



# The Malad Co-operative Housing Society Ltd.

REGD. NO. BOM/HSG-38 OF 1965

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

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

SGM - 001/24-25

07-APRIL 2024.

## **MINUTES OF THE SPECIAL GENERAL BODY MEETING OF THE MALAD CO-OPERATIVE HOUSING SOCIETY WAS HELD AT 10.00 AM AT THE TEMPLE COMPOUND IN THE SOCIETY PREMISES ON SUNDAY 7<sup>th</sup> APRIL 2024.**

1. In the absence of the Secretary Shri Anil Mishra, Shri Omprakash Sharma 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 10:30 AM.
2. At 10:30 AM, Shri Deepak Kanodia announced that Shri Nathmal Saraf as the Chairman of the SGM and announced the meeting to commence.
3. Shri Deepak Kanodia welcomed all the members present in the meeting.

### **AGENDA NO 1. : To read and approve the minutes of the last Special General Body held on 10<sup>th</sup> March 2024.**

Shri Deepak Kanodia informed that the Minutes of both the SGM dated 18/02/2024 and 10/03/2024 were circulated to the members via WhatsApp group, and the same was resolved and passed.

Proposed by: Shri Urish Shah Flat No 7/27.

Seconded By: Shri Sunil Goneka Flat No 5/23.

### **AGENDA NO 2: To approve the basis (area) for Project Management Consultant ('PMC') fees.**

We have revised the offer of all three PMCs, on 6<sup>th</sup> April 2024. Shri Gopal Chokani, Shri Deepak Kanodia, and Shri J P Dhanuka visited Naren Kuwadekar's office and many matters were discussed mainly on the revised offer, which he agreed for Rs. 2 crore. Moreover, if the Developer does not agree to Rs 2 crore then he is even willing to work for Rs 1.8 crore lump sum fees irrespective of everything.

Proposed by: Nanu Jogi Flat no 6/08.

Seconded by: Lalit Agarwal Flat No 4/84.

**AGENDA NO 3:** To elect any one PMC out of the following 3 PMCs for Redevelopment of Society, by voting between 11:00 AM to 1:00 PM.

1. Naren Kuwadekar & Associates.
2. Strut Consultant Pvt Ltd.
3. Supreme Engicons (India) Pvt. Ltd.

Voting commenced at 11.00 AM via physical ballot as well as Zoom Platform.

**AGENDA NO 4 : ANY OTHER MATTER WITH PERMISSION OF CHAIR.**

Some questions were raised by Mr. Harish Shukla of Flat No 4/85 and Mr. Goenka of Flat No 5/23 the same were answered by Shri Deepak Kanodia.

Post this, the vote counting was done and the following results were declared.

Sr No.	Name of the PMC	Ballot Paper	Zoom Platform	Total
1	Naren Kuwadekar & Associates.	147	54	201
2	Strut Consultant Pvt Ltd.	6	2	8
3	Supreme Engicons (India) Pvt. Ltd.	17	2	19
	<b>Total Votes</b>	170	58	228

Hence, based on the above results M/s Naren Kuwadekar & Associates was declared as the elected Project Management Consultant (PMC) for the redevelopment of The Malad Co-op Housing Society.

The report of the election committee on the PMC election dated 07-04-2024 is attached.

Shri Deepak Kanodia informed members that M/s Kanakia Millennial Pvt Ltd has informed them that he will not be able to make the plan presentation to members, and M/s Arcade Developers Ltd. remained out of contact when contacted to finalize of Plan presentation Date.

Shri Deepak Kanodia gave a vote of thanks to all members and the committee members for doing an excellent job in successfully conducting the election.

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

*Nat Nathmal Saraf*

Shri Nathmal Saraf.  
Chairperson of the meeting.

## REPORT OF ELECTION COMMITTEE ON PMC ELECTION ON 07.04.2024

The Malad Co OP Housing Society has called for the election of Project Management Consultant (PMC) on 07.04.2024 vide its agenda no.4 of its Notice of SGM dated 23.03.2024. The election was conducted by following members.


1. Sunil Jain
2. Gpoal Chokhani
3. Ravi Garg
4. Ashish Dhanuka
5. Ajay Agarwal
6. Harshit Kanodia

In all 228 members cast their vote by physical ballot and Zoom platform. All votes were found to be valid.

The result of election is as under

Name of PMC	No of Votes
Naren Kuwadekar & Associates	201
Strut Consultants Pvt Ltd	8
SupremeEngicons (India) Pvt Ltd	19
Total	228


Thus **Naren Kuwadekar & Associates** is declared to be elected as Project Management Consultant (PMC) for the redevelopment of The Malad Co OP Housing Society.

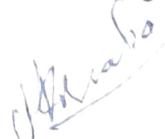
  
1. Sunil Jain

  
2. Gpoal Chokhani

  
3. Ravi Garg

  
4. Ashish Dhanuka

  
5. Ajay Agarwal

  
6. Harshit Kanodia