

INDRASUKH CO-OP HOUSING SOCIETY LTD

(REGD NO. BOM/HSG/3880 DT 27-12-72)

PLOT NO. 143/4/B, FOUR BUNGLOWS ROAD, ANDHERI (WEST), MUMBAI-400053

MEMBER: MUMBAI DIST CO-OP HOUSING FEDERATION LTD (M. NO. 2941)

MINUTES OF SPECIAL GENERAL BODY MEETING HELD ON 18/09/2022

Minutes of Meeting of SGBM held on 18/09/2022, 2022

Minutes of Special General Body Meeting of Indrasukh Co-operative Housing Society Ltd; held on 18/09/2022 at the premises of the society at 10:30 am. 39 members attended the meeting as per the attendance register. Smt. Roma Sirkar the chairman of the Managing Committee took the chair.

The following members were physically present:

SR NO	MEMBERS NAME	FLAT No
1	MR. SAIED CHAUHAN	A 13
2	MR. VEDAPUDI L. NARAYAN	A 21
3	MR. RAMESH D. RAUT	A 22
4	MR. MONAL VDAYSINH DUTIA	A 31
5	MR. LAKSHMAN HARIRAM KHATRI	A 32
	MR. MAHESH R. CHOUGHULE	B 01
	MRS. SEEMA SURESH AANAND	B 11
8	CHETAN GURUNATH NAIK	B 21
9	NARAYAN RAOJI GAIKWAD	B 31
10	MR. BHAGWAN PARSRAM KHILNANI	B 32
	MRS. ROMA SIRKAR	B 33
	MRS. AMITA BALKRISHNA MUSALE	C 02
13	MR. PRABHAKAR CHINTAMAN CHURI	C 03
14	MRS. NATHALINE D'SOUZA	C 22
15	MR. JAYESH ASHOK MHATRE	C 23
	MRS. PREETI JAYESH MHATRE	
16	MR. RAVIKUMAR THEKKA MATHILAKATH	C 31
	MRS. PADMINI RAVIKUMAR	
17	MRS. RESHMA HEMANT CHANDIRAMANI	C 32
18	MR. ASHOK R. SHAH	D 01
19	MRS. CHANDRAKANTA RAMESH AGGARWAL	D 02
20	MR. DEEPAK NANA PATIL	D 11
21	MRS. PREETI JAYESH MHATRE	D 12
	MR. JAYESH ASHOK MHATRE	
22	MR. LALIT INDURU HIRANANDANI	D 23
23	MR. LALIT G. SETPAL	D 31
24	MRS. SUDARSHAN DESRAJ MALHOTRA	D 33



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The following members were present ONLINE:

SR NO	MEMBERS NAME	FLAT NO.
1	MRS. PRIYADARSHINI S. BALIGA	A 01
2	MR. JAY PRAVINCHANDRA PANDIT	A 02
3	MR. SALIM KHAN	A 11
4	MR. KAUSHIK M. JHAVERI	A 23
5	MR. K. B. RAMKRISHNA MURTY	A 33
6	MR. JAYANT VITTAL KAUP	B 12
7	MRS. PARVATHI SIVARAMAN	B 13
8	MR. ALEYAMMA MEPARATHU JOHN	B 22
9	MR. VINAY B. CHAUDHARY	B 23
10	MR. NARAYANA JAYARAMAN	C11
11	MR. PRATAPMAL DHANROOPMAL JAIN	C 13
12	MRS. LALITA NITIN NAIK	C 21
13	MRS. NALINI KUZHIKATIL RAMANATHAN	D 13
14	MRS. NAFEESA SIRAJ GORIAWALLA	D 21
15	MR. AVINASH SESHRAO UMAP	D 32

Hon Secretary Mr. Jayesh Mhatre proposed to the house the name of Mrs. Roma Sirkar, Chairperson, to chair the meeting which was unanimously agreed and the meeting started.

She welcomed all the members present both physically and online. The entire proceedings have been

recorded in the agenda of the meeting.

TO REVIEW AND APPROVE THE FOLLOWING FOR THE REDEVELOPMENT PROJECT OF OUR SOCIETY

- DRAFT DEVELOPMENT AGREEMENT
- DRAFT POWER OF ATTORNEY (POA)
- DRAFT CONSENT CUM UNDERTAKING
- CONCEPTUALISED BUILDING PLANS
- DRAFT LIST OF AMENITIES

The meeting started by welcoming the consultants PMC / ARCHITECT Mr. Kedar, CA Mr. Satish Nagre, Adv Ameet Mehta, Adv Ami Oza, Adv Aditya Nagpal.

