11	311	Yes
12	312	Yes
13	413	Yes
14	414	Not Voted
15	415	Yes
16	416	Absent
17	517	No
18	518	Yes
19	519	Yes
20	520	Yes
21	621	Yes
22	622	Yes
23	623	Yes.
24	624	No

* Members present for voting - 22 members & absent- 2
* Members voted in favour of other developers - 3.
* Members voted in favour of M/s shreeji developers - 17.

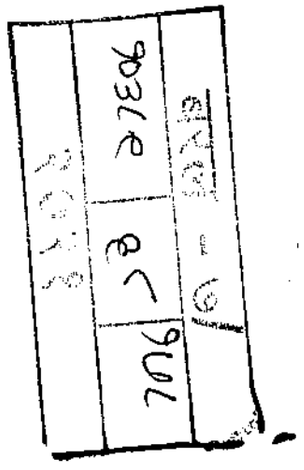
The meeting was concluded with vote of thanks to the Chair and to Mr. Umed Kamble officer of the Dy. Registrar.

J.W.CHAVAN
(J. W. Chavan)
Hon. Chairman

PRADEEP MENON
(Pradeep Menon)
Hon. Secretary

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उपनिबंधक,सहकारी संस्था,

मुंबई पश्चिम उपनगरे,मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ,म्हाडा,मुंबई
पत्ता:गृहनिर्माण भवन,रुम नं.211,1ला मजला,वांद्रे(पूर्व),मुंबई-400051.
ई मेल आयडी- drwsrmhada@gmail.com दुरध्वनीक्र. ०२२ - ६६४०५१०५, ६६४०५००१

जा.क्र.-मुंमं/उपनि/स.सं(मुं.प.उ.)/२७२९/२०२१
दिनांक:- २७/०७/२०२१

प्रति,
मा. निवासीकार्यकारीअभियंता,
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ,म्हाडा,मुंबई,
गृहनिर्माण भवन, मुंबई - ४०० ०५१

विषय :- संस्थेच्या पुनर्विकासाबाबत.
संदर्भ :- १) संस्थेचा दि. ०७.०६.२०२१ रोजीचा प्राप्त प्रस्ताव
२) या कार्यालयाचे प्राधिकृत अधिकारी नियुक्ती बाबतचे दि. १३.०७.२०२१ रोजीचे पत्र.
३) प्राधिकृत अधिकारी यांनी दि. २७.०७.२०२१ रोजी या कार्यालयात सादर केलेला विशेष सर्वसाधारण सभेचा अहवाल.
४) संस्थेकडील दिनांक २७.०७.२०२१ रोजीचे पत्र

उपरोक्त संदर्भिय विषयाचे अवलोकन व्हावे.

२/- चारकोप पावरगॅस स्टाफ को.ऑप हौ सोसा लि,प्लॉट नं. १४४, रोड नं. आर एस सी-II, शिवम हॉस्पीटर जवळ,सेक्ट नं २, चारकोप, कांदिवली (पश्चिम) मुंबई-४०००६७ ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ९ (१) अन्वये नोंदणीकृत संस्था असून तीचा नोंदणी क्र. बी ओ एम /डब्ल्यु आर/एच एस जी/ टीसी/ १७९८ सन १९८५-८६ असा आहे.

संस्थेने संदर्भ क्रं १ च्या पत्राद्वारे संस्थेच्या इमारतीच्या पुनर्विकासाच्या प्रस्ताव या कार्यालयात दाखल करुन त्यांनी पुनर्विकास बाबतचे दि. ०४/०७/२०१९ रोजीचे शासन निर्देशातील तरतूदीनुसार विकासक निवडीसाठी बोलिवलेल्या विशेष सर्वसाधारण सभेसाठी प्राधिकृत अधिकाऱ्याची नियुक्ती करणेकरीता विनंती केलेली आहे. त्या अनुषंगाने या कार्यालथाने संदर्भ क्रं २ च्या पत्रान्वये संस्थेच्या दि. १८.०७.२०२१ रोजीच्या विशेष सर्वसाधारण सभेस उपस्थित राहणेसाठी या कार्यालयातील श्री.उमेद कांबळे, सहकारी अधिकारी श्रेणी-१ यांची प्राधिकृत अधिकारी म्हणून नियुक्ती करण्यात आलेली होती.

