

Simla House Co-operative Housing Society Ltd.
Registered No: BOM/HSG/1688 of 1969
51/B, Laxmibai Jagmohandas Marg, Mumbai - 400 026.
Email: simlahousechs@gmail.com Tel: 49719548/8591894743

16th March 2023

MINUTES OF THE SPECIAL GENERAL BODY MEETING

A meeting of the Special General Body Meeting of SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD., was held on Sunday 12th March 2023 at 11.00 a.m. in the Society's compound.

The Hon. Secretary Mr. Ketan Dalal welcomed the members present in large numbers for this important meeting. He also welcomed members staying overseas or were not in Mumbai and taken so much interest and joined the SGM on Zoom.

Thereafter the Chairman Mr. ASHISH SHAH took the Chair as the required quorum was fulfilled to transact the following business: -

1. To take primary decision on redevelopment after considering requisition letter received from 158 members.

Hon. Chairman informed the members that the society had received a requisition letter from 158 members for considering the redevelopment of our society. Accordingly, the item was discussed in the Managing Committee meeting held on 8th February 2023 and thus SGM was called for. The Chairman announced that the members have made a new history by attending in such large numbers and several members are also present on ZOOM from various parts of the world. All members have shown a very positive interest and are eagerly looking forward for the redevelopment. Later members gave their Consent letters duly filled and signed, voted in favour of redevelopment, which was much more than the required 51%, hence it was decided to go ahead for redevelopment of the society and following resolution was passed:

"It is and hereby resolved that on requisition of the members for redevelopment of society and consent letters voted in favour, the General Body hereby approves to start the process of redevelopment of the society as per revised redevelopment direction dated 4th July 2019 issued u/s 79A of the Maharashtra Co-operative Act 1960".

Proposed by: Mr. Tawheed Sofia Sofia
Seconded by: Mr. Paresh Panchmatiya
Carried unanimously.

2. To appoint an expert and experienced architect / Project Management Consultant (PMC) from the panel of State government / Local competent authority and to finalize the scope of their work with terms and conditions of their appointment and to fix up their remuneration.

Simla House Co-operative Housing Society Ltd.
Registered No: BOM/HSG/1688 of 1969
51/B, Laxmibai Jagmohandas Marg, Mumbai - 400 026.
Email: simlahousechs@gmail.com Tel: 49719548/8591894743

The Chairman updated that considering the magnitude of our society two advertisements in English & Marathi newspapers were published to invite experienced Project Management Consultants (PMC) along with their details and we would follow the process of redevelopment of the society as per revised redevelopment direction dated 4th July 2019 issued u/s 79A of the Maharashtra Co-operative Act 1960. He added that nine proposals were received and after scrutinizing all the proposals the Managing Committee shortlisted four companies and called them for presentation in the society office. Accordingly, he then introduced Mr. Abhijit Sawant, Partner of "Architectural Associates" to the General Body and requested him to make his presentation.

Mr. Abhijit Sawant introduced himself and that he was currently the Hon. Chairman of a 273-member society which was currently undergoing redevelopment and hence he is in the perfect position to understand the apprehensions of members and therefore well adopted at handling such assignments. He also emphasized that they do not take up any architectural projects for developers, which means that they cannot be influenced by any developer, nor can they be biased in choosing any developer. THEY REPRESENT ONLY Co-operative Housing Societies as Consultant for Redevelopment. He then proceeded to give a detailed presentation which lasted for almost 45 minutes. The floor was then opened for members Question & answers, suggestions, opinions etc as follows:

