

**DRAFT MINUTES OF THE SPECIAL GENERAL BODY MEETING OF NAVJIVAN CO-OP HSG SOCIETY LTD  
HELD ON SUNDAY 05<sup>th</sup> January 2025 in the open space behind 7A/7b and 8A/8B**

The adjourn Special General Body Meeting previously held on Sunday 15<sup>th</sup> December 2024 of the Navjivan Co-Op Housing Society Ltd, was continued / held on **Sunday, 05<sup>th</sup> January 2025 at 02.30 p.m** in the Open Space behind bldg. No 7A/7B & 8A/8B of Navjivan Co-Op Housing Society Ltd, Dr.D.B.Marg, Mumbai – 400008 to transact the following:

**Shri. Jayesh N Doshi**, the Chairman presided the meeting and welcomed all the members and informed them that current Special General Body Meeting is in continuation to adjourn Special General Body Meeting previously held on Sunday 15<sup>th</sup> December 2024 which was adjourned due to lack of quorum in accordance with the revised re-development Directions issued by government of Maharashtra vide under Section 79(A) of the Maharashtra Co-Operative Societies Act 1960 vide Government Resolution No. SaGruYo 2018/Pra. Kra 85/14-S, Dated. 04<sup>th</sup> July 2019.

**Committee Members Present**

Jayesh N Doshi (Hon. Chairman)	Sanjay Jain
Satish S. Bokadia (Hon.Gen.Secretary)	Mahendra Shah
Haresh Doshi (Hon.Treasurer)	Kishore Bhansali
Vijendra Mehta	Sandeep Salecha
Harish Ahuja	Namdeo Sarode
Prashant Shah	Kalaben Shah
Kalpesh Bhimani	Babita Bhansali

He appreciated members present and requested them to follow the agenda of the Special General Body meeting and informed that in case any member present in the meeting had any objection, the same shall be recorded in the meeting itself.

He further mentioned that any objection and/or observation not recorded in the Special General Body Meeting and received after the General Body meeting will be considered invalid and will not be recorded.

The Chairman repeatedly announced that entry / presence of persons in **SPECIAL GENERAL BODY MEETING** is restricted only to members of Society and one member per flat – Shop – Office Unit is allowed to be present in the Meeting, he requested that if any non-members present in the meeting should leave the meeting.

As there was no Quorum at the appointed time the Hon.Gen. Secretary Mr.Satish S. Bokadia requested house to adjourn the meeting for want of Quorum and start the meeting after half an hour with same Agenda, The house unanimously accepted the same and Meeting was started on completion of quorum on same day, same place, with same agenda.

As per SGM Attendance register there were 594 members present in the meeting,

The notice calling the Special General Body Meeting was read by Chairman Mr. Jayesh N Doshi and items on Agenda were taken up for discussion. The Chairman once again requested the members to discuss as per the agenda of the meeting.





**Agenda No.1 To take primary decision by considering the demand of the members and the suggestions received regarding making the re-development of the buildings / Property of the society.**

Chairman Mr. Jayesh N. Doshi, read out the Agenda No.1 and asked members to inform for any objections if any. All the members present in the meeting unanimously were of the opinion and accepted that the society should go with the re-development process for the building/property of the society. It was thus Unanimously Resolved, Passed and decided as under:

*"It was unanimously resolved and decided that the society should go ahead with the redevelopment of the Buildings / property of the society as per the MCS Act guidelines."*

Proposed by : Shri Shravan Mehta (11/32)

Seconded by : Shri Nitin Vora (7B/3)

..... Passed Unanimously

**Agenda 2: To select expert and experienced Architect / Project Management Consultant on the panel of Government / Local Authority for work of the building and to fix the scope of work to be done by them and terms / conditions.**

The Chairman briefed the members present that the society had already pasted a circular on the notice board and on each bldg. mentioning that if any member had an architect/ consultant /pmc in mind, they are requested to forward the same to the society office for which the society will officially send an email to them for the Expression of Interest.

The chairman further informed that the society had sent emails to various architects/pmc.

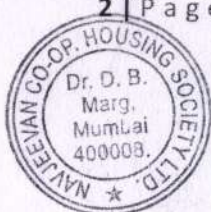
Accordingly, after receiving various profiles and quotes, the managing committee has shortlisted the following four architects/ consultant as under:

- a. Vivek Bhole Architects Pvt. Ltd.
- b. Chawla Architects and Consultants Pvt. Ltd.
- c. Mangurdejkar & Associates
- d. Headway Development Management LLP

The matter was discussed in length. After discussion In addition to the shortlisted PMCs, the members suggested to incorporate the name of 'Knight Frank' and 'Architectural Associates' in the list. Accordingly, the name of the said PMC too is added in the list of the shortlisted PMCs. After much deliberations It was unanimously Resolved Passed and decided that

*"It was unanimously resolved and decided that, as per the directions issued by the Government of Maharashtra, under the provisions of Section 79 of the MCS Act-1960, dated: 04.07.2019, the society shall a prepare a website for the redevelopment purposes and will upload the related material information on the said website."*

*"It was further resolved that Maximum Professional fees payable to the per feasibility report shall be a maximum amount of Rs.Three Lakhs. The Managing Committee is authorised to make the*





necessary expenses for the payment of professional fees of the PMCs and all other expenses that may be required for the redevelopment process.”

“It was further resolved that after receipt of the feasibility report by the society, the Managing Committee will arrange for the presentation of the feasibility reports, Schemes, Options for redevelopment for the perusal of the members of the society and will invite Suggestions / inputs from members.”

“It was further resolved that, The Managing Committee is hereby authorised to Select, finalise and appoint one expert and experienced Architect / Project Management Consultant on the panel of Government / Local Authority for redevelopment project of the buildings / property of the Society and to fix the scope of work to be done by them with required terms and conditions as per redevelopment Directions issued by government of Maharashtra vide under Section 79(A) if the Maharashtra Co-Operative Societies Act 1960”

Proposed by : Dinesh Kuvadia (16/1)

Seconded by : Jalaram Vishnoi (8A/9)

..... Passed Unanimously

**Agenda No. 3: To Submit the frame work of the programme of the re-development of the building / Society.**

The ~~Hon. Gen~~ Secretary Mr. Satish Bokadia briefed the members present that the framework of the programme of the re-development of the Buildings / Property of society will be in accordance with the revised re-development Directions issued by government of Maharashtra vide under Section 79(A) of the Maharashtra Co-Operative Societies Act 1960 vide Government Resolution No. SaGruYo 2018/Pra. Kra 85/14-S, Dated. 04th July 2019 After informing members, It was unanimously Resolved Passed and Decided that.

“It is resolved that the framework of the program of redevelopment will be followed by the Managing Committee in accordance with the directions issued by the Government of Maharashtra through the revised re-development Directions issued by government of Maharashtra vide under Section 79(A) of the Maharashtra Co-Operative Societies Act 1960 through its circular Dated. 04th July 2019 to streamline the process of redevelopment of Society”

Proposed by : Mukesh Rajani (15/44)

Seconded by : Ashok Mehta (15/13)

..... Passed Unanimously

As there was no other matter to discuss on Agenda the meeting was concluded with a vote of thanks to the chair.

CONFIRMED

Sd/-  
Jayesh N Doshi  
HON. CHAIRMAN

Sd/-  
Satish S Bokadia  
HON. GEN. SECRETARY

