Special ... ...ly - 14th MAR 10

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AL GENERAL

वार्षिक / विशेष सर्वसाधारण (3)

Meeting No. / सभा नं. Date / तारीख

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा
55	M 22/23 Manish. V. Parkhedkar	M
56	E 31 Mithendra Shetty	
57	B-5 O.P. Jha.	
58	G-18 T.K. Das	
59	G 19 21/2/2015	21/2/2015
60.	M of Ashwin R Jani	Ashwin Jani

There are 60 Members Present in this Meeting.

The Special General Meeting of the Society called by issuing a Notice No. KSC/GEN/10.01, 3rd MAR 2010 to transact the following Agenda as the Meeting :-

Agenda :-

To Consider :-

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1 To Consider the Proposal of the Re-Development Programme And to discuss the Possibilities of Conveyance Clearance Also to discuss & Consider the benefits of Redevelopment And/or Loss/Demerits of Redevelopment.

2 To discuss And Consider to appoint the ARCHITECT And/or any Expert / Professional for the

KANTIVALI BOMBAY

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Meeting No. / सभा नं.

Date / तारीख

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा
	Legal & Technical Aspects of the Redevelopment Procedures.	
–	First of All, Deepak Jani has welcomed the Members And Wishes the best wishes for Today's Existing Agenda.	
–	Mr. Niranjan Parikh has read out the text of AA. Notice. No. [illegible] dt. 3rd MAR. 2010, Issued for todays' Special Crammed Meeting.	
–	Mr. Babubhai Thakkar is Selected As a President of this Meeting.	
	Then with the Permission of the President of this Meeting, Deepak Jani has Started the Agenda of this Meeting.	
–	First of All Mr. Deepak Jani has Appreciated the Auspicious Presence of im the Meeting.	
	To Start With this Agenda Deepak Jani has Recall the Related Agenda which was Discussed in the Last AGM. 7th June 09 Item. No. 7 (Resolution Nos 7, 8, 9 And 10 for the Redevelopment - Agenda	

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THE BOARD OF THE SUB-REGISTRAR OF ASSURANCES
MUMBAI SUBURBAN DIST. (BANDRA)

SHRI SANGHVI CO-OP. HSG. SOCIETY LTD.
KANDIVALI BOMBAY-67

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RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा

At this stage, Deepak Jain' has Also Read out the Complete Text of our Structural Survey Report of the Year 2009-2010.

The contains of basic points in this Structural Survey Report has been read out again in this Special Annual Meeting. on this Survey Report the M.C. Committee has Labled the Viable - Reason of Re-Development of Our Society.

So. M.C. Committee has Called the Members that If everybody would like to Proceed for this "Agenda" then only we will carry out the primary work of this Existing Agenda.

Every Members Presents in the Special Meeting hage Unanimously passed the following Resolution.

Resolution :- " Members of this Meeting are Agreed to proceed for the Discussions of this Agenda & To Note for the Related Agenda. No. 2 Reg. the Appointment of ARCHITECT Professional Team

KANDIVALI BOMBAY

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RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा

Dear all, Deepak Jani has Classified this Agenda in following Parts Enable to understand the Procedure of Redevelopment Process by our Members.

1st Stage - The Primary Stage for Redevelopment:-

IInd Stage - If we will Clear the 1st Stage - then what basic Points to be Cleared Positive Negative with Authorities.

IIIrd Stage - Inbetween Ist & IInd Stage what is the are "Points" to be Ensured by Members when Society Enter into the final Procedure of Redevelopment. These Points are Unwritten "Rules" that the Members have to Come.

Mr. Deepak Jani has told the Members that- My Committee has studies the Whole Procedures of Redevelopment in technical Terms & in Legal Terms. So Members have to Listen & Note the Very Important Observations in Stage-wise As given there.

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THE SEAL OF THE SUB-REGISTRAR BOMBAY
MUMBAI SUBURBAN DIST. (MUMBAI-3)

COLLECTOR BORIVALI

SANGHVI CO-OP. HSG. SOCIETY LTD.
KANDIVALI
BOMBAY-67

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Meeting No. / सभा नं. | Page No. 145 to 207 | Date / तारीख

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा	F
	1st Stage :-		
A. —	The first Move is to appoint An "ARCHITECT" or "Project Consultant or Professional in this field to guide our M.C. Committee And help us to prepare documents of the Project from initial stage of Issuing Tenders to final Legal Agreements.		
—	The Consultant has to prepare "FEASIBILITY Report" And he has to submit ~~further~~ following Summary Report- 9REER 9EER 90		
—	1 Area of Plot to be developed.		
	2 FSI Available.		
	3 Carpet area to be given to Existing Members		
	4 Area Available for "SALE"		
	5 Amount Available for Society's Corpus Fund.		
	6 Permissible Height of Building from Sea Level As we are near		

