

रिषभ को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड  
**RISHABH CO-OP. HOUSING SOC. LTD.**

(Reg. No. TNA / (TNA) / HSG / TC / 849 - 1986 - 87 dt. 02 - 12 - 1986)  
Opp. Father Agnel School, Plot No. 1, Sector - 9, Vashi, Navi Mumbai - 400 703.

Ref. No. Rishabh/SGM/212024

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

### Minutes of Special General Meeting (SGM) for Redevelopment ###

Date: February 18, 2024

Time: 5:00 p.m.

Venue: Sainath English Hindi High School, Sector No.10A, Vashi, Navi Mumbai-400703

Total Unit : 30 ( Residence :13, Shop: 17)

The Special General Meeting (SGM) for the redevelopment commenced at 5:00 p.m. with a hybrid format, accommodating 24 members physically present and 2 members joining via video conference(VC), as per their request. With a total of 26 members present, the quorum requirement of two-thirds was fulfilled.

In addition to the aforementioned details, Mr. Harmeet Singh Awal, the son of Mr. Rajendra Singh Awal, was in attendance at the meeting, representing his father who is the member of Shop No. S&6. It's noteworthy that for the transparency of the meeting, the committee permitted Mr. Harmeet Singh Awal to attend on behalf of his father. However, it's important to note that this member was not counted for quorum. Mr. Harmeet Singh Awal's presence was arranged as per his request.

The Chairman welcomed all the members and initiated the meeting by proceeding with the agenda.

Mr. Liladhar Parab(Architect), a guest, provided a comprehensive briefing on the rules and regulations pertaining to redevelopment. His presentation, followed by a Q&A session, lasted approximately 1 hour and 30 minutes, receiving positive feedback from the members.

After Mr. Parab's session, the Chairman, Secretary, and Committee member Mr. Lancy Mendonza felicitated him with a bouquet as a token of appreciation.

To initiate the process as per guidelines of Section 79A of MCS act, Consent was sought for the appointment of a Project Management Consultant (PMC)/Architect for the redevelopment project. Before proceeding, consent forms were distributed to all the members, and the majority signed the form. However, a few members raised issues with the form, suggesting that it needed editing. For those members, an edited version of the form was proposed to be distributed after the meeting.

Since the members were interested and given consent to appoint the PMC/ARCHITECT for feasibility for the redevelopment, sealed quotes for PMC services, totalling 8, were opened during the meeting. A merit evaluation team comprising the Secretary MR. ANTHONY PEREIRA and Committee Member Mr. Lancy Mendonza, along with members randomly chosen in the meeting and approved by all the members - Mr. Aniket Patel, Mr. Harshal Jhejurkar, and Mr. Sarveesh Nanche - was formed to assess them within the next few days. The findings will be communicated to the Managing Committee accordingly.

Note: Total number 23 members consent was received for the PMC/Architect for feasibility studies for redevelopment.



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The meeting adjourned, snacks were distributed to the attendees.

## ### Resolutions Passed:

1. Resolved that the members present, hereby grant their approval to permit the managing committee to initiate the process of redevelopment of the society as per the guidelines provided in the Government of Maharashtra Revised Redevelopment Direction dated 4th July 2019 regarding redevelopment of buildings of Co-Operative Housing Societies (79A).
2. Appointment of 3 PMCs for Feasibility study based on merit from the received sealed envelopes by the appointment evaluation team selected in the SGM Meeting.
3. Formation of a merit evaluation team comprising 5 members as stated above to assess sealed quotes and submit their findings to the Managing Committee.
4. Appointment of the selected three PMC's/Architect's and issuance of an appointment letter from the society to go forward for the feasibility for redevelopment.
5. Approval of a maximum of 10% (excluding GST) for PMC/Architect fees as per the received quotes for the redevelopment project.
6. Approval of any advance payment required by the PMC/Architect for feasibility studies (if any). All payments to be reimbursed by the developer upon final appointment.
7. Negotiation with the selected PMC's/Architects's by the Managing Committee after Feasibility presentations before General Body to obtain the best offer for the society's benefit and to the best interest of members.
8. Final appointment of a single PMC/Architect subject to member confirmation and acceptance for redevelopment.

\*\*\*This concludes the minutes of the SGM for redevelopment held on February 18, 2024.

Note: The whole meeting was Video Recorded.

CHAIRMAN

SECRETARY

TREASURER

