



# The Malad Co-operative Housing Society Ltd.

REGD. NO. BOM/HSR-38 OF 1965

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Ref. No.: \_\_\_\_\_

Date : \_\_\_\_\_

SGM-0062/23-24

10<sup>th</sup> March 2024

**MINUTES OF THE SPECIAL GENERAL BODY MEETING OF THE MALAD CO-OPERATIVE HOUSING SOCIETY WAS HELD AT 4.00 PM AT THE TEMPLE COMPOUND IN THE SOCIETY PREMISES ON SUNDAY 10<sup>TH</sup> MARCH 2024.**

**Total Members Present – 132 members.**

1. Secretary Shri Anil Mishra informed the members that due to lack of quorum the Special General Body Meeting ('SGM') is adjourned for 30 minutes and will resume back at 4:30 PM.
2. At 4:30 PM, Secretary Shri Anil Mishra announced Shri Nathmal Saraf as the Chairman of the SGM. Chairman Shri Nathmal Saraf announced the meeting to commence.
3. Secretary Shri Anil Mishra welcomed all the member present in the meeting.

**Agenda No. 1 – To read and approve the minutes of last Special General Body Meeting held on February 18, 2024.**

It was mentioned that there are few suggestions in the minutes of last SGM dated February 18, 2024 which Shri Anupam Sharma will inform to the members of the managing committee after SGM dated March 10, 2024, accordingly it was resolved that SGM minutes of February 18, 2024 shall be appropriately updated, if required, with the help of Shri Anupam Sharma and the members of managing committee after validating the same from the Audio Video recording.

**Agenda No. 1**

Proposed By Shri Subhash Dhanuka (Flat No. 6/19)

Seconded By Shri Vinay Garg (Flat No.1/28)

**Agenda No. 2 – To inform members about the key challenges being faced by the Redevelopment committee members and managing committee members while working with our current project management consultant ('PMC') M/s Rasik P. Hingoo Associates appointment for redevelopment of our society and to terminate the appointment of our PMC.**

Managing Committee members and Redevelopment Committee members have elaborated key challenges around availability, co-operation, approachability, allocation of resources, etc which have been faced while working with our PMC M/s Rasik P. Hingoo Associates, appointed for redevelopment of our society. The deliverables of our PMC and quality of services were gradually deteriorating after the appointment. Managing Committee members and Redevelopment Committee members have given feedback about the key challenges being faced during various meeting however no significant corrective actions were taken by the PMC. Further, the managing committee and redevelopment committee, considering the above points, have also raised

concerns around allocation of resources and availability of current PMC, it was resolved, to discontinue and terminate the appointment of M/s Rasik P. Hingoo Associates as PMC for redevelopment of our Society with immediate effect.

**Agenda No. 2**

Proposed by Shri. Sonu Hittalmani – 1/32

Seconded by Dhiren Khakharia – 4/55

**Agenda No. 3: To brief about the process to be followed for appointment of new PMC for the redevelopment of our Society.**

Shri Sunil Jain briefed the process for appointment of new PMC for redevelopment of our society. He mentioned that the Committee members had detailed discussion with 4 PMCs and they will give their profile presentation to the Society members. Further, the members will elect one PMC who will be appointed as new PMC for redevelopment of our Society.

**Agenda No. 4: Any other matter with permission of the Chair.**

There was no other matter to discuss.

Secretary Shri Anil Mishra concluded the SGM, with a vote of thanks to all members present.

**For The Malad Co-operative Housing Society Ltd.**

*Nathmal Saraf*

Shri Nathmal Saraf

Chairman of the meeting