

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

Sunday, the 06th October, 2024

Number of Attendees for SGM – 34 members.

The SGM scheduled at 11.00 AM began at 11.30 AM for want of quorum.

Mr Umesh Dhargalkar, PMC – Dhargalkar Technosis (I) Pvt Ltd. was present for the meeting.

Mr A T Srinivasan, raised the issue that the General Body has the authority to appoint the Chairman for the General Body Meeting in absence of appointed Chairman. Mr K N Padmanabhan, Chairman informed the Members that he had resigned which was in effect leave of absence due to his trip out of the country. Hence Mr Ashok Trivedi was appointed by the MC as the interim Chairman of the society. The resignation of Mr K N Padmanabhan was not accepted by MC.

Mr A T Srinivasan stated that there was no communication regarding this matter. Mr A J Paul, Hon Secretary stated that since it was only for a short duration, GB was not informed. He also stated that 05 days clear notice was not given for this SGM. However the General Body unanimously consented to go ahead with the meeting and directed the Hon Secretary to give adequate notice in future, as per bye law, following which the meeting commenced. Then he left the meeting.

The meeting then began with the presentation on finalisation of Tender documents by Mr Dhargalkar. The presentations were made under section 33 (7) (B) and 33 (9) as was decided previously.

After a long discussion on both the sections, the following was the prime changes made :

1. Corpus amount under 33 (7)(B) was revised from Rs 6000 to Rs 8000 per sq ft.
2. Corpus amount under 33 (9) was revised from Rs 8000 to Rs 10,000 per sq ft.
3. Monthly rent/hardship allowance was revised from Rs 175 to Rs 195 per sq ft
4. Under benefits to existing members – some members suggested that the word minimum should be suffixed to enable the developers to hike the amounts if they intend to do. It was then stated by Mr Dhargalkar that it will be difficult to analyse if there were variance in these figures. The same could be negotiated at a later date once the developer was short listed.

Mr Dhargalkar stated that he would make the changes as suggested by the General Body and send the finalised Tender documents.

The members were informed that the final copy of the Tender document would be kept in the society's office for the members to collect the same.

After discussion amongst members present, the following resolution was passed.

PATRAKAR CO-OP HOUSING SOCIETY LTD.

M. K. Marg, Near Kalanagar, Bandra (East), Mumbai 400 051

Regd. No. BOM/HSG/894 of 1965

It was Resolved that the General Body accepts the Tender – Technical and Commercial for it to be floated to Private invitation and Public through media for inviting bids from developers.

The meeting ended with a vote of thanks to the chair.



A J Paul

Hon Secretary

