

PATRAKAR CO-OP HOUSING SOCIETY LTD.

M. K. Marg, Gandhi Nagar, Bandra (East), Mumbai 400 051
Regd. No. BOM/HSG/894 of 1965

Draft Minutes of the Special General Body Meeting (SGM) held on

Sunday, the 5th May, 2024

The SGM scheduled at 10.30 AM began at 11.00 AM for want of quorum.

Special invitee Mr Umesh Dhargalkar of Dhargalkar Technoosis India Pvt Ltd – PMC started his verbal presentation on time line and road map of Society's Redevelopment project. The details of which was circulated to the Members prior to the meeting.

Mr Umesh Dhargalkar emphasized on following points :-

1. He stated that Feasibility Report was not required to be prepared again since the report has already been prepared earlier. Hence the compliance to the directives issued under sec 79A, had already been done. He also stated that undertaking another feasibility report would be futile since there will not be much variance. However he stated that he would prepare a feasibility report to enable him to prepare tender documents and shortlisting of potential developers. This report will not be circulated to General Body.
2. He confirmed that he had received all the required documents which were available with the society. However any shortfall in any other documents would have to be procured from BMC.
3. Beside the physical survey which has already been conducted by the society, he asked for an Elevation survey to be done.
4. Mr Dhargalkar stated that he will prepare his feasibility report under Regulation 33 (7) b of DCPR 2034. The General Body informed him that they would like to have one more option besides 33(7) b of DCPR 2034 . He informed the GB that he would check which other Regulation would be appropriate for the society.

After Mr Dhargalkar's elaborate discussion and interaction with members the Chairman took up the first agenda for discussion.

Agenda no 1

The Chairman informed the GB that cost of preparing the Feasibility report by the PMC was at a cost of Rs 2.5 Lakhs + Taxes as Applicable. The MC negotiated the cost quoted by the PMC and reduced the costs to Rs 2 Lakhs + Taxes as applicable. The Chairman emphasized on what

Mr Dhargalkar stated about not undertaking another feasibility report. The GB insisted on another report being prepared. The Chairman then put the proposal to vote by raising the hand.

10 members voted in favor of the proposal.

08 members voted against the proposal.

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RESOLVED that the Project Feasibility Report be prepared by the PMC, M/s. Dhargalkar Technoosis India Pvt. Ltd., at a cost of Rs. 2 lacs plus taxes as applicable. The Project Feasibility Report will also be presented and explained to the members in a meeting and will cover at the least all the activities mentioned in the Phase- I/First stage of the Letter of Appointment issued to them.

Proposed by Mr Bhupendra Deshmukh

Seconded by Mr Anup Chitnis

Agenda no 2

The Chairman informed the GB that PMC would work parallelly on preparing the Tender Document and the Feasibility Report. This system was being adopted to try and ensure time line as mentioned by the PMC could be adhered to.

Mr Dhargalkar had quoted his fees for a sum of Rs 8 lacs + Taxes as applicable. The MC after negotiations were able to reduce the cost to Rs. 7 lakhs + Taxes as applicable.

RESOLVED that the PMC, M/s. Dhargalkar Technoosis India Pvt. Ltd. be authorized to initiate the process of preparing the Tender Documents. He shall submit the Draft Tender Documents before finalizing the tender. The PMC shall undertake all the activity that are specified in Phase-II/Second stage.

FURTHER RESOLVED that the MC be authorized to pay the PMC professional fees of Rs 7 Lacs (excluding applicable taxes) for the Phase-II of Tendering at 25% per stage as mentioned in above para.

– On issue of letter of authorization for tendering	...	Rs. 1,75,000/-
– On submission of Draft Tender Documents	...	Rs. 1,75,000/-
– On submission of Final Tender Documents	...	Rs. 1,75,000/-
– On submission of comparative statement	...	Rs. 1,75,000/-

It was informed to the GB that the Agreement/MOU which will be drawn up with the PMC shall encompass the entire project right upto the occupation of flats in the Redeveloped project.

The meeting ended with a vote of thanks to Chair.

Sd/-

(A J PAUL)

Hon. Secretary