संस्थेने बोलविलेल्या दि. १८.०७.२०२१ रोजीच्या विशेष सर्वसाधारण सभेस प्राधिकृत अधिकारी श्री उमेद कांबळे यांनी उपस्थित राहुन अहवाल दि. २७.०७.२०२१ रोजी या कार्यालयास सादर केलेला आहे. उक्त अहवालाचे अवलोकन केले असता, संस्थेमध्ये एकूण २४ सदनिका/गाळे धारक असून मतदानास पात्र २४ सभासदापैकी सभेस झुम ॲपच्या माध्यमातून २२ सभासद उपस्थित होते. सदर सभेमध्ये झुम ॲपच्या माध्यमातून उपस्थित असलेल्या २२ सभासदांपैकी शार्ट लिस्ट केलेले मेसर्स श्रीजी डेव्हलपर्स यांना १७ तर मेसर्स एम डी एम डेव्हलपर्स व मेसर्स संध्या क्षितीज [illegible]० मते मिळालेली असून ०२ सभासदांना इंटरनेटच्या असुविधेमुळे मतदान करता आलेले नसले तरी त्यांनी लेखी स्वरुपात संमती दिलेली आहे [illegible] सभासदांनी कोणत्याही विकासकाच्या बाजूने मत नोंदविण्यास नकार दिला . त्यामुळे उपस्थित २२ सभासदापैकी एकुण १९ सभासदानी म्हणजे [illegible] क्षा जास्त सभासदांच्या बहूमताने संस्थेच्या इमारतीच्या पुनर्विकास करण्यासाठी विकासक म्हणून मेसर्स श्रीजी डेव्हलपर्स (Shreeji Developers) यांची नियुक्ती केलेली आहे.

वरील प्रमाणे अहवाल पुढील कार्यवाहीसाठी पाठविण्यात येत आहे.

(बजरंग जाधव)
उपनिबंधक
सहकारी संस्था, मुंबई पश्चिम उपनगरे,
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, म्हाडा मुंबई

प्रत,
१. अध्यक्ष/सचिव, चारकोप पावरगॅस स्टाफ को.ऑप हौ सोसा लि,प्लॉट नं. १४४, रोड नं. आर एस सी-II, शिवम हॉस्पीटर जवळ,सेक्ट नं २, चारकोप, कांदिवली (पश्चिम) मुंबई-४०००६७
२. मेसर्स श्रीजी डेव्हलपर्स (Shreeji Developers), ७१/७०६ व ७०७, सुर्यदर्शन को ऑप हौसिंग सोसा लि., ऑप पंचशिल रेसिडेन्सी बिल्डींग, ऑप. लिंक रोड, महावीर नगर, कांदिवली (पश्चिम) मुंबई-६७

उपनिबंधक
सहकारी संस्था, मुंबई पश्चिम उपनगरे,
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, म्हाडा मुंबई

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Shreeji Developers

Builders & Developers

Office : 71/706 & 707, Suryadarshan Hsg. Society, Opp. Panchsheel Residency Bldg., Off. Link Road, Mahavir Nagar, Kandivali (W), Mumbai - 400 067. Phone : 2867 3940 Email : shreejioffice7179@gmail.com

As Per The Meeting held on Dated 05.01.2021 in our Office at 12/D/2, Estee Apartment, Near Gurudwara Saibaba Nagar, Borivali (West), Mumbai - 400 092.

"RESOLVED" That Mr. Nimesh Desai is appointed and authorized to sign and execute all the legal and liasoning document on behalf of the **Shreeji Developers.**

I have accepted.

Mr. Nimesh Desai

Mr. Bhushan Patil

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THE SEAL OF THE SUB REGISTRAR BORIVALI-7
MUMBAI SUBURBAN DIST (BANDRA)

COLLECTOR

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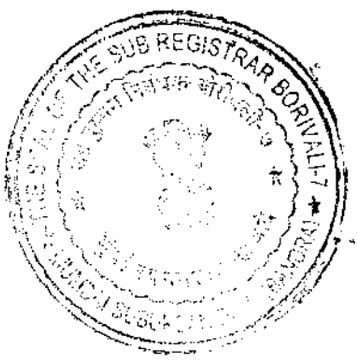
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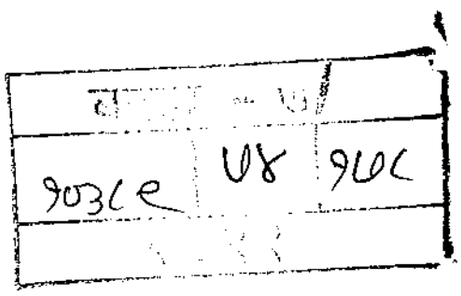
AMENITIES AND TECHNICAL SPECIFICATIONS