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 5 MUMBAI SUBURBAN DIST. (BAND)

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RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा
	to Railway. i.e. Ground Floor + How Many Storey's	
7	What is Status of Re-Development	
8	What is Property Tax After Re-Development Buildings	
	After this Presentation, Chairman Jain told the Members that After getting the Feasibility Reports from Professors, the MG. Committee will Continue the Procedure of our 1st Stage.	
	The Suggestion from Members Regarding the above Feasibility Reports will be called by MG. Committee.	
C.	Then MG. Committee will Proceed by Public notice to invite Tenders And/or will Proceed by Direct Approach to the Developers.	
D.	The MG. Committee will Put the SUMMARY of the Tenders or Direct Proposal of Development This Proposal will tabled before Assembly	

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THE SUB-REGISTRAR BORIVALI No. 6
MUMBAI SUBURBAN DIST. (BANDRA)

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RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा
E	Th. ACRM or Special body will Approve the Tender / Proposal.	
F	The Society will Proceed further to Obtain the Required Permission from Any Registrar BMC, ULC Dept/ MRTP Dept etc. This will be done thr. Professional Team	

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Meanwhile Mr. Jani has told the Special body that Our Society has to clear " Conveyance of Title i-e. Transfer of Owner Ship title, And interest of the Immovable Property Land in favour of the Society As on today, this title is in Name of late Mr. T. A. Sanghvi Since More than 60 Yrs.

→ Mr. N. Jani has told we have to keep in Mind that before we Move to Proceed for IInd Stage of Redevelopment we have to take this title of Land in name of our Society then only the Required Permission from the Govt & Statutory body will be available.

SUB REGISTRAR BORIVALI NO. 5

TALUKA BORIVALI DIST. (SUBURBAN)

THE INDEPENDENT CO-OP. HSG. SOCIETY LTD. BORIVALI (W) BOMBAY-92

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RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा

On this Stage, the Members of Special body have Passed the following Resolution Unanimously.

Resolution :- " Reg. Conveyance "

" The ownership Right, Interest And title of the Land of the Society be And is hereby to Clear Immediately by Appointing a ARCHITECT / Lawyer on the behalf of the Society."

Further Resolved that the Fees & Reasonable Conveyance Fees And Overhead Expenses is to be Paid As And When required in Completion of this Works. It is further Resolved that If any Amount which Exceeds Rs. 2 Lacs A Special General body Meeting will be Called to Enable the Sanction of this Expenses by Majority Members."

The above All related Resolution have been passed in this Meeting Unanimously.

Ultimately, the Mg. Committee have told the Members that Committee

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RESOLUTION NO.	PRESENT MEMBERS AND RESOLUTIONS	REMARKS
	We take a Special Care to the "SAFE-GUARD" the Interest of Our Society. The Committee has take Every Care to the Rules-Regulations-Etc. the Act, Bye Laws And Also the Unwritten Laws to Safe the Society. Then Mg. Committee has further for Next Steps discussions.	3rd 890 2023
	The Society has to Carry out the following Redevelopers :-	
1	To Make Redevelopment Agreement between Society And Developers.	
2	To arrange Idemnity-Bond from Developer Regarding the Said Agreement.	
3	To Take a Bank Guarantee from Builder - Developer.	
4	To Give the Power of Attorney to the Developer for the Said Development Works.	

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RESOLUTION NO. ठराव नं.	Page No. 150 to 204 PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा

5 To Make a Agreement for Alternative Accomodation. This Agreement Includes :-
- Demolition of Existing Structures
- Relocation of All Members in Temporarily provided Accomodation during Proje period.

Consent Letters to arrange from All Members in favour of Society

Also To arrange a Consent Letter from Society to Developer.

8 Make MOU between Society And Developer.

for 9 To give Appointment Letter from Society to builder - Developers.
- Covers up the Re Housing of All Members of the Society in new development with Tangible benifits in terms of Area And Money.