DRAFT DEVELOPMENT AGREEMENT

HS opened the meet for discussion on the agenda. Mr L H Khatri A 32 asked for clarifications and options available on the security. The option given on cheques of 15 Cr value that the developer is going to issue as a security cum guarantee was also discussed in detail. He stated that a bank guarantee should be taken instead of the above. Mr Deepak Patil D 11 then explained the intent behind these security cheques. There was quite a lot of deliberation done between Mr Khatri & Mr



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Patil, Mr Mahesh Choughule B 01 also enquired about the authenticity of the security cheques and their standing as a guarantee for the project. The same discussion continued and ultimately it was decided by majority to continue the mode of security cheques as security / guarantee for the project. Objection of Mr. Khatri on the above was noted and the draft DA was passed by majority decision. Some minor changes were brought to the notice which were to be corrected going forward by our legal consultants a resolution was passed for the above.

Resolution:

Resolved hereby that the draft DEVELOPMENT AGREEMENT is accepted and approved by the majority and the MC/RC is authorised to sign and execute the same after making minor corrections as approved by our legal team.

Proposed by Mr. S.H. Chauhan (Flat No A 13)

Seconded by Mrs Nathaline D'Souza (Flat No C 22)

The house unanimously adopted the above resolution.

DRAFT POWER OF ATTORNEY

The HS then requested the general body to comment on the draft POA and asked for suggestions or queries. The general body by majority accepted the draft POA with the minor changes that were already indicated by our legal consultants.

Resolution:

Resolved hereby that the draft POWER OF ATTORNEY is accepted and approved by the majority and the MC/RC is authorised to sign and execute the same after making minor corrections as approved by our legal team.

Proposed by Mr. K B R Murty (Flat No A 33)

Seconded by Mr P M John (Flat No B 22)

The house unanimously adopted the above resolution.

DRAFT CONSENT CUM UNDERTAKING

The HS then requested the general body to comment on the draft consent cum undertaking and asked for suggestions or queries. The general body by majority accepted the draft consent cum undertaking with the minor changes that were already indicated by our legal consultants.

Resolution:

Resolved hereby that the draft CONSENT CUM UNDERTAKING is accepted and approved by the majority and the MC/RC is authorised to sign and execute the same after making minor corrections as approved by our legal team.

Proposed by Mr Lalit Hiranandani (Flat No D 23)

Seconded by Mr. N R Galkwad (Flat No B 31)

The house unanimously adopted the above resolution.



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- DRAFT CONCEPTULISED PLANS
 - DRAFT LIST OF AMENITIES

The HS then informed the general body that Mr. Lalit Hiranandani had visited Architect Mr Kedar's office to discuss and suggest on the plans and the list of amenities. He had put forth some valid points which were incorporated in the plans. Also, the list of amenities was discussed which was forwarded to M/s Lashkaria Housing & Infrastructure Pvt Ltd. for consideration. The MC / RC had already communicated and had proposed a meet with Mr. Arshad Lashkaria, Arch. Mr. Kedar, Mr. Lalit Hiranandani along with Mr. A R Shah and the MC / RC. The general body consented for the same. The draft plans along with the proposed amenities were passed with majority. It was also decided to include any further changes post the meet with Mr. Arshad Lashkaria.

Resolution:

Resolved hereby that the draft CONCEPTULISED PLANS & DRAFT LIST IF AMENITIES is accepted and approved by the majority and the MC/RC is authorised to sign and execute the same after making minor corrections as approved by our legal / architect team.

Proposed by Mr. L H Khatri (Flat No A 32)

Seconded by Mrs. Seema Suresh (Flat No B 11)

The house unanimously adopted the above resolution.

During the course of discussion after the acceptance of the draft DA Mr. Prabhakar Churi C 03 joined the meeting. He requested the Chair to allow him to speak about his queries on the NA status of the society and the payments of the penalty levied by the collector's office on the society. After his comments the HS requested Arch. Mr. Kedar to elaborate on the same. Mr. Kedar explained the entire process for the knowledge of the general body and everyone was convinced on the NA status, the proceedings and the society's stand as per the prevailing rules and regulations.

Mr. Mehta then explained the status of PNK matter and assured the general body that the same will not come in the way of the ongoing redevelopment process of the society.

Further Mr Mehta opined how the cheques given as security are more safer in terms of a financial security cover among all the other options available. He further explained how these cheques can be utilised in case of a default on the side of the developer to support the member in the interim period to give rent through the money accrued by depositing these cheques. All members were convinced and satisfied and agreed on the same and thanked Mr Mehta for throwing light on a very crucial fact for safety and security of the displaced members.

Mr Khatri then proposed that the MC / RC should request the developer to hand over in advance 36 months rent cheques. Where Mr Mehta commented that the developer may give it to the committee and not to the individual member. All agreed on this request and the MC / RC agreed to put this point of keeping the advance 36 rent cheques with the committee to the developer.



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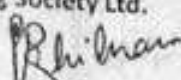
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Since, there were no further points for discussions, the meeting was concluded with a vote of thanks to the Members, Chair, Architect/ PMC and Legal team.

For Indrasukh Co-op Housing Society Ltd.

