

Date: 05th March 2025

NOTICE

Subject : SPECIAL GENERAL BODY MEETING

Notice is hereby given to the members of The New Bombay Co-Operative Commercial Complex Premises Society Ltd. that an Special General Body Meeting of The New Bombay Co-Operative Commercial Complex Premises Society Ltd. will be 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 Business :

AGENDA

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.
2. To select 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.
3. To submit the frame work of the program of the re-development of the building / society.

For NEW BOMBAY CO-OP COMMERCIAL COMPLEX PREMISES SOCIETY LTD.



(Prashant N. Shah)

Hon. Secretary



Copy to:

- 1) All members of the society.
- 2) Deputy Registrar Co-Op Societies (CIDCO),
Belapur Station Complex, Tower No.8, 5th Floor,
C.B.D., Belapur, Navi Mumbai – 400 614, Maharashtra.

- Notes:**
- a) The quorum for the meeting 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 1960vide Government Resolution No. SaGruYo 2018/Pra. Kra 85/14-S, Dt. 04th July 2019.
 - b) If the meeting is adjourned for want of quorum, the same shall be held after half an hour on the same day with same agenda.
 - c) If quorum is not fulfilled the said meeting will be adjourned and by giving 7 days' notice, the said meeting shall be again arranged within next 1 Month.
 - d) The Notice and Agenda of meeting has been displayed on the Notice Board since Dt.05-03-2025.

NOTICE OF SPECIAL GENERAL BODY MEETING – Dt.23-05-2025

EXPLANATORY NOTE

Our Society is plot owners' society, and having about 147 members in the society. The Society is formed in 1986 for the purpose of construction of building with office and shop premises on acquiring plot from CIDCO, By an Agreement of Lease Dt. 30th July 1986 CIDCO has allotted society **Plot Area 3969.10 Sq. Mtrs** for the construction of building/s thereon for Commercial user, for a period of 60 years from the date thereof.

That the work of construction of the building was given to one Hemraj Construction Co., who had started construction work on or about in the year 1986, after getting necessary approvals from the office of CIDCO and further on issue of C.C (Commencement Certificate) No: BP/CBD/11-43/100 dated 21.01.1987 with **FSI 2** and the building plans approved by engaging Architects Anil Nagrath & Associates, The said construction was started on or about in the year 1986 - 1987.

The CIDCO by its letter dated 15.05.1989 revoked the development permission. However, major construction work as per the approved plans had been carried out by the said society, when the said letter by CIDCO was sent to the society. Upon receipt of the said letter, the said society made representations to the CIDCO and appealed to the Government of Maharashtra for revalidation of the development permission and granting occupancy certificate under section 47 of MRTP Act 1966. The CIDCO vide letter dated 31.07.1989 refused to grant Occupancy Certificate to the said society.

Upon hearing given on 19.03.1991, Under Secretary, Urban Development Department, Government of Maharashtra, vide Order No LQN-3089/996/CR-323/90/UD-10 dated 08.04.1991 communicated the Order passed by the Honorable Minister for Urban Development department whereby said Society's appeals were allowed and CIDCO's order Dated 15.05.1989 revoking development permission and order Dated 31.07.1989, refusing to grant occupancy certificate were quashed and set aside. The CIDCO, the Special Planning Authority then for the entire Navi Mumbai, including CBD Belapur node, had been directed to revalidate the permission Dated 21.01.1987 and permit the said society to retain the construction work of the building in accordance with the terms & conditions set out in the commencement certificate and issue necessary **occupancy certificate with FSI 2**. The CIDCO vide No CIDCO/EE (BP)/CBD/11-43/913 dated 20.04.1991 issued part Occupancy Certificate for Ground + 4 upper floors to the society.

That said contractor could not complete his work, and as such the society building was incomplete, except few shop owners on ground floor, no other owners were able to occupy or take possession of their units, there was No Electricity, water, drainage, Toilets, Lifts, Pump-Room, Fire fitting, Plumbing, wiring, Meter Room, Flooring, doors, windows in society, even Lift well, Water Tanks and Basement were full of mud, water. Society functions were standstill for almost period of 20 years and building was in dilapidated, deteriorated and dangerous condition, there was no Governance, Control, security, staff to take care of Society, as such Society building was not in status that it can be used or occupied by the members, taking advantage of situation many illegal encroachers and occupants had taken illegal possession of society Building, assets, shops and offices and even members were not allowed by illegal occupants and encroachers to even enter and/or occupy their premises.

