

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

Date: 24th Feb 2026

MINUTES OF THE EXTRA ORDINARY EMERGENCY GENERAL BODY MEETING of the Simla House CHS Ltd., 51/B Laxmibai Jagmohandas Marg, Mumbai 400026 for the redevelopment of the Society's existing building which was held on Wednesday 18th February 2026 at 9:00 pm at the Society premises.

The meeting was scheduled to commence at 9:00 pm. However, the Hon. Secretary announced that "*due to lack of quorum the meeting was adjourned for 30 minutes*". The said meeting commenced at the same place at 9:30 pm wherein:

72 members were physically present as per the attendance sheets.

Hence, sufficient quorum was present to commence the meeting at 9:30 pm. Before starting the meeting, Hon. Secretary Mr. Ketan Dalal welcomed all members physically present in the meeting. Thereafter, he proceeded to conduct the meeting to transact the business as per the circulated agenda and read the first agenda:

1. To read and confirm the minutes of the previous "Redevelopment SGM", held on 15th February 2026.

Mr. Bharat Sharma raised the point as to send his flat measurements to the developer. Hon. Secretary informed Mr. Sharma that no supporting documents were received along with the flat measurements.

After a lengthy discussion it was decided as follows:

1. Only the "society appointed surveyor" who will be government authorised, shall go to all 248 flats. Once this exercise is complete the measurements shall be sent to the developer and a copy shall also be sent to the respective flat owners.
2. In cases wherever the member(s) who are not allowing "society appointed surveyor" in the flats, the society shall submit the area as per billing to the developer.
3. Whoever is not staying in India and/or the flats are locked, shall be reminded via email and they should allow measurements latest till 10th March 2026, after which the society shall be at liberty to send the measurements as billing to the developer.

Basis above the developer shall make the proposed layout plans.

Then after, Mr. Alden Rebello informed the house that the staircase room (which was society's common passage made by the builder) was not included in the development agreement (DA). The Chairman replied on this that during the SGM held on 16th Nov 2025 Mr. Viral Rathod of DSK Legal had stated that as per general

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legal principles, a Society cannot sell or transfer common areas. Mr. Alden Rebello was informed during the joint meeting held in society office on 26th Nov 2025 with the Managing committee, to submit all the papers related to the premises located in the common passage of E wing ground floor, below stairs. The same was communicated to him vide letter dated 27th Nov 2025 bearing outward no 3722 and all other general body meetings held then after. However, Mr. Alden Rebello had not submitted any papers to the society for the said premises. Mr. Alden Rebello agreed that he did not allow the survey team to take the measurements of the said staircase room (which was society common passage made by the builder).

However, Mr. Alden Rebello informed the House that he proposes to approach the "Appropriate Forum" in the matter. The Chairman responded that Mr. Rebello is at full liberty to approach the said "Appropriate Forum" and further observed that such a course of action may, in fact, be in the interest of the Society and its members. The Chairman added that any documents or records which Mr. Rebello has been hesitant to share with the Society could, if so required, be made available through the process before the proposed "Appropriate Forum". The House noted the same. It was observed that the subject had been deliberated upon in several earlier meetings, and members expressed that the matter may now proceed before the appropriate authority, thereby enabling the General Body to utilize its time for more constructive and productive discussions going forward.

Mr. Sandeep Muzumdar clarified that this matter does not require a General Body decision and that the Managing Committee is empowered to take the necessary action.

Hence it was concluded by saying that the documents were demanded time and again but were not submitted till date, hence the general body empowered the managing committee to do the needful.

Ms. Paghna Kikla suggested that drone footage of the existing premises be undertaken and further recommended that internal flat survey videos be recorded, as the same would be beneficial for documentation and future planning purposes. She also proposed that more detailed architectural drawings be prepared, particularly in respect of larger (combined/bloated) flat configurations, as well as the layouts and views of smaller apartments.

In response, the Chairman clarified that the plan presented by Mr. Atul Date at the Redevelopment Special General Meeting held on 15th February 2026 was purely conceptual and preliminary in nature. Mr. Atul Date and Mr. Percy had expressly stated during the said meeting that detailed architectural drawings, specifications, and working plans would be submitted at a subsequent stage. The presentation was made primarily for the purpose of obtaining in-principle approval from the General Body. The General Body, after due deliberation, accepted the proposed plan as presented on 15th February 2026 and granted such in-principle approval, subject to

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submission of detailed plans and compliance with all applicable statutory requirements in due course.

After detailed deliberations, the Hon. Secretary, Mr. Ketan Dalal, informed the members that there was no cause for anxiety, as the planning team is actively working on the matter.

Thereafter, the Minutes of the meeting dated 15th February 2026 were duly confirmed, approved, and adopted unanimously.

“Resolved that the minutes for the previous SGM held on 15th February 2026 are approved. The resolution was adopted and carried unanimously”.

Proposed by: MR. Tawheed Sofia (Flat D 306B)
Seconded by: MR. Sabir Masani (Flat D 605A)
Carried unanimously

4. To discuss and decide extension of Development agreement (DA).

Mr. Sandeep Muzumdar suggested to minute as “*to seek approval of Development agreement (DA)*” which the house accepted.

After some discussions, the Chairman explained the proposed chronological sequence of events, namely: (i) execution of the Development Agreement (“DA”), to be kept in escrow; (ii) thereafter, pursuit of requisite approvals including CRZ-II and funnel clearances; (iii) upon receipt of such approvals, submission of the final detailed plans to the General Body for its approval; and (iv) thereafter, registration of the Development Agreement in accordance with law.

The Chairman also informed the House that, as on date, only approximately 70% of the members had submitted the Survey Forms pertaining to both flats and garages. He once again requested the remaining members to submit the duly completed forms at the earliest and, if necessary, to record any remarks at the bottom of the said form for consideration.

Mr. Alden Rebello suggested that the Extraordinary General Body Meeting be described by incorporating the word “Emergency,” so as to read “Extra Ordinary Emergency General Body Meeting.” The said suggestion was placed before the House and was accepted.

The House suggested that approval of the Development Agreement (“DA”) be sought within an outer time limit of 90 days from 18th February 2026, i.e., on or before 19th May 2026.

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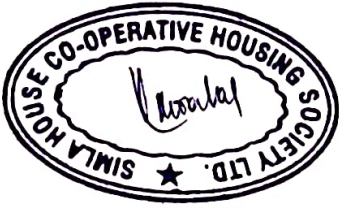
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“Resolved that the extension to seek approval of Development agreement (DA) for a outer time limit of 90 days from 18th February 2026, which 19th May 2026 or earlier be accepted. The resolution was adopted and carried unanimously”.

Proposed by: MRS. Deepa Kothari (Flat B 101D)
Seconded by: MR. Ram Bhatia (Flat A 504 & 505)
Carried unanimously

Since there were no other matters to discuss, the meeting thereafter concluded with a vote of thanks to the Chair.



Hon. Secretary