## ASHIRWAD MAJAS MADHU CO-OPERATIVE HOUSING SOCIETY LTD.

(Regn. No. BOM/(W-K/E) HSG (TC)/ 2300/ 86-87) SARDAR VALLABHAI PATEL ROAD, POONAMNAGAR, ANDHERI (EAST), MUMBAI-400093

Ref. No. AGM/Minutes/2025/

Date: 15-11-2025

Subject: Minutes of the 40<sup>th</sup> Annual General Body Meeting held on 13<sup>th</sup>

September 2025

The Minutes of the 40<sup>th</sup> Annual General Body Meeting of Ashirwad Majas Madhu CHSL held on 13<sup>th</sup> September 2025 is circulated by email/website to all the members of the Ashirwad MM CHSL.

For Ashirwad Majas Madhu CHSL

Chairman

ASHIRWAD MAJAS MADHU CO-OPERATIVE HOUSING

**SOCIETY LTD.** 

(Regn. No. BOM/(W-K/E) HSG (TC)/ 2300/ 86-87)

SARDAR VALLABHAI PATEL ROAD, POONAMNAGAR, ANDHERI (EAST), MUMBAI-400093

Ref. No. AGM/Minutes/2025/

Date: 15-11-2025

Minutes of the 40th Annual General Body Meeting held on 13th September 2025

The Honorable Chairman Mr. C.K. Achariya welcomed all the members of Ashirwad

Majas Madhu CHSL on 13<sup>th</sup> September 2025 (Saturday) at 7.00 pm for the 40<sup>th</sup> Annual

General Body Meeting (AGM), which was held near the Society Office in the premises of

Ashirwad MM CSHL.

The Chairman called the Meeting to order as the quorum was met as per the prescribed

byelaws.

The Chairman condoled the sad demise of our Society members – Mrs. Santana Goveas

(D-04) and Mr. Edward Goveas (B-05) and requested all members to observe one minute

silence for the departed souls.

The Chairman read the Agenda and proceeded with the meeting as stated below –

Agenda -1: To read and confirm the Minutes of the last AGM held on 1st September 2024.

The Chairman stated that as the copies of the Minutes of the 39<sup>th</sup> AGM was circulated to all

the members, whether the same should be read. All the members were of the opinion that since

the minutes were circulated, only heading of all the points may be read. The Chairman read

headings of all the points, and it was approved unanimously by the members. Resolved that

the Minutes of the Annual General Body Meeting held on 1st September 2024 has been

placed and passed unanimously.

Proposed by : Mr. Sanjay Bane

Seconded by : Mr. P.K.Krishnan

Agenda -2: To receive and adopt the Annual Report of the Society

The Chairman read and discussed the Annual Report 2024-25. He informed that this year also

the Society received 'A' Classification by the Government approved Auditor successively for

the 8th year.

Resolved that the Annual Report for the year 2024-25 was placed and passed by all the

members unanimously.

Proposed by : Mr.S.P.Randive

Seconded by: Mr.Ramesh Singh

Agenda – 3: To receive and approve the Balance Sheet alongwith Income & Expenditure

Account for the year 2024-25

The Secretary stated that as the copies of the audited Annual Accounts for the year 2024-25

were circulated to all the members, whether entire Accounts is to be read in the meeting. All

the members were of the opinion that since the Annual Accounts 2024-25 were circulated, the

Accounts need not be read.

Resolved that the Balance Sheet and Income & Expenditure Account i.e. Annual Accounts

for the year 2024-25 was placed and passed by all the members unanimously.

Proposed by : Mr. Jayaraman

Seconded by: Mr.A.K.Trivedi

Agenda -4: To consider the Audit Memorandum for the year 2024-25

The Secretary highlighted the main points of Audit Report and stated that the Auditor remarked

on some minor points such as the petty cash balance should not be more than ₹5000/- on any

given day and for payments more than ₹1500/-, rather cheque payments should be preferred.

Mr.C.K.Rajan raised the question as to why the Audit Report was not circulated to all the

members.

