

MCMOM/05/22-23

25/05/2022

**Minutes of the Managing Committee Meeting of Empire Kismet CHS Ltd.**

The Managing Committee of Empire Kismet Cooperative Housing Society Ltd. was called by the Hon. Secretary, Mr. Nanu Rohit as per notice no. Notice/05/22-23 dated 18/05/2022. The meeting was held in hybrid mode (Offline as well as Online). The offline venue was Checkers, Otters Club, Carter Road, Bandra West, Mumbai 400 050. The meeting was held on 25/05/2022 at 12:00 pm.

The following members were present at the meeting.

Sr. No.	Name of the Member	Flat No.	Attendance Mode
1	Mr. Goenka Arun	20	Offline
2	Mr. Rohit Nanu	14	Offline
3	Mr. Janardan Mahesh	19	Offline
4	Mr. Gonsalves Godwin	2	Offline
5	Mrs. Shaikh Jamila	1	<u>Online</u>
6	Mrs. Baig Moina	23	Offline
7	Mr. Khemani Shyam	10	<u>Online</u>

The following member had given prior information of his absence and was excused:

1. Mr. Rohit Mankar – MC Member

The attendance sheet duly signed by Managing Committee Members present is attached to this Minutes of Meeting. The email confirmation of Managing Committee Members who attended the meeting online is also attached to this Minutes of Meeting.

The following Society Members were present as observers:

Sr. No.	Name of the Member	Flat No.	Attendance Mode
1	Mr. Chadha Umesh	15 & 16	Offline
2	Mr. Asrani Nirmal	17	Offline
3	Mr. Batliwala Sakir	3 / 4/ 9 & 12	Offline
4	Mr. Batliwala Safan	7 & 8	Offline
5	Ms. Sethna Simone	11	<u>Online</u>
6	Mr. Mankar Prakash	22	<u>Online</u>
7	Mr. Batliwala Shakil (by permission of the Chairman)	-	Offline

The following was a special invitee to this Managing Committee Meeting on the Tender Opening process:

1. Mr. Ashish Patel – Palash PMC LLP.

The following representatives of Builders / Developers were present as observers:

Sr. No.	Name of the Representative & Company	Attendance Mode
1	Mr. Hitendra Sharma – Business Development - Keystone Realtors Ltd. (Rustomjee)	Offline
2	Mr. Anish Khanna - Deputy General Manager – Sales - JGB Builders LLP (Satguru)	Offline
3	Mr. Bala Shetty – Director – Redevelopment - Wadhwa Estates & Developers	Offline
4	Mr. Suraj Sharma – AGM - Business Development - Wadhwa Estates & Developers	Offline
5	Mr. Sushil Handa – S. Raheja Realty Group	Offline
6	Mr. Harsh Jagwani - SSD Builders Pvt. Ltd.	<u>Online</u>
7	Mr. Abhijeet Sharma – Business Development - K. Raheja Corp. Pvt. Ltd.	<u>Online</u>
8	Mr. Kunal Babani – Partner - JGB Builders LLP (Satguru)	<u>Online</u>
9	Mr. Anikesh Thakur - SDC Infrastructure Pvt. Ltd.	<u>Online</u>
10	Mr. Avijit Upadhyay – CEO - SDC Infrastructure Pvt. Ltd.	<u>Online</u>
11	Mr. Rohit Prasad – Head – Business Development - Keystone Realtors Ltd. (Rustomjee)	<u>Online</u>
12	Mr. Sushil Mirchandani - SSD Builders Pvt. Ltd.	<u>Online</u>

The meeting was chaired by Mr. Arun Goenka, the Chairman of the Society. He informed the members present that though the Managing Committee had a quorum with seven (07) members present at the appointed time, he proposed to wait for a few minutes to allow some Society members to join.

Mr. Arun Goenka warmly welcomed all the members to Empire Kismet Cooperative Housing Society's Managing Committee Meeting for opening of the tenders received. He informed everyone present that the Hon. Secretary had issued the notice for this meeting on 18/05/2022 and the same was uploaded to the Society's website. He further informed everyone present that the Hon. Secretary had also put a notice on the notice board of the Society listing the sealed tenders that were received.

The Chairman also welcomed the representatives of the Developers who had submitted their tenders and were present in both offline as well as online mode. He informed the representatives present about the transparent manner in which the entire process was conducted. This was appreciated by all.