THE AMENITIES AT THE LEVEL OF PLOT		
ITEM NO.	**AMENITIES**	**DESCRIPTION & MAKE**
01	SECURITY	INTERCOM & SECURITY SYSTEM OF ZYCOM MAKE OR EQUIVALENT WATCHMAN'S CABIN FOR TO ALL FLATS.
02	FIRE FIGHTING	FIRE FIGHTING SYSTEM OF ISI MAKE WITH HOSE REEL & HYDRANTS AS PER BMC RULE. THE BOX OF REEL SHALL BE OF PVC.
03	WATCHMAN CABIN	TO BE MADE IN SAME CIVIL FINISH ALONG WITH THE COMPOUND HAVING VISIBILITY ON ALL SIDES& PROTECTED FROM RAIN. (16 Sq. Ft. APPROX.)
04	COMPOUND WALL	RCC WALL WITH GRILL APPROVED BY SOCIETY ARCHITECT WITH ADEQUATE PROVISION OF WATERPROOF TYPE LED GARDEN LIGHTWITH MCB-ELCB (SIEMENS MAKE) CONTROL FROM WATCHMAN'S CABIN.
05	COMPOUND PAVING	PAVIT MAKE VITRIFIED TYPE 8"X8" & 12MM THK TILES OR EQUIVALENT MAKE TO TAKE LOAD OF WATER TANKER. COLOUR AS APPROVED BY SOCIETY ARCHITECT
06	STILT	STILT SHALL BE 6" HIGHER THAN COMPOUND WITH SMOOTH TAPERED SLOPE& SHALL HAVE SIMILAR FINISH AS OUTSIDE
07	PARKING	OUTSIDE PARKING SHALL BE MARKED WITH DIFFERENT COLOUR VITRIFIED TILES OF SIMILAR MAKE AS CLAUSE "5"
07a	PIT/PODIUM PARKING	PIT AN PODIUM PARKING SHALL BE DEMARCATED WITH PARKING AREA AS PER MCGM RULES.
08	RAIN WATER PIPES	ALL RAIN WATER PIPES SHALL TERMINATE INTO FLOWER BED ALONG THE BUILDING LINE WITH RAIN HARVESTINGTHROUGH SEPARATE SINTEX TANKS AND FILTERS FOR EACH LINE.
09	PUMP ROOM	PROVISION OF COMPATIBLE BOOSTER PUMP SHALL BE MADE AT APPROVED LOCATION (PEW, JMP OR KIRLOSKAR MAKE) WITH AUTO CONTROLLER SYSTEM. IN ADDITION TO TWO WATER PUMPS IN PARALLEL OPERATION WITH STANDBY

SUB REGISTRAR BORIVALI-7 SUBURBAN DIST (BANDRA)

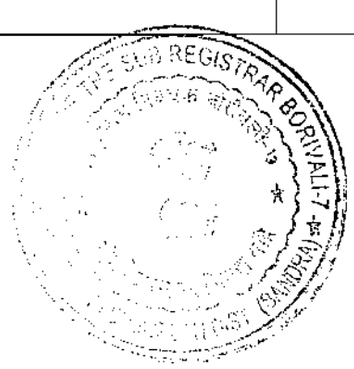
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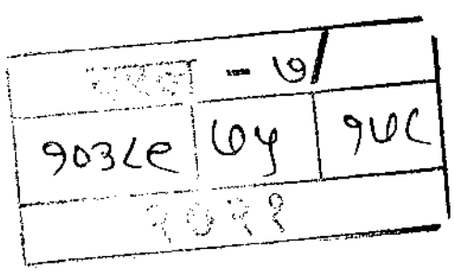

