

Draft Minutes of The Special General Body Meeting

The Special General Body Meeting of the New Bombay Co-Operative Commercial Complex Premises Society Ltd held on **Sunday, 23rd March 2025** at **11.30 a.m** at "Society Basement, Next to Society Office, NBC Complex, New Bombay Co-Op Commercial Complex Premises Society Ltd, Sector No.11, Plot No,43, Opp. C.B.D. Belapur Railway Station (East), C.B.D., Belapur, Navi Mumbai: 400 614 to transact the following: -

As per AGM attendance Register there were about 87 members present in the meeting.

Advocate Mr.Ramesh D Chheda was present as special invitee

Mr.Praful B Doshi, the Chairman, Presided

Secretary Mr. Prashant N Shah welcomed all the members and informed them that current Special General Body Meeting is in accordance with the revised re-development Directions issued by government of Maharashtra vide under Section 79(A) of the Maharashtra Co-Operative Societies Act 1960 vide Government Resolution No. SaGruYo 2018/Pra. Kra 85/14-S, Dated. 04th July 2019.

Secretary Mr.Prashant Shah informed that in explanatory notes circulated to members along with Agenda, Society has informed members in details about society with past and present conditions of Society and as Consultants has advised to seriously consider the option of redevelopment of the society, keeping in mind the present state, age and condition of the Building.

He further informed that as discussed in Annual General Body Meeting held on **Sunday, 29th September 2024 under Agenda No.6**

To appoint a Project Management Consultant cum Architect to initiate the process of Redevelopment of our society, who will give us a detailed feasibility report, proposal from developers, various options along with a proposed future course of action report for best interests of our members and fix his remuneration.

It was discussed and decided to appoint minimum 3 Project Management consultants cum Architect for preparing feasibility report and on the basis of reports society can have clear vision, proper information for best possibility, advantages and various options in best interest of members, society has called for offers from 3 different Project Management Consultants who are associated with society and having knowledge and details study of our society they are 1) M/s.Anil Nagrath & Associates (Original Architect / Designer / Consultant of society since 1986 till today), 2) M/s.Vinayak D. Kharade & Associates (Ex-Member of society and well known Architect of Navi Mumbai having more than 40 year's of Experience) 3) M/s. V.S. Tech & Associates (Project Management Consultants, Consulting Civil, Structural Engineers, Architects and Redevelopments Consultants).

It was resolved in Annual General Body Meeting held on **Sunday, 29th September 2024**

"It was unanimously resolved and decided to appoint total 3 Project Management Consultants 1) M/s.Anil Nagrath & Associates, 2) M/s.Vinayak D. Kharade & Associates 3) M/s. V.S. Tech & Associates for preparing detailed feasibility report, receive proposal from various developers and suggest best available options and possibilities for redevelopment of society.

Secretary Mr. Prashant N Shah informed that **"As per feasibility reports submitted by consultants to the society the society has got very good options and possibility for redevelopment of society"**

Mr.Prashant N Shah Requested Mr.Rajendra P Nalawade a Committee Member to address the members in respect of Section 79(A) of the Maharashtra Co-Operative Societies Act 1960 vide Government Resolution No. SaGruYo 2018/Pra. Kra 85/14-S, Dated. 04th July 2019.

NEW BOMBAY CO-OPERATIVE COMMERCIAL COMPLEX PREMISES SOCIETY LTD.

Registration No. TNA/General/0/306/1986-87 Dt.22/09/1986

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Mr.Rajendra Nalawade read out the provisions of the Section 79(A) as stated above and also explained the fallacies occurring over a number of years because of which huge number of the Re-developing Societies were in litigation and hence the re-developments were getting delayed. He brought to the notice of members that it was necessary to give invite tenders not only for Builders and developers but also for appointment of PMC/Architect or any other agency that involves the Re-development. He furnished copies of such advertisements where in all other agencies to be appointed for Re-development have been appointed only through advertisements and calling for Letters of Interest (LOI). He informed that the managing Committee is working for Re-development with total transparency in the entire process.

Mr.Prashant N Shah Requested Mr.Bhanudas Tekawade a Committee Member to address the members in general.

Mr.Bhanudas Tekawade expressed his desire that considering the present position of the building requiring repairs every now and then, and also considering that as per UDCPR 2024 the society is eligible for higher FSI and that the same shall benefit all the members. He advised that the Re-development process should be followed in letters as well as in spirit.