The Chairman informed the members that to ensure full participation, this Managing Committee Meeting was kept in hybrid mode. He further informed the members of the rules for this hybrid Managing Committee Meeting. He requested members joining on the zoom app to please keep their computers / phones on mute. He further informed the members that there would be no discussions on the agenda points today. He informed all that this meeting was only to open the sealed tenders in everyone's presence as per provisions of section 79A.

The Chairman informed everyone present that the Hon. Secretary & PMC representative would be announcing the following after each tender was opened:

- Hardship allowance.
- Area being offered.
- Rental support being offered.

He finally informed all that the duly opened tenders would be submitted to the Society's PMC for preparing the comparison chart.

Mr. Umesh Chadha requested the Chairman to allow him to say a few words while the Hon. Secretary was preparing for the tender opening.

He asked for the attention of the developers present and thanked them for coming to this Managing Committee Meeting. He informed them that the process that is being followed by the Society is not only professional in nature but also very transparent. He opined that usually such redevelopment procedures are bureaucratic in nature but assured the developers present that in the case of Empire Kismet Cooperative Housing Society Ltd. the process would be fast paced while following the provisions of the law. He once again welcomed the developers present and assured them of the support of the Society.

Before the formal opening of the tenders, the Chairman requested the representatives of the Developers to satisfy themselves that the tenders submitted were intact and sealed. All the representatives present checked their tenders and expressed their satisfaction. Thereafter, the Chairman requested the Society members to satisfy themselves that the tenders submitted were intact and sealed. The members present informed the Chairman that since the representatives of the Developers were satisfied the process could be begun.

Being satisfied that all members and representatives of the developers were covered and there were no queries from any member or developer, Mr. Arun Goenka requested the Hon. Secretary to proceed with the tender opening as per agenda point no. 1.

**Agenda Point No. 1:**

To open the sealed tenders received against the Tender Notice for redevelopment.

The Hon. Secretary opened the tenders in the order of submission and the tabulated information provided to everyone present is as under:

Sr. No.	Name of Tenderer	Hardship Allowance Offered in Rs. PSF	Rental Allowance Offered in Rs. PSF	Area Offered in Rs. PSF on RERA Area
1	TKL Infra Developers Pvt. Ltd.	7500	175	55%
2	JGB Builders LLP (Satguru)	8000	200	55%
3	Sri Lotus Value Realty Pvt. Ltd.	7500	175	25%
4	Wadhwa Estates & Developers	7500	200	54%
5	SDC Infrastructure Pvt. Ltd.	5500	200	45%
6	S. Raheja Realty Group	7500	150	34%
				40% on MOFA Area
7	SSD Builders Pvt. Ltd.	7500	150	43%
8	Calvin Group of Companies	7500	175	65%
9	K. Raheja Corp.	7500	175	50%
10	Keystone Realtors Ltd. (Rustomjee)	7500	200	42%
		1500 to the Society		

**Resolution of Agenda Point No. 1:**

**RESOLVED** that the tenders opened be accepted

Proposed By: Mrs. Moina Baig

Seconded By: Mr. Mahesh Janardan

Passed: Unanimously.

**Agenda Point No. 2:**

To request the PMC to prepare a comparison chart of the offers received.

Mr. Arun Goenka informed the members that the opened tenders would be handed over to the Society's PMC for further scrutiny and for preparation of the Comparison Chart.

**Resolution of Agenda Point No. 2:**

**RESOLVED** that the opened tenders be handed over to the Society's PMC for further scrutiny and for preparation of the Comparison Chart.

Proposed By: Mrs. Moina Baig

Seconded By: Mr. Godwin Gonsalves

Passed: Unanimously.


The Chairman thanked Mr. Patel from Palash PMC LLP, the Society's PMC for assisting in the opening of the tenders. He requested everyone present to join for lunch and thanked all for sparing their valuable time and being present in the Managing Committee Meeting.

The meeting ended with a vote of thanks to the Chair.

for **EMPIRE KISMET COOPERATIVE HOUSING SOCIETY LTD.**  
(Regd.No.Bom/Hsg/2151 of 1969, Dated 19/08/1969)



**MR. ARUN GOENKA**  
(CHAIRMAN)



**MR. NANU ROHIT**  
(HON. SECRETARY)

Place: Mumbai

Date: 25/05/2022