1. Mr. Tawheed Sofia inquired as to why advertisement was not given in Times of India. It was informed that Free Press Journal was also a well-read publication, and which has widespread circulation being read by consultants & agencies thereof are looking out for Redevelopment notices.
2. Mr. Raj Vithalani (Associate Member) asked that as a PMC which projects, they have executed. Tawheed Sofia asked if any project being done in South Mumbai. It was clarified that list of projects undertaken by them as PMC was part of the presentation, and they indeed have experience as a PMC in similar scale of projects. It was further clarified that in South Mumbai redevelopment has just opened up and now PMC's have started being appointed. Secondly it does not matter if one has done a project in South Mumbai or not, as rules and regulations as laid down in the DCPR 2034 need to be followed and which applies to any project, whether in the Island City or the Suburbs.
3. Ms. Anju Sanghvi (associate member) suggested for a friendly desk. It was intimated that it shall be looked into.
4. Dr. Ruby Maloni inquired about flat sale offer will be considered or not. Mr. Sawant clarified that an offer for members to sell their flats to the developer can only be considered at a later stage.

Simla House Co-operative Housing Society Ltd.
Registered No: BOM/HSG/1688 of 1969
51/B, Laxmibai Jagmohandas Marg, Mumbai – 400 026.
Email: simlahousechs@gmail.com Tel: 49719548/8591894743

5. Mr. Navneet Kapur was inquiring that with the Funnel issue, is it possible to do redevelopment? It was clarified that this would form part of the feasibility report.
6. Mr. Mukherjee requested to collect data for soil and rock. It was clarified that the Managing Committee shall look into this.
7. Mr. Raj Vithalani inquired about the scope of work if tender process for Developer appointment is done by PMC ? This was answered in the affirmative.
8. Someone from Zoom inquired about the fees payable to PMC. It was intimated that Feasibility Report – Rs. 61,000 (payable in 2 or 3 installments), Tendering process – Rs. 61,000, Scrutiny of Developer – Rs. 49,000. At much later stage 1% of total construction cost which will be paid by the developer to the society, and in turn the society shall pay to the PMC.
9. Mr. Bharat Sharma inquired with PMC about their ongoing projects as well as the load on our land. It was informed that project details were already explained in the detailed presentation. As regards the load on the land, this would form part of the technical evaluation at later stage.
10. Mr. Alden Rebello spoke about the under construction stalled building in Godrej Baug. Point was noted.
11. Dr. Nupur inquired whether our proposed development will also take 13 years. Mr. Sawant explained that previous delays in 2014 were due to introduction of new regulations vide DCPR 2014-34 which was scrapped in 2016 and in 2016 Bombay High Court had passed restrictions on Development due to debris issues in City and in 2019 DCPR 2034 was implemented which was followed by the Covid 19 Pandemic which affected the entire world. These were beyond the control of any PMC/Developer.
12. Mr. Tawheed Sofia inquired if PMC has done any big projects. Mr. Sawant again enumerated that they had done so, and same was explained in the presentation. He added that they don't take up small projects as PMC.
13. Mr. Nasir Mohammed inquired if Mr. Sawant has completed any project to which Mr. Sawant replied that he has not completed any projects 100% till date.
14. Mr. Nasir Mohammed inquired if any of the projects have been stopped by any Government agency. The reply to this was NO.
15. Dr. Nupur inquired about flat sale offer and stage of completion of the project of 133 members from PMC. Whether OC received or not. Mr. Sawant clarified that an offer for members to sell their flats to the developer can only be considered in Stage III; i.e. at the time of shortlisting of developers post submission of their proposal/offer. He added further that since OC is always

Simla House Co-operative Housing Society Ltd.
Registered No: BOM/HSG/1688 of 1969
51/B, Laxmibai Jagmohandas Marg, Mumbai – 400 026.
Email: simlahousechs@gmail.com Tel: 49719548/8591894743

given in parts for phase wise projects; the project under discussion had received part OC for completion of Phase 1 as per DA which is why 133 members had taken possession of their flats.

16. Mr. Asif Hassan Shaikh inquired if any Scope to do Self Redevelopment project. Mr. Sawant advised the society not to undertake this since no banks were funding for such projects to Societies.

