MC must nominate the Core Committee. Shri Niranjana Nagarkatte (Flat 1/1) stated that his son Shri Aniruddh was interested in joining the RSC. He had worked in a Real Estate for some time and had the experience to handle things like marketing etc. Smt Vidya Pai (Flat B1/1) expressed her desire to be a part of the RSC adding that she would be in Mumbai for some days every month. Shri Prakash Bajekal, quoting his experience, mentioned that many persons on the Sub-Committee do not attend the meetings and there are many who just attend meetings but do not contribute in any manner.

Summarising the discussions, Chairman said that the RSC is a Sub-Committee that will assist the MC. Two models emerged in the discussions – one is to constitute a RSC with the existing members and

add new members to it and the other is to constitute a Core Committee which will for specialized Sub-Committees. He suggested that we decide on which model we adopt. Discussions at length followed and it was finally decided that the RSC shall comprise of the following:

Dr Shashi Marballi, Chairman; all MC Members; all existing RSC members and those who have volunteered today. The final composition is as follows:

Dr Shashi Marballi, Chairman; Shri R P Kalyanpur; Shri Dattanand Gulvady; Shri Sunil Burde; Smt Smita Ananda; Shri Kiran Bajekal; Shri Ramesh Bijoor; Shri Niranjana Nagarkatte; Dr Laxmi Rao; Shri Siddhartha Ray; Shri R Sethuram; Shri Prakash Bajekal; Shri Milind Bajekal; Sri Ambarish Hattikudur; Shri Raji Sanadi; Smt Vidya Pai; Shri Sumant Ullal; Shri Vijay Gangoli; Smt Sujata Nadkarni; Smt Anuradha Kulkarni; Shri Amol Kalyanpur; Shri Prakash Upponi; Shri Aniruddh Nagarkatte; Shri Subodh Rao; Shri Prashant Mukherjee & Shri Ameet Khambadkone.