

# **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](mailto:simlahousechs@gmail.com) Tel: 49719548/8591894743

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Date: 21<sup>st</sup> May 2026

MINUTES OF THE SPECIAL GENERAL BODY MEETING (SGM) of the Simla House CHS Ltd., 51/B Laxmibai Jagmohandas Marg, Mumbai 400026 which was held on Sunday 17<sup>th</sup> May 2026 at 10:30 am at the Society premises.

102 members were physically present as per the attendance sheets.

Also 30 members were present on the Zoom meet.

Sufficient quorum was present to commence the meeting at 10:30 am. The meeting was performed in a Hybrid manner.

PMC, Mr. Suresh Sahu from Supreme Engicons (PMC) along with his team remained present.

Mr. Viral Rathod from DSK Legal along with his team remained present.

The Hon. Secretary welcomed all members present physically and on Zoom in the meeting.

Just before commencement of the meeting Mr. Alden Rebello sought permission from the Chair to address the members and permission was granted by the Chairman.

Mr. Alden Rebello stated that he had “heard” that the tenure of the present Managing Committee had expired and, therefore, according to him, the Committee was not authorised to convene the meeting. The members present expressed strong objection and surprise at such unsubstantiated statements. The Hon. Secretary thereupon requested Mr. Alden Rebello to clarify whether he possessed any documentary proof or legal basis in support of his contention, to which he replied in the negative.

The Chairman then called upon Mr. Alden Rebello to proceed with any further point he wished to raise. Mr. Alden Rebello thereafter alleged that the Managing Committee had obtained an extension from Dy Registrar of its tenure. The Chairman categorically denied and said that it is fake news and no such extension had been sought or obtained. By this stage, several members present expressed displeasure and dissatisfaction over the repeated baseless statements being made without any supporting material or evidence. In view thereof, the Chairman sought the sense of the House regarding continuation of such discussion and hence put the house to vote, wherein all the members present (except Mr. Bharat Sharma and Mr. Tushar Dharia) with show of hands showed that enough is enough and hence Mr. Alden Rebello to resume his seat hence the meeting shall continue smoothly.

While concluding the meeting, the Chairman clarified for the records that the tenure of the present Managing Committee is for a period of five years in accordance with the applicable provisions of the Maharashtra Co-operative Societies Act, 1960 and the Bye-laws of the Society, and accordingly the tenure of the present Managing Committee shall continue until April 2027.

Thenafter the Hon. Secretary commenced the meeting by reading the first agenda as follows:

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1. To read and confirm the minutes of the previous “Redevelopment SGM”, held on 18<sup>th</sup> February 2026.

Hon. Secretary informed the house that the minutes of the meeting held on 18<sup>th</sup> February 2026 were circulated to all and takes it as read. If there are no objections then we can move ahead, to which the house accepted unanimously. Hence, the minutes of the meeting dated 18th February 2026 were duly confirmed, approved, and adopted unanimously.

“Resolved that the minutes for the previous SGM held on 18<sup>th</sup> February 2026 are approved. The resolution was adopted and carried unanimously”.

Proposed by: MR. AJAY KHANDAR (Flat B 603)

Seconded by: MR. VIPUL SHAH (Flat E 301)

Carried unanimously

Before proceeding to Agenda 2, the Hon. Secretary informed the house that we shall be now taking Agenda 5 upon request of Mr. Viral Rathod from DSK Legal, to which the house accepted.

2. To discuss and decide extension of the Development Agreement (DA).

Mr. Vipul Shah expressed that why again and again we have to extend the DA. Initially we have made a very long Letter of Intent (LOI) which took almost six months, so that DA can be easy and faster. Thenafter twice the DA was extended for three months each. Now again extension. In other words majority of the members were eagerly waiting to sign the DA and take the redevelopment ahead on fast track.

Mr. Viral Rathod explained that due to new facts, claims and litigations popped for the membership in the Society, the Development Agreement, Power of Attorney and other ancillary documents are not yet finalised. The Developer is also evaluating the impact of such new claims of membership. Thus, finalisation of documents would require further time.

There was a query from members about the procedure for “Flat measurements by MHADA”. It was replied by Mr. Suresh Sahu that as per process under 33 (9) every flat shall be measured.