The Secretary apologized and stated that henceforth the Audit Report shall be circulated

electronically to all the members. If any member requires hard copy of the report, the same is

available in the office.

Mr. Raghunath Pillai read the Audit Memorandum and Statutory Report for the year 2024-25.

Resolved that the Audit Memorandum for the year 2024-25 was placed and passed by all the

members unanimously.

Proposed by : Mr.Dipendra Kumar

Seconded by: Mr.A.K.Trivedi

Agenda - 5: To appoint an Auditor for the audit, from the panel approved by State

Government.

The Secretary stated that the audit of Annual Accounts for the year 2024-25 was done by

Mr.S.B.Nikalje, a Government Certified Auditor Co-operative Societies, who is an Auditor

from the panel approved by the State Government. She proposed to appoint an Auditor from

the approved State Government panel for the ensuing year i.e. 2025-26.

Resolved that the appointment of an Auditor from the State Government panel was placed

and passed by all the members unanimously.

Proposed by: Mr.Lakshmanan

Seconded by: Mr.S.P.Randive

Agenda – 6: To approve the transfer of Flat nos. D-12, D-14, E-01 & B-07

The Secretary stated that the Managing Committee has received the documents related to the

transfer of flat for the following flats. The documents for transfer of flats were vetted in the

Managing Committee Meetings and are now submitted to AGM for ratification:

Flat no. D-12 of Mr.Berchman Dsouza transferred in the names of Mrs.Prabhavati Avtade,

Mr.Rahul Avtade & Mr.Atul Avtade, by way of sale.

ii) Flat no. D-14 of Late Mr.V.Dhandapani transferred in the name of Mrs.Pushkalambal

Dhandapani, due to demise of Mr.V.Dhandapani.

iii) Flat no. E-01 of Late Mr.Keshav Pandit transferred in the names of Mrs.Lakshmi Pandit,

Ms. Veena Pandit & Mr. Vijay Pandit, due to demise of Mr. Keshav Pandit

iv) Flat no. B-07 of Late Mr.Edward Goveas transferred in the name of Mrs.Mabel Goveas,

due to demise of Mr. Edward Goveas

Resolved that the above transfer of flats were placed and passed unanimously by all the

members and the new members were introduced & welcomed.

Proposed by: Mr.P.K.Krishnan

Seconded by : Mr.N.J.Sawant

Agenda -7: To increase Property Tax Charges.

The Secretary stated that the Property Tax charges has increased from the year 2024-25 by

₹40,000 approximately. Hence, these increased tax charges shall be recovered from the

members to whom the property tax is applicable.

It was proposed that the charges to be recovered from such members shall be worked out and charged accordingly to respective members in their Maintenance bill from October 2025 onwards.

Resolved that the increased Property Charges shall be calculated and recovered from the above members from their Maintenance bill from October 2025 onwards.

The Resolution to recover the increased Property Charges from the above members was placed and passed by all the members unanimously.

Proposed by : Mr.C.K.Rajan

Seconded by : Mr.P.S. Chatterjee

## Agenda – 8: To inform members regarding Conveyance of Ashirwad MMCHSL

The Secretary informed the members that the next items on Agenda 8 & Agenda 9 pertain to Conveyance of Ashirwad & its Redevelopment progress and requested Mr.Raghunath Pillai to explain both points in detail to the members.

Mr. Raghunath Pillai elaborated on the discrepancies observed in the Society's Conveyance documents and the possible solutions suggested by the Legal experts & advocates consulted by the Managing Committee, which is as stated below:

