



The Malad Co-operative Housing Society Ltd.

REGD. NO. BOM/HSG-38 OF 1965

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Ref. No.: _____

004-2024/25

Date : _____

29-Aug-2024

Minutes of the special general body meeting held on 25th of August 2024 at Society premises (Temple) at 4 pm for the selection of most preferred Developer.

Total No. of Members present in the Meeting 195 physical and 70 Members on Video Conferencing

Our Project Management Consultants Mr. Kedar Pathare & Ms. Heenal Waghela from M/s.Naren Kuwadekar Project Consultants were also present in the meeting.

Mr.Deepak Kanodia Welcomed all the Members and announced Mr. Nathmal Saraf the chairperson of the Meeting & Meeting started at 4 pm.

Mr.Anil Mishra (Secretary) read the Agenda No.1/2/3/4

Agenda No.1: To read and confirm the minutes of the Last Special General Body Meeting held on 7th July,2024.

"The Minutes of the Last SGM held on 7th July,2024 was read and confirmed by the Members present in the meeting Resolved and passed unanimously".

Proposed by: Flat No.4/17: Mr. Maheshkumar Ahuja

Seconded by: Flat No. 6/8: Mr. Nanu Jogi

Agenda No. 2: To select the most preferred Developer from 3 selected Developers named as under:

- i. M/s. Karva and Kewal Kiran Realtors
- ii. M/s. Wheelabrator Alloy Castings Pvt. Ltd.
- iii. M/s. Keystone Realtors Ltd

Mr. Anil Mishra announced that there is a typo error in the spelling of Karva which is to be rectified as "M/s.Karwa and Kewal Kiran Realtors" taken into consideration at **Agenda No. 4:-** Any other matter with the permission of the Chair.

"Members present in the meeting Resolved and passed unanimously that the correction shall be carried out for the typo error in the name mentioned as "M/s.Karva and Kewal Kiran Realtors" in the agenda notice and it is hereby rectified and corrected as "M/s.Karwa and Kewal Kiran Realtors".

Proposed by: Flat No. 1/8: Mrs. Deepika Panchal

Seconded by: Flat No.7/13: Mr.Ravi Mishra

Handwritten signature and word 'received' in blue ink.

Any other matter with the permission of the Chair

Mr. Anil Mishra announced that the Selection process of the most preferred Developer from 3 selected Developers is to be done through voting via Ballot paper physical presence & via audio-video conferencing on Zoom calling & WhatsApp calling for the members residing out of Station and who are bed-ridden as mentioned in the agenda notice taken into consideration at Agenda No. 4: - Any other matter with the permission of the Chair.

"Members present in the meeting Resolved and passed unanimously that the voting for the selection of most preferred developer shall be done through Ballot paper and via audio- video conferencing on Zoom & WhatsApp calling for the members residing out of Station and who are bed-ridden".

Proposed by: Flat No. 8/8: Mr. Praveen Bafna

Seconded by: Flat No.8/10: Mr. Sanjay Shah

Mr. Deepak Kanodia announced that Shri Sunil Jain is hereby appointed as the "Election officer" for conducting the voting for the selection process of the most preferred Developer.

The Voting started at 4 pm through ballot paper and via audio- video conferencing on Zoom and WhatsApp calling and ended at 6:30 pm and the vote counting started at 6: 45 pm on camera by

1)Mr. Nathmal Saraf,2) Mr. Ravi Dumbal,3) Mr. Chetan Shah,4) Mr. Ravi Garg,5) Mr. Sunil Jain, 6) Mr. Ajay Agarwal,7) Mr. Ashish Dhanuka,8) Mr. Harshit Kanodia,8) Mr.Dhansukh Vaniya in presence of the Members.

Mr. Sunil Jain announced the results of the voting as follows:

Total No. of Votes casted is 265 out of 282 through ballot paper & audio-video conferencing Zoom & (no votes were invalid)
through Ballot papers- 195
via audio- Video Zoom & WhatsApp calling – 70

Result of the Vote casted by the Members is given in below table:

Total No.of Votes casted :-265 (195 ballot voting/70 video conferencing)

Voting pattern	M/s. Karwa and Kewal Kiran Realtors	M/s. Wheelabrator Alloy Castings Pvt Ltd	M/s.Keystone Realtors Ltd
Ballot paper	145	37	13
Video Conferencing through zoom &	62	5	3


Mr. Karwa

WhatsApp calling			
Total No. of Votes casted in favor of developer	207	42	16
Percentage of votes	78.11%	15.84%	6.03%
Ranking	1	2	3

It was announced that "M/s. Karwa and Kewal Kiran Realtors" has received the highest votes i.e. total 207 votes out of 265 total votes casted by the Members & "M/s. Karwa and Kewal Kiran Realtors" got elected and declared as the most preferred Developer in voting process.

"M/s. Karwa and Kewal Kiran Realtors" elected and declared as the most preferred Developer among the 3 shortlisted developers with a majority of 207 votes casted in their favor (78.11%) out of total 265 votes casted.

"Members present in the meeting Resolved and passed Unanimously that by majority of the votes i.e. total 207 votes in favor of M/s. Karwa and Kewal Kiran Realtors (78.11%) out of total 265 votes casted through ballot paper & Video conferencing out of 282 total Members & it is hereby declared that "M/s. Karwa and Kewal Kiran Realtors" is elected as the most preferred developer for the Redevelopment of our society".

Proposed by: Flat No.4/4: Mr. Sanjay Saraf

Seconded by: Flat No.1/32: Mr. Sonu Hittalmani

Agenda No.3 : To authorize the Managing Committee to issue Letter to Most Preferred Developer as per Agenda No.2

"Members present in the Meeting Resolved and passed unanimously that the Managing Committee is hereby authorized to issue a letter to the most preferred elected developer "M/s. Karwa and Kewal Kiran Realtors" by majority votes in their favor for Redevelopment of our Society".

Proposed by: Flat No.6/11: Mr. Anupam Sharma

Seconded by: Flat No.5/4: Mr. Jimit Shah

Thanking You,

Yours Faithfully,

For Malad Co-op. Housing Society Ltd



(Chairman)

Mr. Nathmal Saraf



(Secretary)

Mr. Anil Mishra