

Date: February 19, 2024

MINUTES OF THE SPECIAL GENERAL BODY MEETING HELD ON SUNDAY, FEBRUARY 18, 2024 AT 10.00 A.M. AT KALLOL KALI MANDIR, BANGUR NAGAR, GOREGAON (WEST), MUMBAI

Venue: Bangur Nagar Hall, Bangur Nagar, Goregaon West, Mumbai 400104

Date: February 18, 2024 Time: 10.00 AM

Managing Committee members present were:

1. Mr. Rajeev Nair, Chairman
2. Ms. Latha Sankarnarayan, Secretary
3. Mr. Harish Shanbag, Treasurer
4. Mr. Vinodkumar Todi, Jt. Treasurer
5. Ms. Sitalaxmi Ganesh, Jt. Secretary
6. Mr. Harikumar B Nair
7. Ms. Jyotsna Khandelwal
8. Ms. Naina Kadri
9. Ms. Rima Gour

Special Guest present: Mr. Vicky Agarwal – Business Head and Adv. Taksh Patel from Rishabraj team

The SGM was Chaired by the Chairman, Mr Rajeev Nair.

The meeting started at 9:45 AM after the quorum was declared complete with the physical presence of 102 members and online presence (through video conference facility) of 31 members. Thereafter, the Secretary commenced the meeting with a note of welcome to all the members and welcomed Mr Vicky Agarwal – Head Business Development and Adv. Taksh Patel for Rishabraj Estate Developers Pvt Ltd. She then asked Mr. Vicky Agarwal to talk on the status of Redevelopment process.

Mr. Vicky Agarwal started on a note of reminding the members that more than 3 months back he had presented on the plans, allocation of flats, entitlement, eligibility, etc. and he once again thanked members for approving them and supporting Rishabraj from day one. He spoke about the progress done in 3-4 months. He first thanked the Committee members and the members of JK for supporting them from day one. He spoke about the speed and timeliness in getting the CRZ NOC and now they have put up the file of the Society for the CFO NOC. As the plot area of Jankalyan was big with more than 8000 sq metres, he said, CFO approvals for such big plots takes time. He mentioned about how recent fire unsafe incidents especially the fire which happened in a premium building in Goregaon , has caused the Chief Fire Safety Officers (CFO) norms to be more stringent. After putting up the file in January 2024, it took some time, as the CFO recommend some minor changes, which were incorporated. He then shared a very good news with the members, that after incorporating the change, the Society has finally received the CFO NOC for the plans. The members applauded the achievement.

He went on to state that the Developer will soon be putting the files for concession. Demarcation is yet to be received from the BMC. He said, that when they submitted the Development Agreement for adjudication, the documents were entirely scrutinised, and we received a remark asking for submission of final plot area with setback, which requires demarcation report. Now, Developer intimated them that we have received the curvature designs. On that basis, we will know our final boundaries, final gross plot, set back area, final nett plot area and thereafter we will resubmit the Developer Agreement with minor changes.

To this, Mr. Agarwal further added that there is a new GR issued, which has some advantages of having the DA signed by the Office bearers only. Earlier the members had to come twice – one to register the DA and the other to register the PAAA. Now members can only come to register PAAA rather than coming for DA registration as well.

The prevailing norms will be explained by Adv. Taksh explained about two ways to execute the Development Agreement – one where all the 180 members have to sign and be present to register the DA and second is where the Managing Committee represented by the Office Bearers, members personally need not come to sign. The second option only requires the approval of the members.

The Chairman then took over and summarized that the above were our first agenda. CFO is Fire Department where we have to take approval. That also has been done. Now the next step is concession which Mr Vicky was saying. So, the advantage of DA process is all members need not go to sign. The law in the first option says that all 136 members who have signed, everybody needs to be present there to register. It would be released and get register unless all signed members are present. This would only cause more delay, as few members have gone abroad – some whose visa are expiring. Also, flat sale would cause complications and delay, already one sale flat has happened. So, to avoid all these things we are going to pass a resolution saying that the Developer Agreement can be signed by the office bearers i.e. the Chairman, the Secretary and the Treasurer or only the Chairman or Treasurer or Secretary can go there and register.

“Resolved that the General Body authorises the office bearers, namely, the Chairman, the Secretary and the Treasurer as per the GR – ‘Kra.Ka.5/MUDRANK-23/Pra.Ka.10/13/542/2023’ to execute and sign the Development Agreement on behalf of the society and to remain present before the registering authority for the registration of the said Development Agreement and to do all necessary acts, things and deeds for effectually executing and registering the said Development Agreement executed between Jan Kalyan Co-operative Housing Society and the Developer, Rishabraj Estate Developers Pvt Ltd and as approved by the General Body meeting dated February 18, 2024 of Jan Kalyan Co-operative Housing Society.”