- Mr.Pillai informed that Ashirwad Majas Madhu CHSL presently has two Conveyance Deeds namely
  - a) On Conveyance for 1862.25 square meters received from Mr.Rajesh Jotangia and
  - b) Another Conveyance for 1250.05 square feet received from Mr.Kirtikumar Sanghavi.
- In the original document executed from Mr.Khimji Lalan to Mr.Kirtikumar Sanghavi, the land area was correctly stated as 1250.05 square meters. However, during subsequent transfer to Ashirwad MMCHSL from Mr.Sanghavi, the measurement was erroneously mentioned in 'square feet' instead of 'square meters'.
- Owing to this discrepancy, the total land area reflected in the Society's Conveyance documents stands reduced, thereby preventing the Society from meeting the minimum land requirement of 6000 sq.mtrs for Cluster Redevelopment Scheme under DCR 33(9).
- The area details of the Societies proposed in Cluster are Greenfield Tower 1696 sq.mtrs. Dholakia Apartments 1353 sq.mtrs and Ashirwad 1978 sq.mtrs; thus, totalling to 5027 sq.mtrs. In fact, actual land survey of Ashirwad reflects 3479 sq.mtrs and Dholakia 1416 sq.mtrs; indicating variation between the survey records and conveyance documents.

- The Committee consulted various solicitors such as Advocate Manthan Unadkat, Advocate
  Nitin Tabhane and Mr.Sagar Sanghvi's solicitors in order to resolve this issue. However,
  Advocate Manthan Unadkat opined that rectification of the Conveyance Deed would be
  legally sound option to correct the measurement discrepancy.
- The Committee is presently exploring various options such as rectification of deed by the original owner, deemed conveyance, taking legal recourse, collaboration with adjoining societies, etc. to resolve the issue.
- The Committee has also attempted to contact Mr. Kirtikumar Sanghavi and Mr.Dholakia, to discuss and resolve this issue amicably.
- Dilip Sanghvi and the Solicitors suggested the following options to resolve our issue.
  - 1) First option is to get the Conveyance corrected by the owner i.e. Mr.Sanghavi
  - 2) Second is to take the litigation route and get it corrected through a court order.
  - 3) Third, to mention the discrepancy in the tender document and seek assistance from the developer to resolve the issue.
  - 4) Fourth to Go for Deemed Conveyance and get the area corrected.
  - 5) Fifth is if in case any other Society joins the Cluster, the minimum need of 600 sq.mtrs would be met, eliminating the need for additional alternatives.
- The AGM was briefed in detail about our Conveyance issue. Members were informed that the option of Deemed Conveyance should be pursued if absolutely necessary.
- In case we choose this option, the Deemed Conveyance would cost more than Rs. One crore in stamp duty & fines. And the Legal Consultant's fees would be approximately Rs.20 lakh. Any such costs, if incurred, shall be borne initially from the Society funds and then recovered in instalments from the members. Furthermore, members were assured that we could wait for the Government's Amnesty Schemes before making any financial demands.

The queries/ questions raised by the members and complied by Mr.Pillai are as below:

## **4** Query by Mr.P.K.Krishnan

✓ Our Society being a *promoter-based society*, stamp duty was not paid at the time of registration. Presently, the initial/original membership stands at 67. As per prevailing rules, the members would be required to pay now stamp duty at the 1990–91 rate, which is almost 5% of the flat valuation (₹2–3 lakh). This ranges from ₹15,000–₹20,000 for smaller flats and a slightly more for larger ones.

- ✓ Because there is currently no Amnesty Scheme in place, a 400% penalty will be applicable on the unpaid stamp duty. For instance, if the duty is ₹25,000, the total payable amount, including the penalty, might be around ₹1,00,000.
- ✓ Mr. Dilip Sanghvi was consulted about the problem, and he recommended that the Society may seek legal advice.
- ✓ In the meanwhile, the Committee proposes obtaining concurrence from all members to proceed with Deemed Conveyance, if there is no alternative.
- ✓ In this regard, the Committee also conferred with Adv. Nitin Tabane, who was hired by Dholakia for their Deemed Conveyance. He informed that if the Deemed Conveyance process is started during an Amnesty Scheme, which is generally between October and December, the stamp duty to be paid could be significantly reduced, to about ₹20,000 per flat.
- ✓ At this stage, the primary objective is to obtain the members' concurrence to authorize the Committee to proceed with Deemed Conveyance process only, if necessary, while continuing to explore alternative solutions to mitigate the financial burden on members.
- **Query:** What will the entire cost be if the Society proceeds for Deemed Conveyance.
  - ✓ The overall cost may increase to almost 1 lakh, with the base stamp duty being around 25,000 per flat and a 400% fine.
- **Query:** Many members might not be able to afford such a high expense right now, which could delay the redevelopment process. Could an alternative arrangement be considered—possibly utilising Society funds initially and recovering the same later
  - ✓ This issue will arise if Deemed Conveyance option becomes necessary, and the overall cost may exceed ₹ One crore. As a result, we suggest utilizing Society funds initially (with AGM approval) and collecting the same from members in modest monthly installments of ₹1,000–₹2,000. We want to seek flexibility to proceed depending on the circumstances.
- **Query:** The Committee should deliberate further to overcome this situation and find a viable financial solution for managing the Deemed Conveyance expenses.
  - ✓ In case we have to go for Deemed Conveyance, the Society may first utilise its corpus or maintenance funds, which will then be recouped/recovered from members.

