

# ASHIRWAD MAJAS MADHU CO-OPERATIVE HOUSING SOCIETY LTD.

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

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## Minutes of the Special General Body Meeting held on 25<sup>th</sup> February 2024

The Honourable Chairman Mr. C.K.Acharjya welcomed all the members of the Ashirwad MMCHSL for the first Special General Body Meeting held on 25<sup>th</sup> February 2024 at 11.00 am in the Society premises. The meeting commenced as the quorum was met. Out of 104 members, 81 members were present

The Chairman requested Mr. Raghunath Pillai (MC member) to brief and update the members of the Society about the proposed Redevelopment of our Building.

Mr. Raghunath Pillai also welcomed all the members of the Society and elaborated the status of our Society Building and procedure related to redevelopment as understood from various Project Management Consultants (PMC), who approached our Society. All such details are as stated below :

1. Our Building has completed 38 years, as accounted from its commencement of construction (as per I.O.D. issued by BMC) in 1986. As a result of the Building being more than 34 years old since its occupation, some of the problems faced now by the members of the Society are listed below :
  - The sixth floor residents have been complaining of severe leakages.
  - Ground floor flats and area around is effected due to erosion of soil due to movement of Water.
  - Building lifts are nearly 35 years old and will shortly need replacement as maintenance cost have risen sharply
  - The Building's drainage lines and Septic Tank has been affected, which has to be redone.
2. A Structural Audit Report of 2023 stated status of the Building as C-2-B that means 'No eviction but require Major Repairs'.
3. Managing Committee (MC) received an application signed by 45 members in January 2024 asking the MC to consider Redevelopment of our Building.

4. Taking all this in the view and the age factor of our Building, MC took note of this application regarding Redevelopment of Ashirwad Building in its monthly meeting held on 18<sup>th</sup> January 2024 and proceeded to call for a Special General Body Meeting (SGBM) on 25<sup>th</sup> February 2024 by issuing notice to all the members.

5. **Redevelopment process of Ashirwad MMCHSL :**

- The subject of Redevelopment of Ashirwad MMCHSL was first broached in the 37<sup>th</sup> AGM of Ashirwad MMCHSL held on 18-09-2022. Subsequently, the MC had a meeting with Mr. Amol Chavan PMC of AC&AT. The MC also had a joint meeting with DHOLAKIA, NAMASKAR, GREENFIELD TOWER and SWAGAT. Subsequently, MC alongwith Dholakia CHSL met Mr. Nilesh Sawant of Sawant Associates PMC in our Society office.
  - The subject on Redevelopment was again mooted in the 38<sup>th</sup> AGM of Ashirwad MMCHSL held on 03-09-2023. The MC alongwith Dholakia had meeting with Mr. Hitendra Sharma, Business Development Associate of Rustomjee Builders in the first week of January 2024. Subsequently, in 3<sup>rd</sup> week of January 2024 Mr. Hitendra addressed the Redevelopment matter to all the five Societies. The MC had, individually and also alongwith DHOLAKIA, meetings in our Society Office with various PMCs viz. – Nilesh Associates; SWAP Consultants; Ramesh Kulkarni; Dilip Sanghvi Consultant, Sagar Sanghvi; S.P. Shevade & Associates namely Mr. Shrikrishna Shevade and TECHARCH represented by Mr. Anup Chalkaran & Mr. Sachin Satwik.
  - Pursuant to the application submitted by the members of our Society, MC initiated further procedure of calling for SGBM and the quotations from the PMCs.
  - Thus, MC decided to follow Section 79A of Maharashtra Co-operative Societies Act for redevelopment of Ashirwad MMCHSL. It is informed that the Govt. of Maharashtra (GoM) vide its Govt Resolution (GR) dated 3<sup>rd</sup> January 2009 has prescribed the procedure for the Redevelopment of Buildings belonging to the Cooperative Housing Societies by giving directions under Section 79 A of the Maharashtra Co-operative Societies Act 1960. In supersession to this GR, GoM further issued Directives under Section 79 A vide new GR dated 4<sup>th</sup> July 2019 (enclosed).
6. Mr. Pillai explained in detail the process of Redevelopment to be followed as per Govt rules and regulations for the redevelopment of our Building, criterion, selection of Developer, etc. The GR dated 4<sup>th</sup> July 2019 is enclosed for information.





7. Consequently, the members of the Society raised several queries, which were answered by Mr. Pillai. The detailed queries of the members and the replies are enumerated in Annexure-A

8. The proposal of Redevelopment of the Ashirwad MMCHSL proposed by the MC has been accepted unanimously by all the members of the Society present in the SGBM. Hence the Resolution passed is

**“RESOLVED THAT THE PROPOSAL OF REDEVELOPMENT OF THE ASHIRWAD MAJAS MADHU CO-OPERATIVE HOUSING SOCIETY HAS BEEN UNANIMOUSLY PASSED AND ACCEPTED IN THE SGBM HELD ON 25<sup>TH</sup> FEBRUARY 2025”**

*Proposed by : Mr. V.Dhandapani (Flat D-14)*

*Seconded by : Mr.Prakash Patel (Flat D-06)*

9. Thereafter, a Committee for opening the quotations received from the PMC was formed in consensus of all the members and announced in the SGBM. The Committee members are

– i) Mr. Sanjay Randive; ii) Mr.S. Chakravarty and iii) Mr. Lakshmanan Krishnamurthy.

10. The Committee opened the quotations and decided to scrutinise them in detail later.

The SGBM concluded at 1.15 pm.

**Plus points :**

- Increase in Capital Value of Property
- Redevelopment provides a greener more open public space and more community facilities while improving the environment & infrastructure.
- Maximising Land use efficiency
- Infuses new lease of life to Housing Societies.
- Developers offer newly constructed earthquake resistance structures which increase their life expectancy.