The Secretary requested the members to discuss as per the agenda of the meeting,

The notice calling the Special General Body Meeting was read by Secretary Mr.Prashant N Shah and items on Agenda were taken up for discussion.

Agenda No.1 **To take primary decision by considering the demand of the members and the suggestions received regarding making the re-development of the building / property of Society.**

Secretary Mr.Prashant N Shah, read out the Agenda No.1 and informed members to inform for any objections if any, all members present in meeting were in opinion to pass the agenda as all members present in the meeting agreed for redevelopment of buildings / Property of Society, and it was Unanimously Resolved, Passed and Decided as under :

"It was unanimously resolved and decided that the society should go ahead for the redevelopment of the building / property of the society."

*Proposed by : Mr. Yogesh Rai
Seconded by : Mr. Amit Manohar Raut*

..... Passed Unanimously

Agenda No.2 **To select expert and experienced Architect / Project Management Consultant on panel of the Government / Local Authority for work of re-development of the building and to fix the scope of work to be done by them and terms / conditions.**

The matter for selection of expert and experienced Architect / Project Management Consultant on the panel of Government / Local Authority for redevelopment project of the buildings / property of the Society and to fix the scope of work to be done by them was discussed in length, members present were in opinion to appointment M/s. Anil Nagrath & Associates (Original Architect / Designer / Consultant of society since 1986 till today) as Architect / Project Management Consultant for work of re-development of the building.

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Secretary Mr.Prashant N Shah informed house that for as per suggestions of other committee members it is advisable to give Public Notice in two local Newspapers and invite Letter of Interest (LOI) from reputed Project Management Consultants (PMC`s) from panel of the Government / Local Authority for work of re-development of the Society building for exploring more options and transparency in selecting PMC`s and transparency in selecting Architect / Project Management Consultant for work of re-development of the building

The matter was discussed in brief and it was Unanimously Resolved, Passed and Decided as under :

"It was unanimously resolved and decided that, as per the directions issued by the Government of Maharashtra, under the provisions of Section 79 of the MCS Act-1960, dated: 04.07.2019, the society shall a prepare a website for the redevelopment purposes and will upload the material information on the said website.

"It was further resolved that society will give Public Notice in two local newspapers and invite Letter of Interest (LOI) from reputed Project Management Consultants (PMC`s) from panel of the Government / Local Authority for work of re-development of the Society building for selecting Architect / Project Management Consultant for work of re-development of the building

"It was further resolved that, The Managing Committee is hereby authorised to Select, finalise and appoint one expert and experienced Architect / Project Management Consultant on the panel of Government / Local Authority for redevelopment project of the buildings / property of the Society and to fix the scope of work to be done by them with required terms and conditions as per re-development Directions issued by government of Maharashtra vide under Section 79(A) if the Maharashtra Co-Operative Societies Act 1960 also considering recommendation of members present in SGM for appointment of M/s. Anil Nagrath & Associates as Architect / Project Management Consultant"

Proposed by : Mr. Sayed Baqar Raza
Seconded by : Mr. Balaji Ghume

..... Passed Unanimously

Agenda No.3 To Submit the frame work of the programme of the re-development of the building / Society

Secretary Mr. Prashant N Shah informed the house that the frame work of the programme of the re-development of the Buildings / Property of society will be in accordance with the revised re-development Directions issued by government of Maharashtra vide under Section 79(A) of the Maharashtra Co-Operative Societies Act 1960 vide Government Resolution No. SaGruYo 2018/Pra. Kra 85/14-S, Dated. 04th July 2019 After informing members, the matter was discussed and it was Unanimously Resolved, Passed and Decided as under :

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"It is resolved that the frame work of the program of redevelopment will be followed by the Managing Committee in accordance with the directions issued by the Government of Maharashtra through the revised redevelopment Directions issued by government of Maharashtra vide under Section 79(A) of the Maharashtra Co-Operative Societies Act 1960 through its circular Dated. 04th July 2019 to streamline the process of redevelopment of Society"

Proposed by : Mr. B.Satyanarayana

Seconded by : Mr. Ashokkumar Uttamchand Shah

..... Passed Unanimously

As there was no other matter to discuss on Agenda the meeting was concluded with a vote of thanks to the chair.

C O N F I R M E D

Shri.Praful B. Doshi
CHAIRMAN

Shri.Prashant N. Shah
HON.GEN.SECRETARY