- ✓ However, if the Society does not proceed with Deemed Conveyance, the land area of 3479 sq.mtrs may reduce to 1978 sq.mtrs, thereby eliminating the Society from eligibility for Cluster Redevelopment.
- ✓ There is possibility of resolving the problem, in case Swagat or Vrindavan (who is awaiting their Feasibility Report) joins us.
- ✓ Another option being explored is to have Mr. Sanghvi sign the Conveyance documents. The sum of the two documents, 1862.25 + 1250.05, in square meters equals 3112. The real land holding, however, is 3479 square meters. Moreover, as per government rules, the lesser of the two measurements is accepted.
- ♣ Query: While the Committee's efforts are appreciated, some members believe that the financial burden on members appears high, and communication should be clearer to avoid misunderstandings.
  - ✓ The Deemed Conveyance is only the fourth choice among the possible routes. The Committee seeks approval from members to commence Deemed Conveyance process as a last resort, rather than relying on political assistance from builders to avoid external pressures. If any such circumstance arises, a Special General Body Meeting (SGBM) shall be called to ensure final permission before proceeding.
- **♣ Query:** Members collectively authorized the Managing Committee to handle the matter at its discretion and take appropriate steps as required
  - ✓ At each crucial point, the members' consent shall be sought through meetings or written approvals.
- **Query:** Should the Society pursue Deemed Conveyance
  - ✓ Deemed Conveyance should be considered only if the total land parcel exceeds 3,000 sq.mtrs. It may not be advisable given our current holding area of 2853 sq.mtrs. The Committee shall endeavour to resolve the issue by requesting that the developer intervenes to amend the documentation. If necessary, a separate SGM/SGPA shall be called held to obtain members' consent before any further action.
  - The members were given an overview of the 'Conveyance' issue, and it was clear that the Deemed Conveyance would be considered as a last resort after all other possible alternatives/ options had been exhausted.

• In the meantime, the Managing Committee seeks to obtain the concurrence of all members

to proceed with Deemed Conveyance if it becomes necessary. Therefore, in order to

facilitate prompt action, member's consent is being sought for the same in this meeting to

enable timely action and mitigate the situation.

• It was further informed that a Special General Body Meeting (SGBM) will be convened

to formally pass a resolution and obtain members' approval before initiating the Deemed

Conveyance process.

• Members were asked to approve and give concurrence authorizing the Managing

Committee's decision to proceed with the Deemed Conveyance of Ashirwad CHSL, if

required, by a **Resolution** in this AGM.

As all members agreed, a Resolution was passed as follows:

RESOLVED THAT ALL THE MEMBERS OF ASHIRWAD MAJAS MADHU

COOPERATIVE HOUSING SOCIETY Ltd. HEREBY AUTHORISE THE

MANAGING COMMITTEE AND THE REDEVELOPMENT COMMITTEE TO OPT,

INITIATE & UNDERTAKE THE PROCESS OF DEEMED CONVEYANCE OF

ASHIRWAD MMCHSL, ONLY IF IN SUCH CIRCUMSTANCES IT BECOMES

ABSOLUTELY NECESSARY AND UNAVOIDABLE, AFTER ALL OTHER FEASIBLE

ALTERNATIVES HAVE BEEN DULY EXPLORED.