Then few members took up the work of completion of pending work so all the members can start occupying their respective premises and make use of their premises and approached CIDCO, NMMC and concern Government departments.

New Managing Committee has come into existence from September, 2008 when the affairs of our Society were absolutely is shambles, which need not be highlighted again.

Since then the Committee has relentlessly and selflessly worked to comply with all the requirements of NNNC, CIDCO, Completion of Building and regularize all the backlogs.

The activities were to restore records and update necessary documents plus other related issues. It has been a Herculean task, which made Managing committee to go to different offices, people, departments including members. Several meetings have been held and periodical reports were submitted to Members and as per various resolutions passed in AGM, Members have contributed additional amount for Repairs and renovation fund of society.

After getting approval in various AGM, Managing Committee had appointed contractors, consultants, legal advisors' lot of legal, department and local issues were resolved resulting, improvements and rectifications in terms of documentation, clearing of backlog, and initiating restoration, installation of Lifts, Power, water supply, toilets, Basement, civil and structural repairs and required permissions from various departments were obtained for giving possession of units to Members.

Society has obtained No Objection for Height Clearance for society building having **Permissible Top Elevation for 51.67 mtrs Above Mean Sea Level (AMSL)** on Dt.22-06-2017 from Airports Authority of India and thereafter Society has received Full occupancy Certificate vide Number 7510/2986/2017 Dated 13.07.2017, permission for amalgamation and sub-Division for units on first, second, third and fourth floor vide Number 3992/2017 Dated.20/09/2017 and Permission for amalgamation and sub-Division for units on Ground floor vide Number 50522/2017 Dated.06/12/2017 along with renumbering of units from Navi Mumbai Municipal Corporation and finally with collective efforts Managing Committee has successfully executed a Lease deed in respect of Plot No.43, Sector 11,CBD, Belapur, Navi Mumbai between CIDCO Ltd and New Bombay Co-Op Commercial Complex Premises Society Ltd on 23rd January 2019 which was pending for more than 30 years it was not possible without guidelines and help received from all present and past Managing committee members, consultants, Architects, Structural Engineer, Legal Advisors, other consultants and all helpful and Co-Operative members, who have actively participated in this nearly impossible task.

As you know, all these activities are costing huge amounts, which are budgeted and approved in several meetings and ratified in the AGMs. Further it is very disappointing that even after giving discount on Interest even after several reminders and follow up till today many members have failed to make payment of regular maintenance charges of society as such it is difficult for management to manage even regular payments of various outgoing expenses as well as to honor the contractor's and consultant's bills, payment of GST and other Taxes, electricity charges, water charges, AMC Charges, Lift, Firefighting equipment, plumbing, pump, meter room, repairs, maintenance, AMC charges, civil and structural repairs, security, housekeeping and other charges which can only be met from the members cooperation and payment of their share of dues.

NEW BOMBAY CO-OPERATIVE COMMERCIAL COMPLEX PREMISES SOCIETY LTD.

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

SECTOR NO:11 , PLOT NO:43, OPP.BELAPUR RLY.STN., C.B.D., BELAPUR, NAVI MUMBAI : 400 614.

Now our Society has now become approx. 33 years old and we have started facing issues related to Structural / Drainage / Water lines issues like:

Floor, lobby, stair case, common passage, office, shops, Basement & Terrace Ceilings / Walls Falling in blocks due to rusting & thinning of iron rods in the RCC which can endanger the life and property of our members.

Cracks in the beams and columns of building due to rusting & thinning of iron rods in the Building.

Leakages in External Walls / Chajjas of Building and passages and Terrace and underground Water tanks which will lead to weakening of entire structure.

Drainage lines and storm water lines getting choked / broken leading to flooding in common passage, Basement and compound, this flooding / leakage can lead to short circuiting of main electrical lines which can endanger the life and property of our members.

