



The Malad Co-operative Housing Society Ltd.

REGD. NO. BOM/HSG-38 OF 1965

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Ref. No.: SGM - 002/24-25

Date : 07-JULY 2024.

MINUTES OF THE SPECIAL GENERAL BODY MEETING OF THE MALAD COOPERATIVE HOUSING SOCIETY WAS HELD AT 11.00 AM AT THE TEMPLE COMPOUND IN THE SOCIETY PREMISES ON SUNDAY 7th JULY 2024.

1. Due to lack of quorum Secretary Shri Anil Mishra, adjourned the meeting for 30 minutes, and the same was resumed at 11:30 AM.
2. At 11:30 AM, Shri Deepak Kanodia announced name of Shri Nathmalji Saraf as the Chairperson of the Special General Body Meeting and 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 7th April 2024".

"Shri Deepak Kanodia informed to members that the Minutes of the last SGM dated 07/02/2024 were circulated to the members via WhatsApp, on request of the members Mrs. Pooja Sharma Mapara read the minutes and the same was confirmed.

"Resolved and passed unanimously by the members present in the meeting that the minutes of the last Special General Body held on 7th April, 2024 is read and confirmed.

Proposed by: Shri Pradeep Joshi Flat No 6/21.

Seconded By: Shri Rajesh Khandelwal Flat No 4/12.

AGENDA NO. 2 :- "To extend the validity of Tender document".

"Resolved and passed unanimously by members present in the meeting that the validity period of Tender is further extended for more 180 days + 60 days grace period commencing from 1st September, 2024 till completion of 180 days + 60 days grace period which is ending on 28th April, 2025.

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N. S. Joshi

Proposed by: Lalit Agarwal Flat no - 4/84.

Seconded by: Dhiren Khakharia Flat No - 4/55.

AGENDA NO. 3 :- "To notify the members regarding meeting held with shopkeepers".

Shri Deepak Kanodia informed members about the offer given by the Developers for the Shop keepers regarding additional area offer, Corpus Fund, Rent.

"Resolved and passed unanimously by the members present in the meeting that in case If shop keepers who are tenants at present are given Ownership rights under Redevelopment by the society with consent of the members, than in that event at time of execution of any deeds, documents and /or at the time of possession of the newly constructed shops if any liabilities like Capital gain tax, Property Tax, and/or any other taxes and/or Stamp duty, Registration charges, and/or any other levies if arises out of such transfer of tenancy into Ownership than the same shall be borne and paid by the Shop keepers and no liability shall lie on the society and/or on its members & shop keepers shall be solely responsible liable for the payment of such liabilities and shall keep society and its members indemnified at all times against such liabilities and any liabilities whether in past, present & in future arises shall be borne and paid by the shop keepers only".

Mrs. Pooja Sharma Mapara also informed that in case if transfer of tenancy of shop keepers into Ownership is to be done under Redevelopment than same shall be done after taking members and society's consent and shall be done legally in accordance with the law."

"Only Members will be allowed to attend the Special General Body Meeting".

Secretary Shri Anil Mishra announced that only Members are allowed to attend the Special General Body Meeting and any other person sitting in the meeting should immediately leave the meeting.

On behalf of the shopkeepers represented by Mr.Rupesh Singhania, Mr.Harish Modi, Mr.Takechand Gupta present in the meeting demanded to have meeting with the Developers for discussion, Shri Deepak. Kanodia have requested the shopkeepers to give names of 4 representatives with whom we can interact and communicate on behalf of the 68 shopkeepers.

Proposed by : Shri Rajesh Goel 3/22.

Seconded by : Shri Rajkumar Gupta 4/76.

AGENDA NO. 4 :- "To further shortlist, the developers as per the SGM dated 18/02/2024".

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Shri Deepak Kanodia informed members regarding the shortlisting of 3 developers out of 5 to be done as per the minutes and resolution passed in Special General Body Meeting held on 18/02/2024.