Resolved that the above Resolution for Deemed Conveyance of Ashirwad Majas Madhu

CHSL was placed before the members and passed by all the members unanimously.

Proposed by: Mr.P.K.Krishnan

Seconded by: Mrs. Jayaraman

Agenda – 9: To discuss the progress of Redevelopment of Ashirwad MMCHSL

Mr. Raghunath Pillai explained to all the members the progress of Redevelopment till the date

of meeting in detail as stated below-

A Feasibility Report of five Societies - DANGS i.e. Dholakia; Ashirwad; Namaskar;

Greenfields Tower & Swagat was prepared by M/s.Anex Advisory (PMC); which was

- explained in detail to all members of Ashirwad Society by PMC in the SGBM held on 20<sup>th</sup> April 2025.
- In the subsequent Cluster Redevelopment Meeting (CRM) held on 18-05-2025, Namaskaar and Swagat confirmed that they do not have the necessary mandate from their members in their SGBM to proceed for Cluster Redevelopment Project (CRP). They agreed to obtain approval from their SGBM.
- It was agreed in this meeting that in case Namaskaar and Swagat are not able to get the required mandate by 02-06-2025, then three Societies i.e.DAG Dholakia, Ashirwad and Greenfield Tower shall proceed with the Cluster Redevelopment Process; by keeping the window open for both/ either Societies to join the Project until initiation of Tendering
- Swagat did not receive the mandate at the SGBMs held on 01-06-2025 and 22-06-2025 due to lack of quorum. Namaskaar failed to obtain a mandate for CRP at their AGM held on 08-06-2025.
- In the next CRM held on 04-06-2025, DAG decided to advertise the invitation for Expression of Interest (EoI) from PMCs for the Cluster Redevelopment Project. The advertisement was published on 07-06-2025, with a receipt deadline of 21-06-2025.
- The proposals were received from 15 PMCs, which were scrutinized on 22-06-2025. Out of which, 13 PMCs qualified as they met the advertisement's parameters, whereas two PMCs were rejected due to non-payment of cheque/DD of ₹3000/-.
- A detailed Questionnaire was sent to 13 PMCs. DAG had scheduled a presentation/ interaction with these PMCs from 30-06-2025 to 01-07-2025. Out of 13 PMCs, five PMCs were graded as '3+' and three PMCs as '3'.
- DAG members visited the offices and sites of the five PMCs successively from 10-07-2025 to 15-07-2025. After visiting five PMCs, the members decided to visit three PMCs graded '3' on 18-07-2025 & 20-07-2025.
- The details of visits to the PMCs by DAG members are as below:
  - 1) M/s. Shilp Associates Pvt. Ltd. Visited their Andheri East Office and two completed projects in Andheri East, which were single buildings, one with machine parking and the other had tower parking. Their Cluster Redevelopment Project at J.B. Nagar with Rustomjee Developer is still in its infancy stage.
  - 2) <u>Architect Sameer Kadam</u> visited his office in Teli Galli and his projects in Lokhandwala area (ongoing project with billboards but yet to begin); Andheri Versova Road (newly

