

SGMOM/01/22-23

09/07/2022

Minutes of the Special General Body Meeting of Empire Kismet CHS Ltd.

The Special General Body Meeting of Empire Kismet Cooperative Housing Society Ltd. was called by the Secretary, Mr. Nanu Rohit as per notice bearing No. SGM/Notice/01/22-23 dated 24/06/2022. 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 started on time at 05:30 pm on 09/07/2022.

The following members attended 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	Mr. Khemani Shyam	10	Offline
6	Mrs. Shaikh Jamila	1	<u>Online</u>
7	Mrs. Baig Moina	23	Offline
8	Mr. Mankar Rohit	21	Offline
9	Mrs. Mohimtule Khadija	24	<u>Online</u>
10	Mr. Mankar Prakash	22	Offline
11	Mrs. Asrani Sonal	18	Offline
12	Mr. Asrani Nirmal	17	Offline
13	Mr. Chadha Umesh	15 / 16	<u>Online</u>
14	Mr. Batliwala Sakir	3 / 4 / 9 & 12	Offline
15	Ms. Sethna Simone	11	<u>Online</u>
16	Mr. Batliwala Safan	7 & 8	Offline
17	Mr. Sarkari Jimmy	6	Offline
18	Mr. Dsouza Connel	5	<u>Online</u>

The identification cards of the members who attended the meeting in the offline mode were checked by the Authorised Officer and the attendance sheet was signed in his presence.

A total of thirteen (13) members attended the meeting in the offline mode, and five (05) members attended in the online (Zoom) mode. The signed copy of the attendance sheet and confirmation emails from members, those who attended online, is attached to this Minutes of Meeting. **The required quorum for the Special General Body Meeting is 2/3rd of the total membership strength of the society, or twelve (12) members, whereas the society had a 100% quorum.**

The meeting was chaired by Mr. Arun Goenka, the Chairman of the Society. He warmly welcomed all the members to Empire Kismet Cooperative Housing Society's Special General Body Meeting in hybrid mode. He expressed his joy at seeing a 100% quorum.

The Chairman introduced Mr. Praveen Kharche, Authorised Officer, H West Ward, and thanked him on behalf of the Society. The members gave a warm round of applause to Mr. Praveen Kharche.

The Chairman thereafter thanked all the members for the support and advice given during the process of choosing a developer for redevelopment. He informed the house that some very constructive information was given and some very relevant points raised by some members. This has been in the interest of the Society in general, and all members in particular.

The Chairman also thanked the members of the Managing Committee and informed the house that many a time members of the Managing Committee would have to stop their formal work and focus on the redevelopment work. This has ensured that the first part of the redevelopment process was completed on time and by following all rules and guidelines.

Mr. Arun Goenka informed the members that the following rules will be applicable for this hybrid Special General Body Meeting:

- Members joining on the zoom app may please keep their computers on mute.
- No discussions will be held on any agenda item. The Chairman informed the members that this meeting is primarily for selection of the Developer.

He requested members to respect these rules.

With the permission of the Authorised Officer, the Chairman then began with the Agenda of the Special General Body Meeting:

Agenda Point No. 1:

To elect a Chairperson for the meeting in case of the absence of the Society's Chairman.

The Chairman informed the house that Agenda No. 1 was not applicable since he was present hence started with Agenda No. 2.

Agenda Point No. 2:

Presentation by the PMC / Managing Committee about the redevelopment procedure adopted by the Society as per guidelines issued under Section 79A of MSC Act 1960. This presentation will cover the comparative information regarding the tenders shortlisted and to present the tenders serially.

The Chairman requested the Society's PMC, Palash PMC LLP, represented by their partner, Mr. Ronak Mehta to begin his presentation.

Mr. Mehta informed the House in a very concise manner about the procedure followed in arriving thus far. He informed the members that the Managing Committee had followed the guidelines of Section 79A. The redevelopment process was initiated by the common letter written by members of the Society requesting for redevelopment, which was approved in the first Special General Body Meeting. He went through how the process involved preparing a Feasibility Report, which was made available to all and feedback obtained from members. He further informed the members about how the same procedure was followed for the Tender. Mr. Mehta spoke about the participation of ten (10) developers against the tender, the list of which was provided to all. He read out the names of the Developers who participated and informed the house that the sealed tenders were opened in the presence of the Developers and members in the Managing Committee Meeting of 25/05/2022.

He informed the members that based on the information provided by the Developers his office prepared the first comparison chart, which was circulated to all. He further informed the members that the Managing Committee after due discussions and consultation shortlisted five (05) Developers in the Managing Committee Meeting of 31/05/2022. He read out the names of the Developers shortlisted for the benefit of all the members.

