

The Self-Help Co-operative Housing Society Ltd.

Registered Office : St. Francis Road, Vile Parle (West), MUMBAI - 400 056.

(Registered under the Bombay Co-operative Societies Act, 1925)

(Reg. No. B-4515 of 1961)

Ref.

Date *2nd Aug 2025*

Minutes of the Special General body meeting for Redevelopment under section 79A of the MCS act 1960. held on 27th July 2025.

The special General Body meeting of Self Help CHS Ltd was held on 27th July 2025 at 10.30am in Society office to decide matters on Agenda.

The Meeting started with quorum of 114 members.

Total no of flats in our society are 166, and the Minimum quorum required for the SGBM under Section 79A of MCS act is 111.

Hon Chairperson Ms Lata Varghese welcomed all the members and requested Hon Secretary Mr Chandrabhan Punwani to initiate the proceedings.

- 1) Secretary informed all the members that for Redevelopment all the procedures and guidelines of section 79A of MCS act as laid down by the Govt of Maharashtra should be followed for transparency and good practice.

The background and pre redevelopment exercise started by the management as per SGBM held on 25th June 2023 was narrated. After detailed discussions following resolution was passed.

Resolved that the Process of Redevelopment of our Society shall be initiated as per procedures and guidelines issued by Govt. of Maharashtra under section of 79A of the MCS act 1960.

This resolution was proposed by Mr Narendra Idnani (D/48) and seconded by Mrs Poonam Bhagnani (C/36) and was passed unanimously.

Written consent of 98 Members present in meeting was received to initiate the Redevelopment process of our Society.

- 2) Secretary informed that society has received 10 proposals from various PMCs

He opened and read all the offers of the following PMCs

- 1) Sawant Associates
- 2) Supreme engicons
- 3) Vivek Bhosle consultants
- 4) N.M.Consultants
- 5) Vivek Bhole consultants
- 6) Aaryan Consultants
- 7) Palassh consultant
- 8) Sucon Interbuild
- 9) Houser Mumbai
- 10) MVUS consultants

He informed all the members that it will be difficult to finalise ONE PMC now.

He suggested that Members present in meeting can allow the manging committee to select a PMC considering their Experience, proven track record, collaborative knowledge, strong

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understanding of relevant DCPR regulations and financial aspect. Mr Ashok Kundnani (D/24) suggested that members of previously formed Redevelopment committee be part of selection process of PMCs.

Secretary informed that as Redevelopment process as per Maharashtra Guidelines 79A is starting afresh today hence the redevelopment committee selected earlier stands cancelled.

Ms Bablu Bhawani (B-9) proposed to re appoint Redevelopment committee. Secretary Mr C.D. Punwani informed that at present Redevelopment committee is not necessary.

The resolution of Selecting Redevelopment committee was put to vote.

Only 15 members out of 114 voted for Selecting Redevelopment committee. Hence her request was rejected.

Resolved that the Managing committee is authorised to select a good PMC based on criteria and appoint him for Redevelopment project.

This resolution was proposed by Mr Ashok Kundnani (D/24) and was seconded by Mr Vishin Keswani (B-12) and was passed unanimously.

Meeting ended with a vote of thanks to chair.



Hon Chairperson



Hon Secretary.

Note-For the Information of Members we have received 31 consent letters thru email from the members who are residing abroad / outside the society.