- completed project but single building); Lokhandwala a Cluster Redevelopment Project of 4 Buildings (work has not yet begun); Bandra West (a completed small project) and Parel (two Towers specifically for Rehab members. Worked with small and mid-level developers).
- 3) M/s.Supreme Engicons (India) Pvt.Ltd. visited their office in Andheri West and projects in JVPD and Bandra Hill Road, which were both good but were single buildings. And in Maitri Park Chembur, where one Rehab building was completed by Hiranandani and was about 12 years old and DAG members were not allowed to see the project.
- 4) M/s. Dilip Sanghvi Consultants visited office in Ghatkopar East and a site opposite their office where the project is nearing completion; Projects such as Sahajeevan CHS at Lallubhai Park Andheri West (nearing completion); Nutan Nagar Project at Andheri West with Chandak Group (Cluster Redevelopment Project with more than 12000 sq.mts. which is at the stage of excavation work); Arcade Group project in Vile Parle East.
- 5) M/s. Radius Architects & Associates P.Ltd. visited office in Vile Parle East and projects in Vile Parle East (old & completed project, where Radius was not the PMC, but were the Architects with the Developer); Versova SkyLink Apptts. (good project but was more than 10 to 12 years old & we were not allowed to visit); Link Road Malad (completed project, which was a single building good project with only 5 sale flats & ground plus first was purely commercial); Cluster Redevelopment site in Goregaon (work of which has not yet started).
- 6) M/s. TEEARCH visited their office in Borivali, which has an excellent Infrastructure and their completed project opposite their office and two completed projects in Borivali East and West. Another project that we visited was the best project we had ever seen; but this was not a Cluster Redevelopment Scheme. The place had a club, which was redeveloped into two Towers by Wadhwa group.
- 7) M/s.Anex Advisory P.Ltd visited their office at BKC One which was an excellent office setup, headed by Mr. Sanjay Daga who was CEO of Runwal and Purvankara. He worked with Kalpataru for 30+ years in Real Estate. However, since the company was less than 2 years old, they did not have any completed projects.
- 8) M/s.Total Solutions visited their office in Andheri West and their completed projects in JVPD Scheme (good project, but single building); projects in Vile Parle East & JB Nagar

- (single buildings); Goregaon East project (Cluster Redevelopment and its demolition work had begun).
- DAG members met on 24-07-2025 & 25-07-2025 to discuss and evaluate the PMCs that
  were visited. DAG shortlisted three PMCs M/s.Dilip Sanghvi Consultants, Architect
  Sameer Kadam and M/s.TEEARCH; who were called back for further interaction and final
  evaluation.
- DAG met on 06-08-2025 and after going through all the three PMC records, documents & after discussing their projects & office setup; agreed & selected unanimously M/s. Dilip Sanghvi Consultants as our Final PMC purely on merits for the Cluster Redevelopment Project of DAG.
- DAG decided that the selected PMC M/s.Dilip Sanghvi Consultants would be asked to submit an official 'Stage-wise Techno Commercial Proposal' alongwith detailed 'Scope of Work'. Accordingly, the PMC had the Quotation for PMC work for the Cluster Redevelopment of DAG.
- DAG members had a detailed discussion with Mr. Sagar Sanghvi regarding the "First Quotation" that M/s. Dilip Sanghvi Consultants had submitted for PMC Services for DAG's Cluster Redevelopment Project. The PMC and DAG agreed and negotiated several of the quotation's points to be changed in the new Revised Second Quotation that the PMC would submit. The Quotation has been circulated to all the members of the Society for perusal.
- All three Societies i.e. DAG decided unanimously to call SGBM in their respective Societies for approving the Final PMC.
- ➤ The Queries raised by the members (Mr.P.K.Krishnan, Mr.K.Lakshmanan, etc) were addressed to as stated below:
- ♣ Query: As per general practice, at least three quotations are required to be invited. However, in this case, only one quotation appears to have been obtained. Can this be clarified. How was this PMC selected and which criteria were noticed while selecting this PMC?
  - ✓ The members of the DAG shortlisted three PMCs, who were again called for interaction and evaluation. These three PMCs were analyzed based on the documentary evidence of their projects both qualitative & quantitative capacities and office infrastructure.

- ✓ The three shortlisted PMCs were graded based on visits to their offices, project sites, completed projects and ongoing projects & the developers they have worked with. We have taken General Quotation from all the PMCs including the shortlisted three. All the Societies agreed that the selection of PMC should be based purely on Merits, rather than quotes.
- ✓ A single PMC has been selected after detailed discussion and purely on merits by all the representative members of all three Societies i.e. Dholakia, Ashirwad & Andheri Greenfield Tower unanimously.
- ✓ Accordingly, fresh quotation was called for from the selected final PMC, which was circulated to our members. (Quotations of other two were received.)
- ✓ We propose M/s.Dilip Sanghvi Consultants as our PMC for the Cluster Redevelopment Project, subject to member's approval in the SGBM scheduled for 14<sup>th</sup> September 2025.
- **Query:** Why is the PMC being engaged in four stages, and how long will Stage 1 (paper clearance) take?
  - ✓ The four stages are -
    - Stage 1 Feasibility and documentation (this may take 8-10 months approx.)
    - Stage 2 Tendering and Developer selection
    - Stage 3 Project execution and Monitoring 