Society is having basement which is below the outside road level leads to additional flooding in the basement during monsoons and as Electric Meter Room, Pump Room, Firefighting equipment and System including C.C.T.V System and Society office are situated in basement of society building which can endanger the life and property of our members and loss of society property.

Suggested Civil and Structural repairs require huge funds and resources, New Wash Rooms, Cleanliness and Maintenance, Annual Maintenance contracts for Lifts, Fire, Security, Housekeeping, Pest Control, Water and Electric Charges and Building cost increasing day by day, even day to day repairs of common areas of building passages, basement, Electric Meter room, common wash room, compound, transformer – require regular maintenance, during year society has to order for water Tankers for required water supply for which regular collection of Maintenance Charges is not enough and needs to increase Maintenance charges of Society.

In view of the above issues, the Managing Committee is finding it extremely difficult to effectively tackle the maintenance of the society, the safety of the members and also to adhere to the statutory requirements of all the Government bodies with the available funds and resources at their disposal. The Managing Committee sought the opinion of Architects i.e. Mr.Anil Nagrath, Mr.Ravindra Deshpande, Mr.Arun Patekar, Mr.Vinayak Kharade, Civil, Structural Engineers and Structural Consultants Mr.Pradeep Deshmukh, Mr.Vipul Shah, Mr.Devidas Bade, Electrical Engineers and Consultants Mr.Mangesh Labade, Mr.Balaji Ghume on the present structural status of our society and a blueprint for the required future course of action on the part of the society.

The Consultants have advised to seriously consider the option of redevelopment of the society, keeping in mind the present state, age and condition of the Building, we were advised that the way forward was to at least initiate the process of redevelopment as that process, by itself, can be a time-consuming affair which was put before members of society in AGM held on **Sunday, 29th September 2024** in the said AGM 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 and present report before General Body, which shall consider the option of redevelopment of the society as per the Bye Laws of Society and provisions of MCS Act, 1960."

Consultants have prepared feasibility report and submitted to the Society office which is available for inspection of members of society at society office with prior appointment during working hours in society office, meanwhile more than 1/3rd of members have submitted their requisition for calling for Special General Body Meeting in order to take the Policy Decision on the issue of redevelopment of the property of our Society, Government of Maharashtra has issued its GR for redevelopment and as per directions under section 79(A) of the Maharashtra Co-Operative Societies Act, 1960 as per GR published by Government of Maharashtra.

"Not less than 1/5 of the members of the Societies should submit an application for arranging the re-development of building to the secretary of the Managing Committee of Society after taking note within 8 days shall call Special General Body Meeting within 2 months as per agenda as per directives of Section 79(A) of MCS Act."

In the Managing Committee meeting held on Date.05th March 2025 it was decided to call for Special General Body Meeting on Sunday Dt.23rd March 2025 in order to take the Policy Decision on the issue of redevelopment of the property of our Society

For the information of Members, the process of initiation of the redevelopment proposal for a society is a mammoth task, which will require a lot of dedicated effort, fieldwork and man hours on the part of the society for issues like getting all our members on the same page, getting the paperwork of the society in order (CIDCO Transfer / Pending NMMC & CIDCO Property Tax Issues – Service Tax / Pending Transfer Disputes / Recovery / Bank Lien / Mortgage e.t.c.) doing the government process for redevelopment of societies (under section 79A of the MCS Act, 1960), coordinating with the PMC, Legal Consultants for various requirements etc., all of which can be fulfilled by approval of members in General Body.

Please note that the final call for whether the redevelopment of our Society is to be undertaken or not and the selection of the Developer rests entirely with the General Body, which decision shall be undertaken as per the Byelaws of Co-Operative Societies and under the provisions of Section 79A of the MCS Act 1960.

The present process, being proposed to be undertaken, is to prepare a detailed report for the General Body to take a considered final decision for the Redevelopment of the Society.

In the hope of receiving a favorable response, we remain at your disposition for any additional information and looking forward to receive your encouragement support for Redevelopment of our Society

For NEW BOMBAY CO-OP COMMERCIAL COMPLEX PREMISES SOCIETY LTD.



(Prashant N. Shah)

Hon. Secretary

Date. : 05th March 2025

Place : Navi Mumbai