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Special c---l m--t... 14th MAR'10

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Page No. 157 to 207 वार्षिक / विशेष सर्वसाधारण 13

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RESOLUTION NO. ठराव क्र.	PRESENT MEMBERS AND RESOLUTIONS इतर सभासद व ठराव	REMARKS शेरा
	- To Cover up A Plan And Create a "Corpus - Fund" for Residents to help to Reduce the burden of Enhanced Property Tax After the Re-Development And Re.- Assessments.	
10	To arrange a Possession Letter from Developer to Each Members of the Society.	बरल - ६/ ३४६६६ ७५५ ८७०
	To Take all Application from Members to become ~~Co-Opted~~ Member of Developed Society.	
12	Also Take Undertaking of New Member Regarding his New Premises Rules & Regulation of the Society.	
13	To Take a Sets of Documents required to collect from Developer As Per Convenience Book.	

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Meeting No. / सभा नं. Page No. 152 to 207 Date / दि.

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RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा

The Members of the Society who were Present in this Meeting has Passed following Resolution unanimously

" Resolved that- All Points which are discussed today under Stage I & Stage II be And are hereby Accepted, Considered And Endorsed Jointly by All Presented Members of this Meeting".

Then Mr D. Jani have Give a More Clarification on the Subject by following Explanation :-

" Points - to be taken with CARE "

The Development Agreement that forms the basis of a "Re Development Project is required to be Drafted by the said Professional Keeping in Mind the " SAFELY AND SECURITY " OF All Members.

The Managing Committee has to weigh the "Pros And Cons" before taking a decision on Accepting a Re Development Project How Economical And Viable the Entire project would be.

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RESOLUTION NO ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा
—	A Feasibility Report is required to be achieved from the Structural Engineer / Project Consultant. It will also find out whether Re-Development is More Viable & Suitable to the Majority of our Members.	
—	The MC. Comittee will appoint a "Project Manager" who should prepare a "Viability Report". And Members jointly discussed the Report in Next Meeting.	
—	Mr. Darbak Jerni has told the Members that — "Re-Development project of our Society should Always be carried out with lot of a Caution As one Single Mistake could land the Members in Serious Trouble So As All the "Points" Discussed here are need to be tackled So as to avoid discomfort for the Society	
—	The Society & MC. Committee will give a Special Attention	

Temp. for Committee

KANDIVALI BOMBAY

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RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा
	Also from Developers	
	Journals follw Points :-	
	- The Society can Safely ask Minimum ____ % (As per the Feasibility Report) Additional Amount from Developer As a share of Construction Cost or any thing else.....	
	- The Society should get Re-housing Facility from Developer during Construction Period with free from All Charges / Complete.	
	- The Society should seek adequate financial Security by way of Bank-Guarantee At the time of Negotiation.	
	- The Corpus fund is to be claimed by Society can be Negotiated at best possible Market Rate.	
	- The Terrace / Toilets Blocks / office Mali's Residence etc. to be Negotiated with Developer to get Maximum benifits.	
	- Ultimately, the Professional / Project Manager has to guide on All Matters related to the Subject.	

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KANDIVALI CO-OP HSG. BOMBAY-67

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Meeting No. सभा नं. | Page No. 155 to 207 | Date / तारीख

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS बरहुकूम /	RE
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- Consideration of Builders Experience, Reputation, Financial Standing - Fresh Offer :- Proposal Details will be analyzed by M.C. Committee with the help of the Expert.

- The M.C. Committee will put the All the Matter / Discussion / Development - / Papers if any thing etc these before the Members of the Society before taking any Important Decision on the Subject.

Then the Procedure Continue in this related Matter And further Deepak Jain has Pointed Out the Very Important point of the Subject.

Mr. Jain has Said that we will ask the following Documents from the Builders - Developers before Negotiating any thing with them. :-

SUB-REGISTRAR ... BORIVALI NO. 3 ... BOMBAY SUBURBAN DIST. (MUMBAI)

JR OF ASSURANCE ... BORIVALI

JASVANTI SANGHVI CO-OP. HSG. SOCIETY LTD. KANDIVALI BOMBAY-67

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RES.	RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS (Development to ...) हजर सभासद व ठराव	REMARKS शेरा
		The Requirements fm. Developers - Builders :-	
	(1)	- Their Partnership Deed And/or their Memorandum of Association	
	(2)	- Their Registration Certificate	
	(3)	- Partners / Directors' PAN. Nos.	
	(4)	- PAN Nos. of their firm.	
	(5)	- 3 Years Income Tax Returns of All Partners / Directors / Proprietors / And their firm.	
		Last 3 Years' Balance Sheets & financial Strength of firm.	
	(7)	- Feasibility Report fm. Developer showing how they can/will develop the property at the offers given by them.	
	(8)	- Additional Documents And/or discussions to be Prepared for our Specific case And problem.	