THE SUB REGISTRAR BORIVALI-7



		ARRANGEMENT FOR REGULAR WATER SUPPLY ON AUTO CONTROLLER SYSTEM.
10	BOREWELL	PROVISION OF BOREWELL AS PER APPROVED LOCATION. THE WATER REPORT TO BE SUBMITTED.AUTO CONTROLLER SYSTEM IN PUMP ROOM IF PREMITTED BY APPLICABLE NORMS.
11	RECREATION AREA / CHILDREN PLAY AREA	AREA OF SMALL GARDEN WITH CHILDREN PLAYAREA AS PER THE AVAILABE OPENS SPACE REQUIREMNET FORM CONCERN AUTHORITY.
12	GYM	PROPER GYM WITH AC AND EQUPMENTS.
13	COMMON BATHROOM	COMMON BATHROOM FOR MEMBERS AND OTHER FOR STAFF. OUTSIDE EXTRA WASH BASIN AND FAUCET FACILITY FOR GARDENING.
14	COMPOUND LIGHTING	LED COMPOUND, STAIRCASE AND PASSAGE LIGHTING WITH SOLAR INVERTER AND BATTERY BACK UP FOR EACH INDIVIDUAL SET.
15	CCTV	SUFFICIENT HIGH TECH CCTV SURVELLANCE CAMERAS WITH MORE THAN 3 MONTH STORAGE, WIFI AND AMC.
16	METER ROOM	SAFETY MATS AND DUCT FOR CABLING TILL COMPOUND WALL. SEPARATE DUCTS FOR OUTGOING CABLES.
THE AMENITIES AT THE LEVEL OF STRUCTURE		
01	SOIL TEST	SOIL TEST REPORT TO BE SUBMITTED TO THE SOCIETY ARCHITECT
02	PILING	PILE CASTING SHALL BE DONE WITH M-30 GRADE CONCRETE (RMC) OF ULTRATECH/AMBUJA/BIRLA.
03	PILE TEST	PILES INTEGRITY TEST REPORT TO BE SUBMITTED TO SOCIETY ARCHITECT

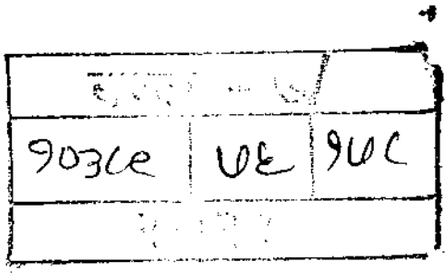








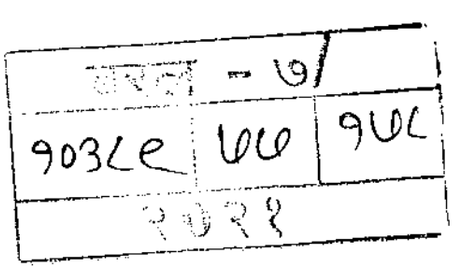


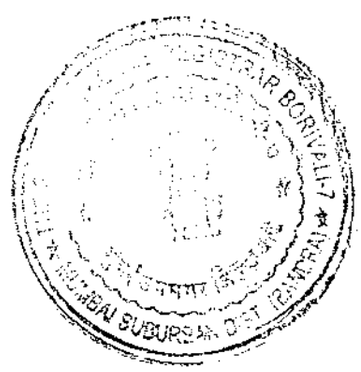

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04	FILLING	FILLING SHALL BE DONE WITH YELLOW SOIL TREATED WITH ANTI TERMITE. THE TREATMENT SHALL BE CARRIED OUT FROM PCI ONLY.
05	PILE CAPS	PILE CAPING SHALL BE DONE WITH M-25 GRADE CONCRETE (RMC) AS PER THE RCC CONSILTANT REQUIREMENT.
06	REINFORCEMENT BARS	TATA-D500 TYPE OR EQUIVALENT SHALL BE TREATED WITH ANTI-CORROSIVE PAINT.
07	RCC SUPER STRUCTURE	ALL RCC WORK SHALL BE RMC OF M35 GRADE OF 53 GRADE ULTRATECH/AMHUJA/BIRLA MAKE. CONCRETE CUBE TEST TO BE DONE PRIOR TO ANY TYPE OF CASTING AND TEST REPORT TO BE SUBMITTED TO SOCIETY ARCHITECT.
08	CIVIL WORK	ALL OTHER CIVIL WORK SHALL BE CARRIED OUT IN 43 GRADE CEMENT CAST IN SITU.
09	SHUTTERING & DE-SHUTTERING	SHUTTERING MATERIAL SHALL BE OF ISI MAKE AND SHALL BE USED UPTO 8TH FLOOR ONLY & SHALL BE REPLACED BY NEW ONES. DE-SHUTTERING SHALL BE AS PER NBC PRACTICE.
10	CURING	CURING SHALL BE STRICTLY UNDER THE INSTRUCTION OF STRUCTURAL ENGINEER.
11	SUNK SLABS	SUNKEN SLAB PROVISION SHALL BE DISCUSSED WITH SOCIETY ARCHITECT PRIOR TO EXECUTION.EXTENSION JOINTS SHOULD BE AVOIDED.
12	WATER-PROOFING	ALL RCC WORK SHALL HAVE WATER-PROOFING AGENT MIXED. THE MAKE OF SUCH AGENT SHALL BE CHOWKSY/SUNANDA.
13	TOILET WATERPROOFING	THE ENTIRE TOILET SHALL BE WATER PROOFED WITH SUNKEN SLAB DETAIL/CEMENT SLURRY WITH CHEMICAL TREATMENT ON FLOOR & UPTO HEIGHT OF 36" ON WALL. BRICK BAT COBA WITH SIMILAR PROCESS TO BE CARRIED. WATER SHALL BE RETAINED FOR ATLEAST 7 DAYS FOR TESTING.
14	TERRACE WATERPROOFING	THE SIMILAR PROCESS SHALL BE CARRIED OUT AS PER CLAUSE "11". THE TERRACE SHALL BE FINISHED WITH CHINA MOSAIC OF APPROPRIATE COLOUR WITH MULTIPLE OUTLET & ADEQUATE SLOPES FOR RAIN WATER DRAIN.
15	SAND/GRAVEL	SAMPLES FROM VARIOUS LOCATIONS SHALL BE AVAILABLE FOR APPROVAL.

