

JIMMY PARK - 1 CO - OP. HSG. SOC. LTD.

Regd. No. NBOM/CIDCO/HSG/(OH)/717/JTR/98-99 DT. 13.01.1999

PLOT NO. 182 D, SECTOR - 17, NERUL, NAVI MUMBAI - 400 706.

Email id. jp1society@gmail.com

Date: April 08, 2023

Special General meeting of the society on 30th March 2023 at BJP Office Nerul. The members (enclosed list. Extract from the register) were present to discuss the Agenda as below.,

Sr	Member Name
1	Mr.K.S. Krishnavelu
2	Mr. Naresh A. Talreja
3	Mrs Sandhya Gharat
4	Mr. Koshy John
5	Mr. Lakshmichenna Kesava Prasad Pulugundia
6	Mr. Mainuddin Abdul Dhaularkar
7	Mr. S.Y. Chitre
8	Mrs. Meenakshi Bhamiditati Ramamurthy
9	Mr. Samsher Singh
10	Mr. Prakash G. Dharmani
11	Mr. Sowmya B. Chowdhury
12	Mrs. Srividya Thyagarajan (virtual)
13	Mrs. Kalika K. Shelar
14	Mrs. Tameezan Hanif Shaikh
15	Mr. Subramaian Neelkantan
16	Mr. Suresh T. Sipahimalani
17	Mr. Madan Mohan Sood
18	Mr. Sankara Narayanan V.
19	Mr. Neeraj Kohli
20	Mrs. Prema Narayan Rao & Mr.Narayan Rao
21	Mr. B. Jayakanth
22	Mr. S.A. Balakrishnan
23	Mrs. Prasad Chandratre
24	Mrs. Charulata N. Rode
25	Mr.T.K. Anathanarayanan (Virtual)
26	Mr.Tarvinder Singh Oberai
27	Mr. M. J. Dand & Ms Neha
28	Mr. Sanjay Rane
29	Mr. Rakesh Narayan Badugu



30	Mr. Dominic Xavier Raja
31	Mr. Sunanda Pathare (virtual)

On Invitation: Mr. Hitesh Chavan- PMC

On Invitation: Advisors to the MC 1) Mr. Nitin Rode 2) Mr. Srinivas

Agenda:

- 1) To confirm the minutes of the last SBG meeting.
- 2) To select the Builder out of four short listed builders
- 3) Any other matter with the permission of the Chairman.

Proceedings of the meeting (also Video recorded):

- 1) The Chairman read the minutes of the last SBG meeting and confirmed the minutes.
- 2) One member Mr. Naresh Talreja asked about the legal position of the Nomination/ Heir ship and the title. The chairman replied that the society will follow the law and asked him to revert to the society if he has sought legal opinion on his own.
- 3) Mr. Hitesh – PMC, supported by Mr. Nitin and Mr. Srinivas gave the detailed presentation on the Technical and Financial Bid offer of the shortlisted developers.
- 4) The presentation covered many points on the capability of the developer, the buildings / projects completed by them, visits by the members to their project sites, quality of the construction and the view / reports of the members visits, their financials capabilities.

The categories were further sub-divided under the following heads.

- Was the project under construction or completed ,Size of project (in terms of building size or plot)
- If Redevelopment project - partnership through the project
- Was the project sub-contracted or directly executed
- Was there a delay in project & if so by how much time(RD)
- Contact details of person met on site
- General feedback from occupants
- Maintenance /month Quality of finish ,Architectural design - Building
- Architectural design - Floor plate
- Height of the floor
- Challenges of the project
- Testing equipment at site(under construction project)
- Amenities, Quality of material used
- Any other observation/comments
- Quality of finish
- Architectural design - Building
- Architectural design - Floor plate
- Height of the floor
- Challenges of the project
- Testing equipment at site(under construction project) ,
- Amenities

S. Pathare

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- Quality of material used
- Any other observation/comments
- Corpus Fund / Hardship Fund to the members on existing carpet area of each flat per sq ft
- Disbursal Schedule of Corpus Fund
- On signing of Redevelopment Agreement
- At the time of handing over Vacant possession of the premises and plot
- On completion of R.C.C. frame structure
- On Possession of New Premises
- Compensation to be given to the existing members for decrease in Carpet Area due to planning constraint INR /sq ft
- Discount in rate for additional area if the members intend to purchase (over and above extra provided free) on the carpet area INR /sq ft
- Amount to be paid by the existing members for Increase in Carpet Area due to planning constraint INR /sq ft
- Transit / Alternate/ Temporary Accommodation charges payable to the members on existing carpet area with balcony of each flat
- Deposit Amount (Refundable) INR
- Rent of Transit in post-dated cheque INR
- Percentage Escalation in Rental after 11 months
- Brokerage for Transit Accommodation
- Shifting Charges for Transit INR
- Re-Shifting Charges for Transit INR
- The offer for Outright Purchase for the existing flat members on the existing carpet area before the start of redevelopment INR
- Car Parking to the existing flat owners No
- Corpus Fund for the society INR
- Benefit of additional F.S.I (if any) after Finalisation of project then sharing of the benefits after deduction of actual expenses in Ration Society :Developer
- Purely Residential Project
- Total permissible BUA including premium, TDR & Ancillary
- Total FSI cost considered including premium, TDR & Ancillary
- Total FSI proposed for society (flat area only)
- Total FSI proposed for Sale area (flat area only)
- Total parking available for entire proposal
- Total construction area for entire proposal
- What is the benefit you have calculated for dilapidated structure in INR.
- What is the benefit you have calculated for dilapidated structure in Sq m.

Final offer was evaluated on basis:

- Qualification
- Experience in Redevelopment & open plot development
- Construction by Mivan / Conventional methods.(Mivan is a construction process using pure concrete poured into aluminium formwork without brick work creating a monolithic structure)
- Podium Parking
- Strong set up in NMMC/ CIDCO Department
- Financial Turnover of last 3 years

Spokane

[Signature]



- Source of funding for project
- Bank Guarantee in our project or Lien
- Timely delivery of previous project
- Feedback of developer from Market
- Quality of previous project
- Additional Carpet area to members
- Rent to members
- Corpus fund to members

5) The presentation also discussed the financial offers given by the Builders in terms of the Additional carpet areas to the individual members, rentals, one time corpus to the society and Members and many other parameters. A comparative of the chart was presented to the members about the total financial impact / benefits to the society including the estimated time period to be taken by the builders to complete the project.

6) All members listened carefully to the details, followed by Q & A session. The technical team & PMC clarified to the queries satisfactorily.

7) After the completion of the presentation and during the course of the meeting 3 members left the meeting (Mr. Talreja , Mr. PLCK Prasad, Mr. Krishnavelu)

8) Later the Chairman declared that there will be voting to select the Builder after 3 minutes time was given to the members to vote after making their mind.

9) Voting was conducted including a physical letter signature stating the preference of the Members. Decision on voting and the Resolution passed:

Unanimously selected M/s Sacvir Realty LLP

Result of the Voting:

Members Consented: 28, 5 Members consented via e mail, total 33 – Ayes

Members: Nil-Nays.

It was decided to appoint M/s Sacvir Realtors LLP as the Developer and the members signed the consent forms and handed it over to the office bearers.

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Syachin

[Signature]

Chairman/Secretary/Treasurer

Syachin

