

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 : 23rd Jan 2026

Minutes of the Special General body meeting held on 30th November 2025.

The Special General Body meeting of Self Help CHS Ltd was held on 30th November 2025 at 10.30am in Society premises to decide matters on Agenda pertaining to Feasibility Report.

Since there was no quorum at 10.30am meeting was adjourned to 11.00am.

78 Members attended the meeting.

Ms Lata Varghese chairperson welcomed the members and representatives of Supreme Engicons She requested Mr Suresh Sahu managing director of Supreme Engicons to take over the proceedings.

- 1) Mr Sahu gave a brief introduction about himself and the PMC firm He then outlined the agenda and flow of the meeting.

A video presentation was displayed followed by a power point presentation explaining the redevelopment process and relevant scheme details.

Mr Suresh Sahu presented and explained the entire Feasibility report covering both scenarios under 9mtr road and 12mtr road. The Feasibility was explained under DCPR 33(7)(B) Scheme. He replied to all queries which were given by members to Society and redirected to him.

Mr Ajit Thadani (E-15) asked is there any compulsion to give minimum area of 305 sq feet? Mr Sahu replied that there is no such compulsion in DCPR 33(7)(B) Scheme.

Mr Narender Jagtiani (D-4) and Mr Ajit Thadani (E-15) enquired about not providing copy of Feasibility Report to all the members of society. Mr Sahu informed that this will hamper the negotiation process with the builder.

Mr Ajit Thadani (E-15) asked if Redevelopment can be done phase wise. Mr Sahu replied in Negative.

Mr Narender Jagtiani (D-4) asked about web site, Secretary Mr C.D.Punwani informed that ^{with} committee is in talks _{with} web site developers.

Mr Sharman Raisinghani(E-5) enquired about FSI availability in lieu of Road cutting and MCGM acquired plot.

Mr Sahu informed him that FSI for above has been considered in Feasibility report.

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Mr Sunil Alimchandani (A-6) suggested that for more benefits society should go for self-redevelopment. Mr Sahu informed him about the problems faced in self-redevelopment. Secretary Mr C.D.Punwani informed as members have already decided for redevelopment there is no need of discussions for self-redevelopment.

Mr Ajit Thadani (E-15) pointed that area of Every Flat is not mentioned in Feasibility report. Secretary Mr C.D.Punwani informed all the members that area was physically measured during First Redevelopment process and same area is the base for calculating Sinking Fund and other charges. Block wise area is mentioned in Feasibility report.

Mr Sharman Raisinghani (E-5) inquired about the breakup of Rs 117 cr shown as MCGM charges in feasibility report. Mr Sahu informed members that these are approx. cost the builder will have to pay MCGM for Development, Security and other charges on percentage basis linked with ready reckoner rates. He also inquired about Cluster redevelopment. Mr Sahu informed him that for cluster redevelopment area of plot should be above 6000 sq meters.

Mr Jagdish Eidnani (E-3) pointed out that Property cards and D.P.Remarks are not attached in Feasibility report. Mr Sahu informed that this can be added as attachment in Feasibility report.

Mr Sahu informed that Road congestion, Railway Buffer Zone and Height Restriction due to airport fly zone are main challenges in Redevelopment of Society.

After detailed discussions/explanations Feasibility Report was approved by majority.

This proposal was proposed by Mr Ashok Kundnani (D-24) and seconded by Mr Bharat Chandiramani (C-4).

2) Secretary Mr C.D.Punwani informed that next process is of making tendering document. He informed the members that Pmc in consultation with managing committee will make tendering document. He informed all that there are Two options as follows.

* Consider 4 offers received by Builders till now.

* Put advertisement in Newspaper.

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Voting was taken for options. Majority of members were of opinion that advertisement should be put in newspaper. Corpus fund at Rs 1500/ per sq. feet minimum was finalised.

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It was resolved that Managing committee in consultation with PMC should finalize tendering documents and advertisement for Redevelopment should be put in Newspaper.

This proposal was proposed by Mr Manoj Bhaghandani (C-32) and seconded by Mr Nirmal Shivedasani (C-5) and passed unanimously.

Meeting ended with a vote of thanks to the chair.

Waghela

Hon Chairperson

D/V

Hon Secretary.