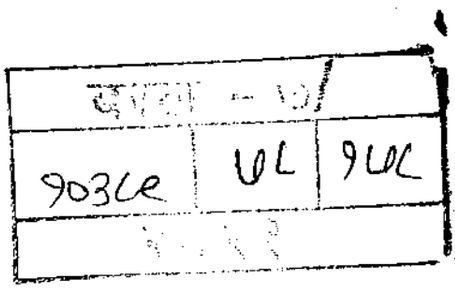






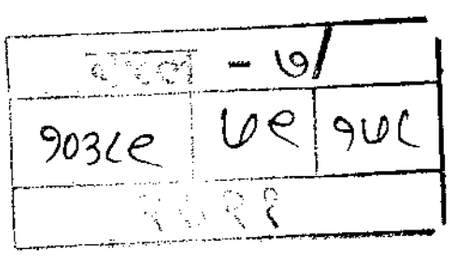





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16	LIFT SHAFT/ WATER TANK.	LIFT SHAFT SHALL BE TREATED WITH CHOWKSY OR SUNANDA MAKE OR EQUIVALENT WATER PROOF TREATMENT FROM INSIDE & OUTSIDE.TILING SHALL BE CARRIED OUT IN LIFT PIT.
17	PLINTH	BRICKWALL BETWEEN PLINTH BEAMS & GROUND BEAM SHALL BE PLASTER WITH WATERPROOFING COMPOUND.
18	CASTING TIME	ALL RCC CASTING SHALL BE DONE DURING DAYLIGHT. THE ENTIRE SLABS /PROJECTIONS SHALL BE CASTED TOGETHER.
19	WALL SYSTEM	ALL THE WALL MATERIAL LIKE BRICK/CONCRETE BLOCKS/LIGHT WEIGHT BLOCK SAMPLES TO BE PROVIDED PRIOR TO CONSTRUCTION.
20	EXTERNAL PLUMBING	ALL THE PIPES OF TATA OR EQIVALENT MAKE. SAMPLES TO BE PROVIDED PRIOR TO EXECUTION.HIGHER SIZE PIPE SHALL BE USED.
THE AMENITIES AT THE LEVEL OF COMMON AREAS		
01	LOBBY AND SOCIETY CONFERENCE ROOM	THE ENTRANCE LOBBY DESIGN & FINISHING MATERIAL/ELECTRICAL TO BE DISCUSSED WITH SOCIETY ARCHITECT PRIOR TO EXECUTION. (FLOORING MATERIAL REQUIRES PRIOR APPROVAL FROM PMC)
02	LOBBY WALL	ENTIRE LOBBY WALLS TO BE CLADDED WITH STONE OR SIMILAR MATERIALWITH AESTHETIC FINISH.
03	NAME PLATE	FLAT OWNER NAME PLATES WILL BE PROVIDED
[illegible]	FIRE SYSTEM	FIRE FIGHTING PANEL& FIRE FIGHTING SYSTEM MAP TO BE PROVIDED AS PER APPROVED LOCATION.
[illegible]	STEPS	STEPS SHALL BE FINISHED IN NATURAL STONE WITH NOSING & ANTISKID DETAIL.
06	RAILING	HAND RAIL OF BRUSH STEEL TYPE AT 36" HT SHALL BE PROVIDED.
07	LIFT	OTIS OR EQUIVALENT MAKE WITH PROVISION OF ALL SAFETY & SECURITY(TOPMOUNT, MACHINE ROOM LESS)
08	LANDING/MIDLANDING	ADEQUATE LIGHTING SHALL BE PROVIDED WITH LED TYPE.PHILIPS MAKE SOLAR OR EQUIVALENT LIGHTS.
09	MAIN DOORS	FLUSH DOOR OF 35 MM THK. ANCHOR PLY MAKE WITH VENEER FINISH INSIDE &OUTSIDE. ALL THE FLATS (OLD & NEW) SHALL HAVE SIMILAR FINISH.