Mr. Mehta informed the members that the Managing Committee met the developers and had the first round of discussions and clarifications followed by the Developers giving their presentation and interacting with the members. The Managing Committee had the first round of negotiations and accordingly the Developers submitted their revised offer. He informed the members that based on the revised information provided by the shortlisted Developers his office prepared the second (revised)

comparison chart, which was also circulated to all.

The Chairman thanked Mr. Mehta for the presentation and the members gave him a warm round of applause.

Agenda Point No. 3:

To select one Developer / Contractor for the redevelopment of the building on stipulated terms and conditions.

The Chairman informed the members that he will be reading out the names of the Developers and requested members to raise their hands as confirmation of their approval of the said Developer. The tabulated data of this process is as under:

Sr. No.	Name of Tenderer	Number of Members who raised their hands
1	TKL Infra Developers Pvt. Ltd.	Nil
2	JGB Builders LLP (Satguru)	Eighteen
3	Wadhwa Estates & Developers (I) Pvt. Ltd.	Nil
4	Calvin Group of Companies	Nil
5	K. Raheja Corp.	Nil

Agenda Point No. 4:

To obtain consent for the Developer/Contractor who is so selected.

The Chairman informed the members to sign the consent letter and requested them to display it in front of the camera while stating their preference. He requested each member to state their name, flat number and name of the builder selected by them. The tabulated data of this process is as under:

Sr. No.	Name of the Member	Flat No.	Name of the Developer
1	Mrs. Shaikh Jamila	1	JGB Builders LLP (Satguru)
2	Mr. Chadha Umesh	15 / 16	JGB Builders LLP (Satguru)
3	Mr. Dsouza Connel	5	JGB Builders LLP (Satguru)
4	Ms. Sethna Simone	11	JGB Builders LLP (Satguru)
5	Mrs. Mohimtule Khadija	24	JGB Builders LLP (Satguru)
6	Mr. Khemani Shyam	10	JGB Builders LLP (Satguru)
7	Mr. Batliwala Safan	7 & 8	JGB Builders LLP (Satguru)
8	Mr. Batliwala Sakir	3 / 4 / 9 & 12	JGB Builders LLP (Satguru)
9	Mrs. Baig Moina	23	JGB Builders LLP (Satguru)
10	Mr. Gonsalves Godwin	2	JGB Builders LLP (Satguru)
11	Mr. Janardan Mahesh	19	JGB Builders LLP (Satguru)
12	Mr. Goenka Arun	20	JGB Builders LLP (Satguru)
13	Mr. Rohit Nanu	12A / 14	JGB Builders LLP (Satguru)
14	Mr. Sarkari Jimmy	6	JGB Builders LLP (Satguru)
15	Mr. Asrani Nirmal	17	JGB Builders LLP (Satguru)
16	Mrs. Asrani Sonal	18	JGB Builders LLP (Satguru)
17	Mr. Mankar Prakash	22	JGB Builders LLP (Satguru)
18	Mr. Rohit Mankar	21	JGB Builders LLP (Satguru)

The members welcomed the unanimous decision with a round of applause.

Agenda Point No. 5:

To obtain information about further developments.

The Chairman requested Mr. Ronak Mehta to inform the members on the way forward. Mr. Mehta congratulated all the members. He opined that the Society had reached a milestone in the redevelopment process and expressed his hope that the same pace will be continued and with all the members together. He informed the members that the next step was to issue a letter to the selected Developer in conjunction with the Society's Legal Advisor. He further informed the members that the Managing Committee would have to request the authorised officer to get the 'No Objection Certificate' (NOC) from the Dy. Registrar confirming the selection of the Developer and allowing the Society to move forward. He further informed the members that the Legal Advisor of the Society and the Legal team from the selected Developer will start drafting of the documents, including the Development Agreement, based on the offer received and terms finalised with the Developer, including additional purchase or sale of flats, their payment terms, etc. He opined that the selected Developer will start interacting with members to understand their requirements, and based on this start preparing plans for the approval of all.

The Chairman thanked Mr. Mehta for this information.

With the permission of Mr. Kharche, the Chairman informed the members that the meeting was being concluded and once again thanked Mr. Kharche for his presence.

for **EMPIRE KISMET COOPERATIVE HOUSING SOCIETY LTD.**

(Regd.No.Bom/Hsg/2151 of 1969, Dated 19/08/1969)

NANU ROHIT
HON. SECRETARY

Place: Mumbai

Date: 09/07/2022