

MINUTES OF SPECIAL GENERAL BODY MEETING OF MEMBERS OF THE
YOJANA CO-OP HOUSING SOCIETY LIMITED HELD ON SUNDAY, 5TH JUNE, 2022
AT 11.00 AM AT SOCIETY OFFICE

Chairman, Mr Anil Mavinkurve announced that against the required quorum of 85 members we had a presence of 97 members and he called the meeting to order. Accordingly, the meeting commenced at 11.20 am.

The Chairman welcomed the members and explained that this Special General Body Meeting (SGM) has been convened in response to requests from 101 members of the Society to the Managing Committee to consider redevelopment of Society's buildings and to initiate this process as per prevailing rules and guidelines.

Members were informed that the Managing Committee reviewed these requests received from members in their meeting held on 24th April, 2022 and decided to hold the SGM as required under the provisions of Sec-79A of the MCS Act within 60 days, i.e., before 24th June, 2022.

Accordingly, the meeting is being held on 5th June, 2022.

Chairman took the first item on Agenda for discussion.

Agenda – 1:

To take primary decision by considering the demand of the members and the suggestions received regarding Redevelopment of the Society Buildings.

Chairman explained to the members that this is the first step towards initiating redevelopment of Yojana Society's buildings and will constitute a formal approval of the members.

Further Chairman also informed the members that minutes of this meeting would also be sent to the Office of the Registrar of Co-operative Societies.

One member asked if show of hand as approval is enough for approval of redevelopment. Chairman replied that for the purposes of passing the resolution to initiate redevelopment it is adequate but additionally a written consent would be taken from members before final commitment for redevelopment in compliance with the requirement of law.

Chairman then placed the following resolution for vote.

“RESOLVED THAT the Society do undertake redevelopment of all its buildings in compliance with the applicable laws including Section 79A of the Maharashtra Co-Op. Societies Act, 1960 and that the Managing Committee of the Society be and is hereby authorised to take all necessary steps to complete procedures for initiation of redevelopment and delegate its authority to its members as the Managing Committee may feel appropriate.”

97 members voted in favour
None voted against.

Chairman declared the resolution as passed unanimously.

Agenda – 2:

To appoint Project Management Consultant for the work of Redevelopment of Yojana Society buildings and to fix scope of work to be done by them and applicable terms and conditions.

Chairman explained that no fresh advertisement was made inviting bids from Project Management Consultants (PMCs). Instead, five PMCs invited earlier in 2018 were contacted. Of the five contacted, only three responded with their detailed proposals. The Managing Committee met all the three PMCs and had detailed discussion on their proposals.

Further, based on members' suggestions four more PMCs were contacted for submission of their proposals. Of the four, two PMCs met and their detailed proposals were discussed. One PMC was unavailable for a meeting and one PMC did not give a detailed proposal.

Finally, the following five PMCs were evaluated for their preliminary suitability.

1. Toughcons Nirman
2. Deodhar Associates
3. Shilp Associates
4. S P Shevade & Associates
5. United Engineering

Based on the deliberation in the Managing Committee wherein views of the available in-house professionals were considered , Sr. No. 1,2 and 3 were finally evaluated for selection.

The final decision was taken on the basis of

1. Experience in PMC work
2. Number of Assignments
3. Scope of Work
4. Fees
5. Familiarity with Management

The Managing Committee recommended that Toughcons Nirman be appointed as PMC to the Society mainly to:

1. Prepare feasibility report on the proposed redevelopment with various options available,
2. Prepare the tender document and guide the Managing Committee in the tendering process, and
3. Assist in selection of most favoured developer.

Subject to the detailed scope of work to be defined by the Managing Committee, terms and conditions and fees and expenses at actuals for documentation to be paid to PMC. Chairman informed the meeting that one of the Managing Committee members Mr. Uday Kanadia is also a director of the PMC, Toughcons Nirman which was recommended by the Managing Committee for appointment as PMC for the Society's redevelopment. A member questioned as to how the conflict of interest would be handled, to which the Chairman replied that the Society's two members viz. Mr. Rishit Makawana and Mr. Mehul Mistry are architects and knowledgeable about redevelopment and the MC will take benefit of their knowledge / advice based on their availability.

There was a suggestion to appoint two PMCs so that Society can validate the recommendations. After discussion, it was agreed that Toughcons PMC would prepare a feasibility report and the Society has an option to get the same validated from another architect. Further, it was suggested that adequate safety clauses be incorporated in the appointment letter to protect the Society from incomplete work or other contingencies.

Chairman then placed the following resolution for vote

“RESOLVED THAT M/s. Toughcons Nirman having office at 11,12 &13 Bhagwant Niwas, Naik Wadi, Goregaon-East, Mumbai 400063 be appointed as Project Management Committee as required under applicable laws in response to the proposal submitted by them and that the Managing Committee be and is hereby authorised to finalise customary detailed terms and conditions of their engagement and issue them appointment letter or execute the agreement and do matters incidental thereto.”

97 members voted in favour
None voted against.

Chairman declared the resolution as passed unanimously.

Agenda – 3:

Chairman and Managing Committee member Uday Kanadia explained the broad framework of the programme of redevelopment.

The following topics were explained

1. Feasibility report and what it involves and the outcome of this stage
2. Preparation of tender document
3. Tender advertisement and tender process
4. Opening of bids
5. Preparation of Comparative statement
6. Shortlisting, and
7. Final negotiations, and
8. Selection of Developer.

There being no other business at hand, the meeting concluded with a vote of thanks to the Chair.