"Resolved and passed unanimously by the members present in the meeting that since M/s.Kanakia Developers had not shown any interest and not participated in the process fairly at par with other developers and deliberately after informing about the day and time, venue of the plan presentation kept out of reach and also not participated in plan presentation and not given site visits of the project to the members, hence M/s Kanakia is eliminated from list of 5 developers and only 4 developers remaining for further Shortlisting process".

Proposed By: Shri Gyanchand Banwarilal Joshi - 5/26.

Seconded By: Smt Kanta M. Sawana - 7/21.

"Resolved and passed unanimously by consent of the members present in the meeting that After eliminating of M/s.Kanakia Developers only 4 developers remaining and voting by show of hands was done amongst the remaining 4 Developers by the members present in the meeting for Shortlisting / selection of top 3 developers, name of 4 developers were announced by Shri. Deepak Kanodia and members voted in favour of 3 developers 1) M/s. Wheelabrator alloy Castings Limited (Runwal Group), 2) M/s. Karwa and Keval Kiran Realtors (Kewal Kiran Group), & 3) M/s. Keystone Realtors Limited (Rustomjee group) and voted against 1 developer "M/s.Arkade Developers and selected top 3 developers, names of top 3 shortlisted developers are listed below".

1. M/s. Wheelabrator alloy Castings Limited (Runwal Group)

Proposed by: Shri. Rajkumar Gupta - 4/76

Seconded by: Shri. Nilesh Bubna - 5/25.

2. M/s. Karwa and Keval Kiran Realtors (Kewal Kiran Group)

Proposed by: Shri Pradeep B Joshi - 6/21.

Seconded by: Shri Ravi Mishra - 7/13.

3. M/s. Keystone Realtors Limited (Rustomjee group) got selected in top 3 developers

Proposed by: Shri Dhiren Khakharia - 4/55.

Seconded by: Shri Tekchand Gupta - 3/2.

AND

4. "M/s.Arkade Developers was VOTED OUT and eliminated from list of 3 developers list."

Proposed by: Shri Balkrishna Dave -4/03

Seconded by: Shri Sharad Jain -4/16

AGENDA NO. 5 :- "Any other matter with the permission of Chairman".

"Resolved and passed unanimously by the members present in the meeting that minimum ask for Bank Gurantee, Lien mark, Security Deposit amount in hybrid shall be at least minimum 100 crore in the form of Security & Guarantee from all 3 selected developers for the safety and security of the society and its members".

Proposed by: Shri Himanshu Mittal - 4/54.

Seconded by: Shri Anup Agarwal - 1/13.

Shri. Deepak Kanodia also announced that since our eligibility under cluster Redevelopment scheme 33(9) of Development control Regulation 2034 is 62% for residential members and will get 62% minimum and above that what you want, we will try to achieve.

And further informed that all 3 selected developers i) (Runwal Group) Wheelabrator alloy Castings Ltd, ii) M/s Karwa and Keval Kiran Realtors (Kewal Kiran Group) & iii) M/s. Keystone Realtors Limited (Rustomjee group) will be asked to give their final no regret offer in closed sealed envelope in regards to additional area offer (free of cost), rent, corpus fund, shifting charge, brokerage, Bank Gurantee, lien mark (commercial/residential) Security Deposit to the society as and when demanded by the Managing Committee members.

Handwritten signatures and initials.

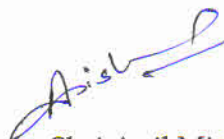
M/s.Arkade Developers and M/s. Kanakia Developers to be informed through email communication to take their Earnest money deposit refund submitted with tender bid document as they are eliminated in shortlisting process.

Since there were no other matter to discuss, Secretary Shri Anil Mishra concluded the meeting with a vote of Thanks.

For The Malad Co-op Housing Society Ltd.

Nathmal Saraf

Shri Nathmal Saraf.
Chairman of Meeting.



Shri Anil Mishra.
Secretary.