      Stage 4 Closure and Handover.
- **4 Query:** Is 0.8% fee applicable to members?
  - ✓ This shall be paid by the developer, which shall be routed through the Society.
- **Query:** What is meant by "rehab" and "sale building"?
  - ✓ Rehab is for existing members to be accommodated, whereas sale building is the sale component.
- **Query:** Can PMC's engagement be limited stage-wise?
  - ✓ No. PMC has clarified that termination/ re-appointment stage-wise is not possible. However, payments will be linked to completion of stages (feasibility, tendering, preconstruction, monitoring).
- **Query:** What if PMC delays or fails to perform?
  - ✓ A clause will be inserted in the agreement allowing the Society to terminate PMC in case of unreasonable delay or non-performance.
- **Query:** PMC has indicated 30 months as "lead period." What does this mean?

- ✓ Lead period is the initial phase before construction begins i.e. from the appointment of PMC to vacating of building. It covers documentation, approvals and preparation until commencement. The timeframe is 30 months approx. from appointment of PMC.
- **Query:** What are the Society's out-of-pocket expenses?
  - ✓ Approx. ₹3.5 lakh for PMC (retainer, feasibility report, draft bid documents), ₹1 lakh for house assessment, and ₹2–4 lakh for legal fees. Total estimated expenditure is ₹5–6.5 lakh.
- **Query:** How will legal interests of the Society be protected?
  - ✓ A separate advocate/solicitor will be appointed by the Society (not linked to PMC or developer) to vet all agreements and safeguard members' rights.
- **Query:** How will consent be collected, especially from sick or absent members?
  - ✓ Consent forms will be circulated in hard copy for signatures. Additionally, GoogleMeet option will be provided for members who are unable to attend physically.

On 14<sup>th</sup> September 2025, the SGBM of Ashirwad MMCHSL is scheduled to be held at 11.00 am in the Society premises to discuss & vote for the Cluster Redevelopment of Ashirwad MMCHSL and to finalise the PMC for Cluster Redevelopment of Ashirwad MMCHSL.

## Agenda – 11: Any Other Business (AOB) points with the permission of the Chair

- a) Feeding to Stray animals Cats: Members raised the issue of nuisance created by cats near the flat doors and passages due to pet feeding by certain members in the Society premises. It has been noticed that strays, especially cats are fed in the building corridors and stairs. This has resulted in health and hygiene issues. MC has designated a feeding area near the septic tank and have requested those feeding the strays to do so at the 'feeding area".
- b) <u>Lift maintenance</u> Mr.S.K.Mittal raised the issue related to the D wing Lifts wherein no phone is installed. In case of emergency any person being stuck in Lift, there is no facility to raise alarm. He suggested to install buzzer and phones in the Lifts. This shall be considered.
- c) The Committee said that the members of the flat owner's family members frequently argue with them over the phone or at their flat. It is emphasized that they are not permitted to dispute or debate with Committee members unless the concerned member is present.

- d) The Committee voiced concern about certain residents throwing rubbish from their windows, causing damage to vehicles parked below. Despite numerous circulars, this problem persists, particularly among members residing in the E-wing. The situation will be taken seriously henceforth.
- e) Members were reminded to park big cars and tenants' cars at the rear side of the Society premises as advised. Despite numerous reminders, several members are not following this policy.
- f) The Committee urged the residents to refrain from making noise or chatting loudly during late hours in the building premises, particularly near the temple area and E-wing corner, as to prevent disturbing other residents.
- g) Residents were cautioned not to allow children to play in the Society premises during restricted hours (between 2.00 4.00 pm and after 8.00 pm).

The AGM meeting concluded at 9.00 PM

NACH NO.

Chairman

Secretary

For Ashirwad Majas Madhu CHSL