

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

11th June 2026

MINUTES OF THE SPECIAL GENERAL BODY MEETING of the Simla House CHS Ltd., 51/B Laxmibai Jagmohandas Marg, Mumbai 400026 as conveyed to the members vide Notice dated 2nd June 2026 for the redevelopment of the Society's existing building which was held on Sunday 7th June 2026 at 6.00 pm at the Rustomjee Crown, Ballroom 1 & 2, 12th Floor, Tower C, Prabhadevi, Mumbai to discuss and approve the agenda below.

The meeting was scheduled to commence at 6:00 pm wherein:

108 members were physically present as per the attendance sheets.
90 members were present on zoom meet.

Sufficient quorum was present to commence the meeting at 6:00 pm. The meeting was performed in a Hybrid manner, i.e. online as well as offline attendance.

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

Mr. Pritam from Keystone Realtors Limited along with his team remained present.

The Hon. Secretary welcomed the members and conducted the proceedings of the meeting to transact the following agenda.

1. **To read and confirm the minutes of the previous "Redevelopment SGM", held on 17th May 2026.**

The Hon Secretary informed that the minutes of previous SGM held on 17th May 2026 were circulated to all the members and put up on all Notice boards within the required time.

Mr. Alden Rebello stated that the tenure of the present Managing Committee had expired and handed over some papers to the Chairman after which the meeting commenced smoothly.

(For the information of the members, it is pertinent to note that the documents handed over by the concerned member themselves record that the last election of the Society was conducted on 17th April 2022 and that the tenure of the 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 registered Bye-laws of the Society).

One of the members informed that they had submitted a letter with their observations for the said minutes. The Hon Secretary and Chairman both informed the house that the same shall be looked into along with the consultation of the legal and make changes in the minutes wherever required, after which the minutes of 17th May 2026 were confirmed, approved and adopted unanimously.

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“Resolved that the minutes for the previous SGM meeting held on 17th May 2026 are approved. The resolution was adopted and carried unanimously”.

Proposed by: Mr. Dilip Rathod (Flat D104)

Seconded by: Adv Ajay Khandhar (Flat B603)

Carried unanimously

- 2. To see the “Layout Presentation” from the developer Keystone Realtors Limited on screen.**

Mr. Pritam from Keystone Realtors Limited showed and explained the “Conceptional Presentation” on a jumbo LED screen to the members.

During and upon conclusion of the presentation, several members raised queries and sought clarifications on various aspects of the proposed layout and redevelopment. The representatives of Keystone Realtors Limited duly responded to the questions and provided the necessary explanations to the satisfaction of the members present.

The meeting continued for almost three hours during which all relevant matters were deliberated in detail. By end of the meeting the members were happy.

Detailed discussions were held on various aspects of the proposed redevelopment and the presentation made by the Developer. As it is difficult to reproduce every discussion verbatim in these Minutes, the complete “Presentation File” has been uploaded on the Society's website for the information and reference of all members. Members may access and review the same at simlahousechs.com.

At the end the Chairman thanked Mr. Pritam and team Keystone for the presentation in a good & air-conditioned ambience.

The Chairman clarified that complete set hard copies of Development Agreement (DA) with all related documents in track modes with supporting annexures have been already circulated in past 3-4 days to every flat. In case if any member has not received or any difficulties then they may procure copies from the society office too.

The Chairman further informed that the members that the next SGM is being planned on Sunday 5th July 2026 for which agenda shall be circulated and requested the members to attend the same.

The Chairman informed the members that the MC has received complaints from members that “More than one person from one flat” has attended SGM's despite clear instructions printed on every Agenda. The matter has been viewed seriously; hence members are hereby informed that as per Society Bye laws, only one member per flat shall be permitted to attend this Special General Meeting and all future General Body Meetings of the society.

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"Resolved that the "Conceptional Presentation" from the developer "Keystone Realtors Limited" was viewed by the members and the explanations and clarifications provided during the meeting."

Proposed by: Mr. Nasir Mohammed (Flat B106a)

Seconded by: Dr. Muhbeen Shaikh (Flat B401b)

Carried unanimously

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



Hon. Secretary