Enclosure:a) GR dated 4<sup>th</sup> July 2019

<https://www.redevelopmentofhousingsociety.com/10-article-showcase/govt-policies/264-new-redevelopment-rules-under-sect-79-a-of-mcs-act-1961-w-e-f-4th-july-2019>

b) Annexure A



Chairman



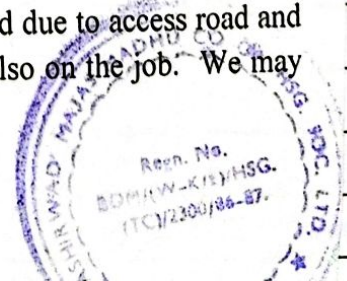
## Annexure A

### Queries raised by the Members of the Ashirwad MMCHSL and replies offered by Mr.Pillai thereof are as below :

1. Shri V.K.Krishnan
  - a) Whether Property will be in our name after Redevelopment
    - At the time of Redevelopment Land will be in our name only, development rights shall be with the Developer.
  - b) What has transpired in the meeting of all Societies & what is the result
    - All Societies have agreed to go in for redevelopment (except Swagat). All other Societies namely Dholakia, Namaskar & Greenfield Tower are at various stages of preparation for Redevelopment. Vrindavan I & II have also sent feelers for redevelopment.
  - c) Giving only 12 PDC cheques will not be ok. Generally rent is for 24 months and building does not complete in two years.
    - Generally Standard procedures of giving Rent is 12 months (depends on the developer). Subsequent PDCs shall be with 5% escalation every year. The project may take about 42 months from CC.
  - d) Society name will be Ashirwad. Land right will be with whom
    - Society name shall be changed but land right will be with us as we are giving developer only development rights.
  - e) What will be the extra space we will get.
    - We would get a clear picture only after feasibility report and under what Section of DCPR the Redevelopment shall be opted. The numerous meetings with PMC generally state 40% to 55% increase again subject to Feasibility Report & conditions
  - f) Do we have property card will the PMC do for us
    - The property card is one of the mandatory document required for Redevelopment. Ashirwad name does not appear in the Property Card. Moreover, the PMC would definitely assist us in getting it at a price & the same would be intimated to the members.
2. Mr.Basak : Whether any alternate accommodation will be given by the Developer
  - Developer will not give any alternate accommodation. He would give market Rent, Deposit, Brokerage, shifting charges
3. Mr.P.K.Krishnan : Whether Minutes will be circulated to the members.

How will you communicate the updates

  - Minutes and Updates shall be circulated to all members by email, notice board, hand delivery and website.
4. Mr.V.Dhandapani : We will have same FSI for all buildings.
  - We will conduct feasibility and the report shall give us the potential for Redevelopment in detail (including FSI)
5. Ms.Bulbul Bhattacharjee : If one building does not get Feasibility will the work stop
  - For Redevelopment of our Society, Dholakia has to be on board due to access road and they are working on it. Namaskar & Greenfield Towers are also on the job. We may





have to wait for a while as all are in various stages in the process of redevelopment. We can definitely go ahead alongwith Dholakia if others back out.

6. Mr.Thakurdesai :When will we know whether Swagat, Namaskar & Greenfield Tower join us
  - Namaskar & Greenfield Tower has written to us that they have already started the process of Redevelopment and in all probability would have their SGM in the month of March. Swagat may be a non-starter.
  - Check whether good developers comes.
  - Ours is a huge project which can only be done by a top notch developer
7. Mr.S.K.Mittal : We would like cash and not cheque for Rent.
  - Our Society does not accept cash for any transaction, hence, it is obvious that we cannot demand same from developer.
8. Ms. Priya Tupe :What is the expected time to get feasibility Report and finalize commercial terms
  - We are expected to appoint PMC in about 15 days time and the time period for PMC to submit a detailed Feasibility Report (including commercial terms) is within 2 months. This PMC report would give us the picture about the viability of Redevelopment of our Society (including Dholakia). We would come to know our terms & conditions. However we have to wait for a common Feasibility Report when all four Societies come together. The conditions may change accordingly. The time frame would be minimum 6 months to arrive at the final stage.
9. Mr.Atul Ranadive : Will depend on cluster. Timeline is not given. What are we doing with other facilities. Will Parking be given to us.
  - Our Redevelopment would definately be a cluster redevelopment (area 6000 sqm). Ashirwad & Dholakia area is 8542 sqm as mentioned in our Architect's details (Bipin Barot). We have not surveyed our property since inception. Parking is mandatory as per new DCPR 2034. We would definitely get one parking per flat.
10. Mr.S.Chakravarty : Proper procedure will be followed for PMC selection and should be transparent.
  - Selection procedure will be transparent and members interested will be allowed to attend the selection process. The details of PMC, Developer, Report will be put on notice board, websites for transparency and members can contribute.
11. Mr.Mukhopadhyay : Members flat area will be protected and extra will be given, is it built-up area or carpet area. They are reducing the height consider carpet area & height. How the extra FSI is calculated
  - Carpet area calculation of the existing flats and extra 40% carpet area would be provided in redeveloped flats subject to Feasibility Report. Members flat area would be protected and extra shall be given on carpet area. We will be very specific that all increase in percentage shall be as per our present carpet area (built-up area is not specific). The height shall be standard by reputed developers.

Mr. V.K,Krishnan : Presently carpet & built-up is 18%  
We would be very specific our increase shall be based on our present carpet area only (built-up area is not specific)

Mr.Dhandapani : Now Builders are going for 30%.