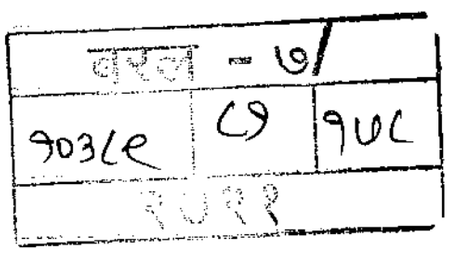




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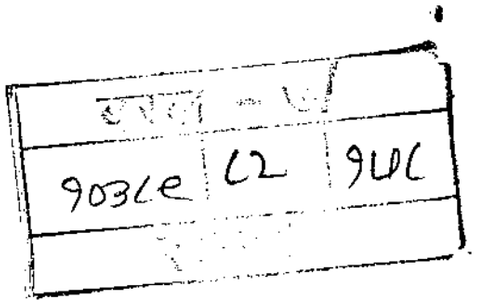
10	RAIN WATER HARVESTING	PROVISION TO BE MADE THROUGH SEPARATE SINTEX TANKSAND FILTERS FOR EACH LINE.
THE AMENITIES AT THE LEVEL OF INDIVIDUAL FLATS		
01	DOOR FRAMES	BTC OF FIRST QUALITY. WITH 35MM FLUSH DOOR & DOORSET MAKE LOCKS & NIGHT LATCH WITH LAMINATES ON BOTH SIDES.
02	HARDWARE	HINGES 5" MAGNUM OR EQUIVALENT MAKE IN BRUSH STEEL FINISH LOCKS-GODREJ/YALE.MGM OR EQUIVALENT .
03	WALLS	ALL THE WALLS SHALL BE FINISHED WITH BIRLA PUTTY. THREE COATS OF LUSTER PAINT (ASIAN/BERGER OR EQUIVALENT) SHALL BE PROVIDED. CEILING SHALL HAVE PLASTIC PAINT OF SIMILAR MAKE.
04	FLOOR & SKIRTING	FLOORING 800 X 800 OF RAK MAKE WITH 4" FLUSH SKIRTING TO BE PROVIDED.
05	JAMB LINE	ALL THE WINDOWS SHALL HAVE GRANITE JAMB LINE WITH STEP DETAIL & EDGE MOULDING POLISHED DETAIL.
06	PLUMBING	CONCEALED CPVC/UPVC OF REPUTE MAKE TO BE PROVIDED.
07	SANITARYWARES	ALL THE SANITARY WARES SHALL BE OF HINDUSTAN/ PERRYWARE / JAQUAR OR EQUIVALENT MAKE.
08	SANITARY FITTING	SINGLE LEVER TWO WAY DIVERTER/ FLUSH TANK/ BIB COCK/ ANGLE COCK/ SPOUT/ SHOWER/ ETC OF CP FINISH JAQUAR/ KLUDI OR EQUIVALENT MAKE.
09	PLUMBING PROVISION	PROVISION FOR AQUAGUARD/ WASHING M/C SHALL BE