Proposed by: Ms. Candida Chandorkar, Mr. Vinod Menon, Mr. Milind Ghosalkar, Mrs. Veena Subramanyam, Mr. Kisan Toshniwal, Mr. R. Sharma, Mr. Ramesh Soni, Mr. Anand Shetty, Ms. Sonia Miskin, Ms. Prema, Rosily John, Mr. Mukesh Murarka, Mr. Mulgaonkar, Mr. Ramasubramanium, Ms. Nisha Khanolkar, Mr. Prasad Potdar, Ms. Darshana More, Mrs. Kamala Sankaranarayanan

Seconded by: Mr. S. Naik, Ms. Rajalakshmi, Mr. PH. Iyer

The resolution was passed with majority by all members present physically and virtually.

Chairman then told the second agenda is to discuss the allocation. He explained when we started allocation, we were getting many suggestions from majority of members, such as senior citizens wanting the lower floors ie 1st or 2nd floor, some members wanted to have their flats are Vaastu ie particular wing or east facing sunrise or west facing podium or jodi flats. Accommodating these wishes of more than 40 members would not be possible. Rather than keep 50-60 members unhappy, we spoke personally to many members, and looked for accommodating majority members' wishes. More than 85-86 members have gone for additional area and Members to sit with developer for high rise. We are suggesting that Managing committee do the allotment themselves based on accommodating majority members' wishes. If it is a draw, flats cannot be exchanged for personal choice, etc. Except for 1 member all members present had raised their hands. All zoom members wanted MC decision. Chairman then told Secretary to read the resolution.

Resolved that the General Body hereby approves to follow the recommendations of the Managing Committee for the allocation of new flats for all members and the final allocation plan as recommended shall be binding on all members of the society.

Proposed by: Mr. Abhijit Banerjee, Mr. Kishan Toshniwal, Mr. Jay Mehare, Mr. Raj Gupta, Dr. S.B Tiwari, Mr. Dileep Mulgaonkar,

Seconded by: Mr. K.G. Desai, Mr. Ramesh Soni, Mr. Milind Ghosalkar.

The resolution was passed with majority by all members present physically and virtually except for 1 member Mrs. Sonali Ghosh against.

The Chairman also pointed the 3rd agenda to pass a resolution to give the Power of Attorney to the Developer during construction period

Resolved that General Body hereby approves and authorises that the society is desirous to execute the POA in favour of Mr Harish Jain, Director of Rishabraj Estate Developers Pvt Ltd to effectively do all acts, deeds, matters and things as mentioned hereafter in respect of the redevelopment of JKCHS.

Proposed by: Mr. Milind Ghosalkar, Dr. S.B. Tiwari, Mr. KG. Desai, Mr. Ramesh Soni, Mr. Anand Shetty, Mr. SP. Kumaresan, Mr. Niranjana Balsekar, Mr. P.H. Iyer, Ms. Manisha Chaubal, Mrs. Rosily John, Mr. Abhijit Banerjee, Mr. Rajkumar Gupta, Ms. Sheetal Potdar,

Seconded by: Mr. Sudhir Nair, Mr. A P Raju, Mr. Arun Kumar Sharma

The resolution was passed unanimously.

Secretary then took over for asking the members to ratify the internal transfers.

Internal transfer:

SI No	Flat No	From	To
1.	G9/9	Mrs. Sushila Krishna Acharya	Mr. Ramesh Acharya
2.	G6/6	Mrs. Vasantha Balasubramanian	Ms. Rajalakshmi Ramasubramanian & Ms. Ranjani Balasubramanian
3.	H1/20	Mrs. Kanchandevi Toshniwal	Mr Kishangopal T Toshniwal
4.	H1/28	Mrs. Supriya Banerjee	Mr. Abhijit Banerjee

External Transfers:

SI No	Flat No	From	To
1.	H1/9	Mr. Gururaj Kanchi	Mr. Prasad Kamalakar Potdar & Ms. Sheetal Prasad Potdar

“Resolved that the General Body hereby approves and ratifies the transfers of shares of above flats.”

Yours Sincerely,

For **Jankalyan CHS Ltd.**

Chairman
Rajeev Nair

Secretary
Latha Sankarnarayan