

# JAN KALYAN CO-OP. HOUSING SOCIETY LTD.

(Regd. No. BOM/HSG/2552/1970)

REGD. OFFICE : H-1/7, BANGUR NAGAR, GOREGAON (WEST), MUMBAI - 400 104  
E-mail: jankalyan.chs@gmail.com

Date:

December 9, 2022

## NOTICE

Notice is hereby given that a Special General body Meeting of the Janklayan Co-op Housing society will be held for presentations by the developers as per below details:

**Venue:** Hall of Kallol Kali Mandir, Ayyappa Temple Road, Bangur Nagar, Goregaon West.

- I. SGM on December 17, 2022; SGM starts at 6.30 pm.
- II. SGM on December 18, 2022; SGM starts at 9.30 am.

1. To discuss redevelopment update of Drushti Realtors
  - **Date:** December 17, 2022 (Saturday); **Time:** 6.30 pm to 7.00 pm.
  - Request members to be present by **6.30 pm**
2. Presentation by **Sheth Creators**
  - **Date:** December 17, 2022 (Saturday); **Time:** 7.30 pm to 8.30 pm.
  - Light Refreshments will be served
3. Presentation by **Veena Developers**
  - **Date:** December 18, 2022 (Sunday); **Time:** 10 am to 11 am.
  - Request members to be present by **9.30 am**.
  - Light Refreshments will be served.
4. Presentation by **Acme Housing**
  - **Date:** December 18, 2022 (Sunday); **Time:** 3 pm to 4 pm
  - Request members to be present by **2.45 pm**.
  - Light Refreshments will be served.

The Agenda for the SGM would be:

1. To read approve minutes of meeting of previous SGM held on November 20, 2022
2. To discuss redevelopment update of Drushti Realtors
3. Presentation by each Developer (as above) of 1 hour each on December 17 and December 18 (dates and time) as above.
4. Each developer will present their company details, their various projects, their redevelopment experience, their plans that they would have made specific to our Society's redevelopment.
5. Any other business by the permission of the Chair.

All members are requested to attend the meeting in time without fail. Members who are staying outside Mumbai/Abroad can attend the SGM through Zoom – (Prior Registration a must. The members requesting Zoom link access, will be contacted and the link shared by Thursday December 15, 2022 – refer to the Footnote below for more details).

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Since many members have requested us to allow their spouse/key family members to have the opportunity to listen to Developers' plans, we are making provision for the first time in Jankalyan; to allow 1 more member/resident from each flat to attend the SGM. Please note, the additional member/resident from each flat will be sitting in the audience. As such, only the prime member or in their absence Jt. Member or in their absence, Associated Member (in society records) are permitted to attend the actual SGM meeting physically or on Zoom as per the bye-law No.107. An additional resident/member from the flat can be seated in the audience section – thus only **2 total** from each flat.

*P.S.: Developers' will also answer our queries or clarifications regarding the redevelopment. We have requested the Redevelopment Committee to collate all such questions from Respective Building members and share well in advance to the Managing Committee. Queries which can be addressed by Managing Committee in consultation with PMC, will be answered by the Managing Committee. Collated queries that are more relevant for Developers will be sent to the Developers so that they will prepare and answer on the queries during their presentation, at the SGM in front of the members. Kindly, forward your 'written questions/clarifications' to the Redevelopment Committee members of your respective building before Dec 11, 2022 by 5 pm.*

By the order of the Managing Committee,



Hon. Chairman

Mr. Rajeev Nair



Hon. Secretary

Ms. Latha Sankarnarayan



## NOTES:

1. If there is no quorum at the appointed time, the meeting shall stand adjourned by 30 minutes on the same day and the same venue, and at such adjourned meeting, the business on the agenda will be transacted whether there is quorum or not.
2. Only Members or Jt. Members or in their absence, Associated Members (in society records) are permitted to attend the meeting physically or on Zoom as per the bye-law No.107. No proxy or a holder or Nominee, or Power of Attorney or letter of authority, shall be eligible to attend Special General Body Meeting (SGM) of the Society on behalf of a Member of the Society. Only 1 member per flat can attend the SGM either physically or on Zoom, but not both.
3. For the Zoom meeting members (or in their absence joint members/associate members) living outside Mumbai, should email the Managing Committee at [jankalyan.chs@gmail.com](mailto:jankalyan.chs@gmail.com) by December 14, 2022; their consent to attend the SGM through Zoom. Post registration on the email, the Managing Committee will send the Zoom link to the Registered member. The Video camera of the member should be on during the Zoom.
4. The SGM will be videographed and the Zoom meeting will be recorded as per rules.
5. Members desiring any information/clarification are requested to make a written application on or before December 13, 2022 to the Chairman/Hon. Secretary.