17. Mr. Tushar Dharia was inquiring if public parking, SRA or any other way we can extract better FSI for feasibility. Mr. Sawant replied that these will be given consideration during the feasibility stage.

18. Dr. Ruby Maloni inquired as to whether developers would offer to buy flats of members. Mr. Sawant replied – No generally builders are not in favor of buying out flats.

Since there were no further questions, the Chairman thanked Mr. Abhijit Sawant and his team on behalf of the entire society after which the team of Architectural Associates left the meeting.

After that Chairman informed the house the charges of his service are Rs. 1,71,000 as per following break up:

Feasibility Report – Rs. 61,000 (payable in 2 or 3 installments)

Tendering process – Rs. 61,000

Scrutiny of Developer – Rs. 49,000

At much later stage 1% of total construction cost which will be paid by the developer to the society, and in turn the society shall pay to the PMC.

1. Mr. Alden Rebello, Mr. Nasir Mohammed and Mr. Tawheed Sofia inquired why the sub-committee appointed in the last AGM was not included. The Chairman replied that we don't want to do discrimination by appointing only 36 members in this important redevelopment process. He added that the current committee will involve all 246 members in the redevelopment process.
2. Mr. Tawheed Sofia said that Mr. Abhijit Sawant has done only half project in suburbs and nothing in South Mumbai hence we should give preference to PMC who is involved with PMC works in South Mumbai. The Chairman informed that totally three companies were shortlisted for Project Management Consultants (PMC) and were selected in the order of Architectural Associates, Supreme Engicons (India) Pvt Ltd and Naren Kuwadekar and luckily the next PMC in line Supreme Engicons (India) Pvt Ltd., is already doing work for South Mumbai.
3. Mr. Tawheed Sofia said that the committee should pass a resolution that Architectural Associates will be selected only for feasibility report and no way go ahead with them, since the general body is not happy with him.

Simla House Co-operative Housing Society Ltd.
Registered No: BOM/HSG/1688 of 1969
51/B, Laxmibai Jagmohandas Marg, Mumbai - 400 026.
Email: simlahousechs@gmail.com Tel: 49719548/8591894743

4. Ms. Deepa Kothari suggested to have 2 feasibility reports from two different PMC's. Mr. Tawheed Sofia added that this project is more than 2000 crores, hence we should invite two feasibility reports. The Chairman replied that it is a welcome idea, and the Managing Committee shall go ahead accordingly with the second PMC who has worked in South Mumbai. However, the related expenses shall be ratified in next General body meeting and billed to members maintenance bills later.

The Chairman then updated that since we have a lot of missing documents the framework of the programme of the redevelopment of the building can be discussed in detail in the next meeting, to which the members agreed.

He further said that the members opinions, suggestions, recommendations, and objections regarding the re-development of the society expressed by the members present have been well noted.

It was therefore resolved as under:

"It is be and hereby resolved that totally two companies are to be appointed for feasibility reports. One of them would be Architectural Associates, at a remuneration of Rs 61,000 + any out-of-pocket expenses + taxes, up to a maximum of Rs 2,00,000 (Rs Two Lakhs only) and their scope of work would be restricted to procuring missing documents as above".

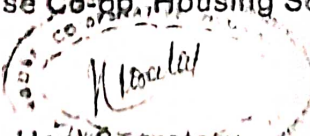
"It is be and hereby resolved that a second feasibility report be obtained from another company whose application was received namely Supreme Engicons (India) Pvt Ltd and the managing committee were authorized to finalize their scope of work with terms and conditions of their appointment and to fix up their remuneration".

"It is be and hereby resolved that the all above expenses to be ratified in the next General body meeting"

Proposed by: Mr. Vipul Vithalani
Seconded by: Mr. Muhbeen Shaikh
Carried unanimously.

Since there was no other matter pending for discussion, the meeting ended with a vote of thanks to the Chair.

For Simla House Co-op. Housing Society Ltd.,


Hon. Secretary