After a lengthy discussion the extension was put to vote wherein :

Only 13 members voted for six months extension and

Hence balance 89 members voted for three months extension

So, an extension for the Development agreement (DA) for an outer time limit of three months from 19<sup>th</sup> May 2026, which is 19th August 2026 or earlier was accepted.

“Resolved that the extension for the Development agreement (DA) of an outer time limit of three months from 19<sup>th</sup> May 2026, which is 19th August 2026 or earlier be accepted. The resolution was adopted and carried unanimously”.

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Proposed by: MR. SHIVPRASAD KHATOR (Flat B 105A)

Seconded by: DR. MUHBEEN SHAIKH (Flat B 401B)

Carried unanimously

### 3. To update about the legal matters.

Mr. Viral Rathod informed that recently the following matters were erupted:

In Garage 54, Mr. Yayati Vairale had approached the Hon'ble Bombay High Court wherein the society had received an order to admit him as a member wherein the managing committee is considering to go for a review.

Secondly some members wish to sub-divide thier existing single flat and create 2 (two) separate flats and demand separate share certificate, especially separate 85 sq ft servants room wherein the society has approached to Jt. Divisional Registrar in the said matter.

Further the Chairman informed the members that under recent "Survey reports of Flats" of April 2026, the measurements of all the flats available until 23<sup>rd</sup> April 2026, were uploaded on the Society's website <https://simlahousechs.com>. The areas mentioned in the said measurement sheets for the flats are only for reference as the survey carried out by MHADA at a subsequent stage shall be final and binding on all members and shall prevail over and supersede the aforesaid measurements. In the meanwhile, the society has also forwarded the measurements "As per billing" and "As per survey" done which shall help the Developer whilst making tentative allocation plans / design.

Mr. Dilip Rathod made a query for the passages and during the discussion the Chairman asked Mr. Bharat Sharma that,

"The passage, what we are talking about which is marked in yellow outside your flat E503, since when are you in possession of that passage ?."

Mr. Bharat Sharma replied: "**SINCE INCEPTION**, because there is a case already there in 1993 which clearly records that since inception I have that particular area".

After some discussion Mr. Bharat Sharma said that the drawings were uploaded on the website on 26<sup>th</sup> April 2026 hence I will submit supporting papers now.

Prior to this the Chairman asked Mr. Arvind Lodha that "Since when are you in the possession of the passage marked in yellow outside your flat A503 as per the survey report uploaded on our website".

Mr Arvind Lodha replied: "Since 1969".

Deepa Kothari explained the members as follows:

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For Passages: She clarified that some members are raising objections that the society has not shown passages in the survey report. But as we clearly see in this drawings (pointing towards the jumbo LED screen) that the managing committee has already captured the respective passages in yellow markings along with the respective flat nos on the society website.

Secondly we all are agreeable that “MHADA will have the FINAL SAY wheather consideration for passages shall be given or not”, so then why are we fighting and wasting time of SGM on this ?

So instead of sticking on this point we should move ahead. If any individual members have any issues then they can go and meet the society and/or managing committee, but don't make a dhamal in our SGM.

Chairman and all the members appreciated this and gave a round of applause for Deepa Kothari.

“Resolved that all the legal matters were informed to all the members. The resolution was adopted and carried unanimously”.

Proposed by: MR. PARESH PANCHAMATIA (Flat E 406)

Seconded by: MR. PREMAL SHAH (Flat E 605)

Carried unanimously

**4. To update about the “Structural Audit” report already uploaded on our website [simlahousechs.in](http://simlahousechs.in)**

The Hon. Secretary requested Mr. Suresh Sahu and his team to explain about the “Structural Audit Report”. The 52 pages report alongwith the photographs was shown and explained on the jumbo LED screen to all the members.

After that the Hon. Secretary explained that as we all saw on the screen, some of the portions are in extremely bad condition and insisted that the repair and rectification work should be undertaken immediately since it is for the safety reasons of all. However the members were of the opinion to first get three quotations from different contractors and submit the same to SGM. The expenses for the same shall be made from the existing fixed deposits lying with the society, which was suggested by Mr. Nasir Mohammad. The same was accepted by the managing committee.

The Chairman informed the members that a total of approx. Rs 2.95 lakhs was spent on this “Structural Audit” and the same was being ratified in this meeting.