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THE SEAL OF THE SUB REGISTRAR OF KANDIVALI No. 9 (कांदिवली उपनिबंधक कार्यालय) MUMBAI SUBURBAN DIST. (BORIVALI)

COLLECTOR Audit

KANDIVALI CO-OP. HSG. SOCIETY LTD. KANDIVALI BOMBAY-67.

Special General Meeting held on 14th May '10

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For future members

वार्षिक / विशेष सर्वसाधारण (19)

Meeting No. / सभा नं. Date / तारीख

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS Page No. 157 to 167 हजर सभासद व ठराव	REMARKS शेरा	RI

Mr. Deepak Jani has told the Members that "over & above" We will also take care of Each & Every Members' Interest While Negotiating with Developers.

Priority on behalf of our Members :—

- To Safeguard the Interest of Every Members' Separately
- To finalised the Parking-Space for those who require the Same.

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- Each & Every Flat Should be Registered

Important Process

Different Agreement :—

(1) - Agreement for Alternate Accomodation

(2) - Agreement for New Accomodation.

(3) - Redevelopment Agreement by Developer with Individual Member And with Society.

THE SEAL OF THE SUB-REGISTRAR OF ASSURANCES BANDRA

SHREE SANGHVI CO-OP. HSG. SOCIETY LTD. KANDIVALI BOMBAY-67

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RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा

(A) — Additional Space is required and/or Cash Compensation

After discussions All the above Points / Matters / Items with the Members, Ultimately to Conclude the "Total Discussions in this Special General Meeting, The following Resolution has been Proposed & Passed :—

Resolution.

"The Members of this Meeting has discussed & elaborated the All Important Points with relate to the Procedures of Re-Development Project And it is Hereby Enclosed unanimously by the Presented Members in the Meeting."

At the Last Stage of the Meeting Mr. Park Jain has asked the Members for their queries / Suggestion And / or any Confusion over the today's Presentation.

Since the Members have Expressed their Confidence in the

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RESOLUTION NO	PRESENT MEMBERS AND RESOLUTIONS	REMARKS
ठराव क्र.	हजर सभासद व ठराव	शेरा

Workmanship of the Managing Committee, the Mg. Committee has "Points" out the following "UNwritten Rules" that every Memembers Should Ensured themselves Wherever they Proceeds for "Redevelopment Programme" Mr. Deepak Jani has put-these "Concluded & ~~निष्कर्षित~~" Points As under :-

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1. Total Area that Would be Constructed. ?
2. What is Exact Plot Area. ?
3. What is minimum Number of Car Parking Space that Would be required in Newly building.
4. Would a basement be Constructed for the Car parking Space. ?
5. In Whose Name the TDR Would be Purchased And When the Same Would be Purchased ?
6. What Step has the Society taken

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Meeting No./सभा नं. Page No. 180 to 207 Date/तारीख

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा
	to find out the Income-tax Liability on the Redevelopment Project & Who is going to bear the Same &	
7	At which Place the Society's Office would be Constructed &	
8	Details of the Structural drawings of the Proposed Construction &	
9	What is Guarantee that builder would be able to Construct the building with his available financial Resources & Have the Audited Income Expenditure A/c - Balance Sheet & I-Tax returns of the builder for the last three Years been obtained & checked by Society's Auditors. &	
10	Is the Bank Guarantee of a Nationalized banks proposed to be obtained &	
11	Quantum of Lien that would be taken by the Society to protect its interest.	
12	What is the Estimated Capital of the Investment that would be made by the builder &	
13	What are the obligations of the Society to the Developers. &	
14	What are the terms & Conditions with regard to the Appointment of the ARCHITECT AND STRUCTURAL Engineers &	

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SUB-REGISTRAR MUMBAI SUBURBAN DIST.

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Meeting No./ सभा नं.

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RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा	RE
	15 is the Permission from the Registrar of the Co-operative Society obtained before Executing the Development Agreement ? Have the Contents of above Circular been complied with ?		
16	What is financial amount received from Builder/Developer ?		
17	What are the details of offers received from the other Builders - Developers.		
18	Who is the Project Management Consultant ? What are their fees. ?		
19	What should be the approximate time that would be taken for construction ?		
20	Who will pay the Service Tax liability if applicable on Society ?		
21	Take the details of Construction that have been carried out by the builders. And the observations of Monitoring Committee to the Site Inspections ?		
22	How many offers have been Received by the Society And Why the offer of present Developer is found to be more acceptable ?		

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