

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

MINUTES OF THE SPECIAL GENERAL BODY MEETING OF SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD, HELD ON FRIDAY 02nd AUGUST 2024, AT 09.00 PM IN THE SOCIETY PREMISES TO TRANSECT THE FOLLOWING BUSINESS:

The meeting was scheduled to commence at 09.00 pm. However, due to lack of quorum it was adjourned by 30 minutes, to 09.30 pm.

105 members were present in the meeting as per attendance register. Since the requisite quorum was achieved and the meeting commenced at 09.30 pm.

Chairman, Mr. Ashish Shah took the chair and Hon. Secretary Mr. Ketan Dalal started conducted the proceedings of the meeting.

1. To read and confirm Minutes of the last Special General Body Meeting of the Society held on 21st April 2024.

The Hon Secretary informed that the minutes of previous meetings dated 21st April 2024 were circulated to all and also put up on all Notice boards within time. The minutes were considered as read and confirmed, approved and adopted unanimously.

Proposed by: Mr. Paresh Panchmatiya
Seconded by: Mr. Alden Rebello
Carried unanimously

2. Introduction of Tax consultation and discuss and decide about the appointment thereof including remuneration.

The Hon. Secretary introduced Mr. Vimal Punmiya as a reputed tax consultant who has an office in South Mumbai and also resides in South Mumbai, pursuant to which Mr. Punmiya explained the tax implications in the case of redevelopment. During his presentation the members asked several questions to which Mr. Punmiya gave satisfactory replies.

After a long discussion Mr. Punmiya left since other Agenda were to be discussed. Then after the Chairman informed the house that the PMC & MC shall get more tax consultant for presentation. He also informed that the members can also suggest any tax consultants if they have them and only after presentation from other tax consultant the members shall select any one tax consultant for our redevelopment project. Hence the following resolution was passed:

"It is be and hereby resolved that to bring more presentation from other tax consultant in future SGM and then finalize any one".

Proposed by: Mr. Hemant E. Chhabria

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Seconded by: Mr. Sabir N. Masani.
Carried unanimously

3. To discuss pre-qualification criteria of under mentioned bidders

- Sunteck Realtors Pvt. Ltd.
- Keystone Realtors Ltd.
- Romell Real Estate Pvt. Ltd.

The Hon. Secretary informed the members that the comparison chart provided by PMC on three bidders is circulated in advance to all the members which was appreciated by the members.

However, the members pointed out that the PMC had not submitted an independent analysis report on the comparison chart.

After a lengthy discussion the members of the society unanimously decided to approve the pre-qualification as submitted by all the three developers which was circulated by the society office to all members in advance and decided to open the commercial offers of all the 3 (three) bidders.

"It is be and hereby resolved that all 3 (three) bidders based on the pre-qualification data submitted by them to the society. Members in the SGM unanimously approved to open the commercial offers of all the 3 (three) bidders".

Proposed by: Mr. Tawheed Sofia
Seconded by: Mrs. Rahil S. Shah
Carried unanimously

4. To open the commercial bids received from pre-qualified bidders from above.

On the basis of the unanimous decision of the members, the Hon. Secretary opened the envelope containing commercial offer of the bidders after showing the seal and sign of the bidders on all the envelopes.

The Hon. Secretary first opened the envelope containing the commercial offer of Romell Real Estate Pvt. Ltd.

Thereafter the Hon. Secretary invited any one of the senior members of the society, who opened the envelope containing the commercial offer of Keystone Realtors Ltd.

Lastly the Hon. Secretary once again invited one of the senior members of the society, who opened the envelope containing the commercial offer of Sunteck Realtors Pvt. Ltd.

The gist of commercial offers of all 3 (three) bidders was explained in brief to the members by the PMC.

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The Chairman informed that house that they are open to upload the bid offers of all 3 (three) bidders on redevelopment website of the society and/or keep the same in the society office for viewing for members. After prolonged discussion, the members unanimously decided to make the bid offers available for perusal of the members in the office of society instead in place of circulating or uploading the same on website of the Society.

Thus, it is resolved to keep the bid offers of all 3 (three) bidders in the society office, and the members can visit the society office with the condition that the members shall not be permitted to take photographs or photocopy of the bid offers.

"It is be and hereby resolved that the bid offers received from 3 (three) bidders shall be kept in society office for viewing for the members, wherein photograph or photocopy shall be strictly prohibited".

Proposed by: Mr. Mafatlal Shah
Seconded by: Mr. Paresh R Mehta
Carried unanimously

The Chairman suggested that along with the Managing Committee members if any five members can accompany them for a meeting with the three developers for the Redevelopment. The members appreciated this and readily accepted and suggested collecting nine names, of which ONLY five will accompany the MC members for the said meeting.

Accordingly requests for the following nine members names came in:
Mr. Sabir Masani, Mr. Tushar Dharia, Mr. Tawheed Sofia, Mr. Nasir Mohammad, Mr. Vipul Shah, Mr. Vipul Vitthani, Mr. Sandeep Mazumdar, Mr. Ashish Mehta and Mr. Adi Engineer.

"It is further be and hereby resolved that five members from above shall accompany in a meeting with the three developers".

Proposed by: Mr. Mafatlal Shah
Seconded by: Mr. Shivprasad Khator
Carried unanimously

5. To update about the CS443

The Chairman informed the house that the ongoing case of CS443 is extremely important and sensitive. Accordingly, would like to update the members, in brief as follows:

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On 11th June 2024, MC members attended the hearing before the Collector, along with the DSK Litigation team. The Collector was out for official work hence not available. The hearing was adjourned to 18th June 2024.

On 18th June 2024, MC members attended another hearing before the Collector with the DSK Litigation team. This time, our lawyers requested copies of all documents related to the case. The Collector accepted the request and instructed his clerk to provide a copy of the entire file to Simla House society. Advocate for Simla Nagar was also directed to file a reply to Society's letter dated 11th February 2024 addressed to the Collector. Accordingly, Simla House made the application under RTI however documents were not provided.

On 22nd July 2024 MC members attended another hearing before the Collector with the DSK Litigation team the hearing before the collector. The Collector again directed to provide documents to the society. Reply was filed by slum society to 11th Feb 2024 letter. Simla House society was directed to file objections within 10 days.

Finally on 23rd July 2024, copies of the papers were received from the Collector office and society has filed its reply on 1st August 2024.

The Chairman informed the house that the Collector has not granted us a hearing but shall directly pass the order. The current committee is making every effort to prevent Simla Nagar from acquiring the CS443 land. Society has also made the relevant Application under RTI to the Collector for some missing documents.

Proposed by: Mr. Tushar Dharla
Seconded by: Mr. Shivprasad R. Khator
Carried unanimously

There being no other matter, the meeting concluded with a vote of thanks to the Chair.

For Simla House Co-operative Housing Society Ltd.