He further informed the members that, in compliance with the applicable provisions of law and directives issued by the Municipal Corporation of Greater Mumbai (BMC), it is mandatory for the Society to conduct a Structural Audit of the building every few years and a NOTICE in this regard had also been received from the BMC. The Society had accordingly carried out the said Structural Audit.

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Members inquired that very recently while the “Survey Measurements” were carried out, few members did not allow the survey team to enter their house and garage premises. But since this is a members safety issues then what is the solution. After some discussion it was resolved that it would be mandatory for the member / occupant to permit the “Repairing team” inside the house to carry out the required work.

“RESOLVED THAT the managing committee had shown 52 pages detailed report with photographs on the jumbo LED screen to all the members and explained that some of the portions needs immediate repairs. However the the members were of the opinion to first get three quotations from different contractors and submit the same to SGM. The same was accepted by the managing committee”.

“Further resolved that a total of approx. Rs 2.95 lakhs was spent on this structural audit and the same was being ratified in this meeting”.

“Further resolved that it would be mandatory for the member / occupant to permit the “Repairing team” inside every the house and garages to carry out the said work”.

“Further resolved that the managing committee is hereby authorised to break the fixed deposit lying with the society for meeting the expenses for the said structural repair works as per the amount approved by the general body in future SGM”.

“Above resolutions was adopted and carried unanimously”.

Proposed by: **MR. SANDEEP MUZUMDAR (Flat E 106)**

Seconded by: **MRS. RAHIL SHAH (Flat D 501a & d)**

Carried unanimously

## **5. To discuss & decide about the non-use (still) cars in the society.**

The Chairman informed that we stand corrected and the agenda should read as “cars and bikes”.

The Chairman informed the members that the parkings in our society are not attached with the flats, but they belong to the society. Parking slots are given to members for “USING”. However in certain cases the four and two wheelers belonging to members of the Society have remained parked within the Society premises for prolonged periods without being used, operated, or moved from their respective parking slots. It was observed that due to the prolonged non-movement of such vehicles, there has been accumulation of dust, dirt, debris, and growth of grass beneath and around such vehicles, thereby creating unhygienic conditions and the possibility of breeding of mosquitoes and other pests within the Society premises.

The Chairman further stated that, considering the hygiene and sanitation concerns, as well as the safety and welfare of residents, particularly children and senior citizens using the common areas of the Society, such prolonged non-use and occupation of parking spaces is undesirable and contrary to the proper utilization and maintenance of the Society premises. It was also noted that the presently applicable parking charges are

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nominal in nature and do not act as an effective deterrent against prolonged occupation of parking spaces by unused or non-operational vehicles.

After detailed discussions and deliberations, the members unanimously agreed that, in the interest of maintaining hygiene, safety, and proper administration of the Society premises, the owners of such non-operational, abandoned, or unused vehicles shall be called upon to remove the same from the Society premises within 30 days from the date of issuance of a written notice by the Society to the concerned member.

It was further discussed and agreed that, in the event the concerned member fails to comply with the notice within the stipulated period, the Society shall be entitled to levy parking charges from the date of issuance of such notice, at the following rates:

1. Rs. 4,000/- per month plus applicable GST @ 18% for four-wheeler vehicle; and
2. Rs. 2,500/- per month plus applicable GST @ 18% for two-wheeler vehicle.

The Managing Committee was further authorized to recover the aforesaid charges by including the same in the respective maintenance bills of the concerned members.

“RESOLVED THAT the member(s) of the non-operational, abandoned, or unused vehicles parked within the Society premises for prolonged periods be directed to remove such vehicles within 30 days from the date of issuance of notice by the Society”.

“RESOLVED FURTHER THAT in the event of failure to comply within the stipulated 30 days time period, the Society be and is hereby authorized to levy additional parking charges at the following rates, together with applicable GST:

- (a) Rs. 4,000/- per month for each four-wheeler vehicle; and
- (b) Rs. 2,500/- per month for each two-wheeler vehicle;

with effect from the date of issuance of notice, and to recover the same through the maintenance bills of the respective members.

“RESOLVED FURTHER THAT the Managing Committee be and is hereby authorized to implement and enforce the aforesaid resolution and to take all necessary steps and actions in that regard.”

The above resolution was put to vote and was carried unanimously.

Proposed by: MR. SHIVPRASAD KHATOR (Flat B 105A)

Seconded by: MR. DILIPKUMAR RATHOD (Flat D 104)

Carried unanimously

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



Hon. Secretary