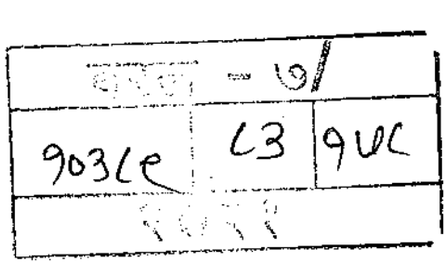



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		PROVIDED AS PER APPROVED LOCATION.
10	GEYSER	GEYSER IN ALL BATHROOMS WILL BE PROVIDED.
11	KITCHEN SINK	STEEL SINK OF 24"X18" WITH DRAIN BOARD OF NIRALI OR EQUIVALENT MAKE.
12	KITCHEN PLATFORM	TO BE CONSTRUCTED OUT OF WHITE MARBLE FINISHED WITH TELEPHONE BLACK GRANITE WITH NECESSARY NOSING DETAIL. INSIDE TO HAVE WHITE 8"X12" TILES. DADO SHALL BE OF FULL HEIGHT OF APPROVED MAKE.
13	KITCHEN DUSTBIN SHOOT	SHALL BE PROVIDED WITH SEPARATE WET AND DRY DUSTBIN TROLLEY FOR EACH WING AND SPRING FLAP IN EACH KITCHEN.
14	ALLUMINUM WINDOW	COLOURED ANODIZED OR POWDER COATED 1-1/2" 1-3/4" ALLUMINUM SECTION WITH EXTRA TRACK FOR MOSQUITO SHUTTER OF JINDAL/GEETA OR EQUIVALENT MAKE. (6MM) THICK TOUGHENED GLASS.
15	ELECTRIFICATION	ALL THE CONCEALED WIRING SHALL BE FINOLEX/POLYCABFLAMEPROOF OR EQUIVALENT MAKE. ELECB/DB OF SIEMENS MAKE, HIGHER SIZE CONDUIT PIPES SHALL BE USED. SWITCHES OF MK/ROMA OR EQUIVALENT MAKE ADDITIONAL EARTHING WIRES FOR EACH POINT.
16	AC PROVISION	BEDROOMS/LIVING ROOM SHALL BE PROVIDED WITH COPPER CONCEALED & WATER OUTLET PROVISIONCONNECTED TO EXTERNAL PIPELINES TILL GROUND LEVEL.
17	MAHANAGAR GAS PIPELINE	PROVISION SHALL BE MADE
18	INVERTER	SPACE FOR INVERTER SHALL BE PROVIDED TO EACH



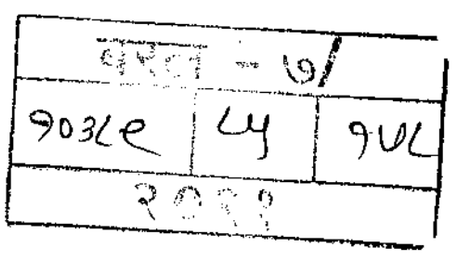




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		FLATWITH HOLLOW COLUMN.
19	POWER SUPPLY	TATA OR ADANII POWER SUPPLYSHALL BE PROVIDED





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Shreeji Developers

Builders & Developers

Office : 71/706 & 707, Suryadarshan Hsg. Society, Opp. Panchsheel Residency Bldg., Off. Link Road, Mahavir Nagar, Kandivali (W), Mumbai - 400 067. Phone : 2867 3940 Email : shreejioffice7179@gmail.com

Date: - 07.04.2021

To,
The Chairman / Secretary
Christal Green Building
Power gas – staff Co-op HSG Society
Charkop Sector No.2
Charkop, Kandivali (W),
Mumbai.

Sub:-Final Offer letter for redevelopment of your Building.

Sir,

With reference to the meeting held with the committee members and PMC at you society office dated 03.02.2021 we here by glad to know that the society will issue the letter of expression of interest to us and appointed us as developers to the redevelopment. As discussed in the meeting society wants some kind of clarification regarding certain points here, we clarify as mention below.

1) **Extra Area** :- Considering your plans & layout we will give 35 % additional area on MCGM approved plan on Carpet area to each existing member.

Existing area	35% Free Area	New Final Area
370 sq.ft	129.5 sq.ft	499.5 sq.ft
570 sq.ft	199.5 sq.ft	769.5 sq.ft

2) **Corpus Fund** :- We will give Rs. 800/- per sq.ft. as corpus fund to society as schedule mentioned below

Flat Type	50% at time of vacating	25% at time of CC	25% after 6 month of getting CC
370 sq.ft	Rs. 148000/-	Rs. 74000/-	Rs. 74000/-
570 sq.ft	Rs. 228000/-	Rs. 114000/-	Rs. 114000/-

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