 Chairman
 Secretary
 Treasurer

Place: Mumbai

Date: __/__/2022

NOTES:

1. If any discrepancy is noted by the members, in the minutes, it should be brought to the notice of MC within 7 days in writing.
 2. Only members or in their absence associate members were allowed to attend and vote at the meeting. Proxy was not allowed to attend the meeting.
- Video recording of the entire proceedings of this meeting was arranged as per laws.







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 Chairman
 Secretary
 Treasurer





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Lashkaria Housing & Infrastructure (P) Limited

Lashkaria Anurag, 1st Floor, J. P. Road, Model Town, Four Bungalow, Near Versova Metro Station, Andheri (W), Mumbai - 400 053. T: +91 22 2636 7867/7624/7479
E: lashkaria_group@rediffmail.com / lashkaria_group@hotmail.com W: www.lashkariagroup.com

ANNEXURE "G"

M/s. Lashkaria Housing & Infrastructure Pvt. Ltd. Board of Direct Meeting held on 07th September 2022 at 3:00 pm in the Office Premises at Lashkaria Anurag, 1st Floor, J. P. Road, Model Town, Four Bungalow, Near Versova Metro Station, Andheri (West), Mumbai - 400 053, the following resolution were moved and passed.

Resolution

It is resolved that the Development Agreement to be entered it with the "INDRASUKH CO-OPERATIVE HOUSING SOCIETY LIMITED", bearing Plot No. 143/4/B, C.T.S. No. 831/14, Village Ambivali, Four Bungalows Road, Andheri (West), Mumbai - 400053., is to be signed and executed by the Director Mr. Arshad Aslam Lashkaria of the M/s. Lashkaria Housing & Infrastructure Pvt. Ltd. Passed by unanimously

For M/s. Lashkaria Housing & Infrastructure (P) Ltd.

For LASHKARIA HOUSING & INFRASTRUCTURE (P) LTD.



Aslam Y. Lashkaria
(Director)

For LASHKARIA HOUSING & INFRASTRUCTURE (P) LTD.

AUTH. SIGN/DIRECTOR

Mr. Vaseem A. Lashkaria
(Director)

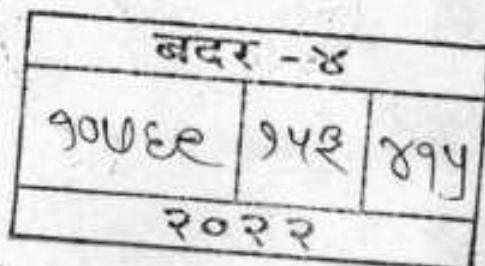
For LASHKARIA HOUSING & INFRASTRUCTURE (P) LTD.

Mr. Arshad A. Lashkaria
(Authorised Director)

For LASHKARIA HOUSING & INFRASTRUCTURE (P) LTD.

AUTH. SIGN/DIRECTOR

Imran A. Lashkaria
(Director)





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आयकर विभाग
INCOME TAX DEPARTMENT
ASLAM YASIN LASHKARIA

भारत सरकार
GOVT. OF INDIA

YASIN IDDU LASHKARIA

10/06/1962

Permanent Account Number

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137



भारत सरकार
Unique Identification Authority of India
Government of India

नागरिक क्रम / Enrollment No: 1088/93005/05780

To,
मोहम्मद अस्लम लश्कार
Mohammed Aslam Lashkari
S/O: Mohammed Yasin Lashkari
Flat No. 2705/1 T-36/37 Beverly Hills Royal Enclave
Near Lakhadwala Caba Shastri Nagar Anchari West
Mumbai
Azad Nagar Mumbai
Maharashtra 400033
9820990707

Ref: 115 / 12L / 26623 / 2604E / P



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आपका आधार क्रमांक / Your Aadhaar No. :

4123 6684 4998

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



मोहम्मद अस्लम लश्कार
Mohammed Aslam Lashkari
जन्म तिथि / DOB : 09/10/1962
पुरुष / Male

4123 6684 4998

आधार - आम आदमी का अधिकार

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134

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MOHD ARSHAD LASHKARIA

MOHD ASLAM MOHD YASIN LASHKARIA

24/04/1985

Permanent Account Number

ACDPL7526P

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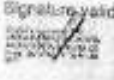
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To
मोहद अर्शद लश्करिया
Mohd Arshad Lashkaria
S/O: Mohd Aslam Mohd Yasin Lashkaria
2803, Green Height,
Off Link Road, Behram Baug,
Jogeshwari (West)
Opp DH Height,
Mumbai
Jogeshwari West
Mumbai Maharashtra - 400102
9870101786

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आपका आधार क्रमांक / Your Aadhaar No. :
2569 5370 1951
माझे आधार, माझी ओळख



भारत सरकार
Government of India



मोहद अर्शद लश्करिया
Mohd Arshad Lashkaria
जन्म तारीख/DOB: 24/04/1985
पुरुष/MALE

2569 5370 1951

माझे आधार, माझी ओळख





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