

**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 MEETING OF SIMLA HOUSE CO-OPERATIVE HOUSING SOCIETY LTD, HELD ON 10<sup>th</sup> NOVEMBER 2024, AT 10.00 AM IN THE SOCIETY COMPOUND.**

128 members were present as per the attendance sheets  
13 members were present on zoom.  
Hence sufficient quorum was there to start the meeting.

The Hon. Secretary Ketan Dalal started the meeting at 10:00 am and welcomed the members and conducted the proceedings of the meeting to transect the following agenda.

1. To read and confirm Minutes of the previous "Redevelopment SGM" held on 29<sup>th</sup> September 2024.

The Hon. Secretary informed that the minutes of previous SGM dated 29<sup>th</sup> September 2024 were circulated to all in time and would be considered as read. He further added that the minutes of 2<sup>nd</sup> August 2024 were to be passed. All the members present approved both the minutes, hence the same were confirmed approved and adopted unanimously.

**"Resolved that the minutes for the previous both SGM's held on 29<sup>th</sup> September 2024 and 2<sup>nd</sup> August 20224 are confirmed, approved and adopted unanimously".**

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

2. To update about the Redevelopment Presentation held with all 3 Developers namely:

As mentioned on the agenda, all the three developers are to present their presentations once again, especially for the members who could not attend the previous presentations. Details thereof are as below:

**Keystone Realtors Ltd.:** The Keystone Realtors team along with their director Mr. Percy made a detailed company and design presentation to the members present at the SGM from 10 to 11.15 am. Then after the revised offer given by them in a sealed envelope earlier, it was now opened before the members in the SGM. There was an increase in the rent from Rs. 225 per sq feet to Rs. 250 per sq feet and the lien was now raised to 20,000 sq feet. All the other terms of offer were the same as before.

**Romell Real Estate Pvt. Ltd.:** The Romell Real Estate Pvt. Ltd. team along with their Director, Mr. Dominic Romell made a detailed company and design presentation to the members present at the SGM from 11:20 am to 12:15 pm. Mr. Dominic Romell informed that there "Revised offer" shall be sent to society office by 11<sup>th</sup> November 2024.

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**Sunteck Realtors Pvt. Ltd.:** The Sunteck Realtors Pvt. Ltd. team made a detailed company and design presentation to the members present at the SGM from 12:30 to 1:30 pm. Mr. Avneet Goel from there team informed that there "Revised offer" shall be sent to society office by 13<sup>th</sup> November 2024.

Hon. Chairman informed above 3 developers to give their cash flow for the project with two options as follows:

1. If they develop only Simla House Co-Operative Housing Society Ltd.
2. In case any one or all adjoining societies show interest to Re-develop along with Simla House.

Hon. Chairman further informed the members that the society had received a letter dated 6<sup>th</sup> November 2024 signed by few garage owners regarding their wish list for the garages and the same was forwarded by our society to all the three developers for their response on the same.

Hon. Chairman further updated the members for the next Redevelopment SGM to be held on Sunday 17<sup>th</sup> November 2024 from 5pm onwards, wherein the society appointed tax consultants, PMC and DSK legal team(s) shall remain present. The members can send their queries related to the tax, PMC or Legal, to the society office latest 5pm, on Tuesday 12<sup>th</sup> Nov 2024, by email or hard copy so the same can be forwarded to them. In turn they can be prepared to reply during the SGM on 17<sup>th</sup> Nov 2024. The members accepted the same unanimously.

**"Resolved to hold the next Redevelopment SGM on 17<sup>th</sup> November with tax consultant, PMC and DSK legal team(s). The resolution was confirmed, approved and adopted unanimously".**

**"Further resolved that the members were happy with the presentation made by the three developers and the same was confirmed, approved and adopted unanimously".**

Proposed by: Mr. R. P. Kathor (Flat B104)  
Seconded by: Mr. Sudhir Sanghani (Flat B604)  
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.

*Kathor*

Hon. Secretary

