

# Pruthvi Enclave Co-operative Housing Society Ltd

(REGN. NO. BOM / [W-R] / HSG / TC / 10904 / 2000 - 2001)  
CTS No. 170, Survey No. 110 (Part), Khatau Mill Compound, W. E. Highway,  
Borivali (E), Mumbai - 400 066

Ref: PE/M/24-25/08/198

Date: 23/08/2024

## *Draft Minutes of the Special General Body Meeting (SGM)*

*Pruthvi Enclave CHS Ltd., Borivali East, Mumbai*

*Date: 7<sup>th</sup> July 2024*

*Venue: front side of "E" Wing Gate to discuss the  
following agenda points. (Ref: PE/M/24-24/06/185,  
Notice)*

### **Agenda:**

1. After comprehensive discussion on all matters related to feasibility report including suggestions, recommendations and clarifications from all the members of the society and the opinions of the Architect/Project Management Consultant (M/s Shilp Associates) and the Managing Committee, approval of the feasibility report will be given by a majority of the society members after making necessary changes to the report, if required.
2. Upon approval of the feasibility report, the preparation of the draft tender (for the developer) will proceed. The date, time and place of the next Managing Committee Meeting for finalising the draft tender shall be fixed during this discussion
3. Discuss and update the status of the appointment of advocate/solicitor for redevelopment
4. Any other matters pertaining to the redevelopment, with the permission of the Chairman.

***The meeting, originally scheduled for 11:00 AM, was adjourned for thirty minutes due to a lack of quorum. It was reconvened at 11:30 AM.***

**Total Members present: - 72**

1 | Page



### **Agenda 1 -**

*After comprehensive discussion on all matters related to feasibility report including suggestions, recommendations and clarifications from all the members of the society and the opinions of the Architect/Project Management Consultant (M/s Shilp Associates) and the Managing Committee, approval of the feasibility report will be given by a majority of the society members after making necessary changes to the report, if required.*

#### **1. Introduction**

- The meeting commenced with a welcome note by Shri. Nikhil Dikshit (Shilp Associate)

#### **2. Overview of the Feasibility Report**

- Shri. Nikhil Dikshit provided an overview of the feasibility report, highlighting the key points and objectives.
- Explanation of the methodology used for the feasibility study.

#### **3. Detailed Findings**

- Shri. Nikhil Dikshit presented the detailed findings of the report, including:
  - Financial analysis and projections.
  - Technical feasibility and requirements.
  - Market analysis and potential impacts.
  - Risk assessment and mitigation strategies.

#### **4. Questions and Discussions**

- Society members raised various questions regarding the report's findings and implications. Such as

- **Mr. Rahul Dalvi** -Is the commercialization of the lower levels of the apartment building necessary?

**Mr. Nikhil Dikshit** - Not mandatory, but it can provide financial benefits to both the developer and the society members.

- **Mr. Ajay Acharya / Mr. Nilesh Velankar**

1. Will overhead power cables within the apartment boundaries impact the redevelopment project?
2. Since our apartment has not completed 30 years, will this create issues with the redevelopment project?



**Mr. Nikhil Dikshit -**

1. A 9-meter buffer is required by law, and cables can be relocated or placed underground if possible.
2. The 30-year rule can be relaxed considering other factors, and the society has already been in existence for over 27 years.

• **Mr. Madhukar Dalvi -**

1. How will the extra area for each member be calculated, and how will flat areas be considered?
2. Will sellable parking be included?
3. How many floors will the new apartment building have after redevelopment?

**Mr. Nikhil Dikshit -**

1. The area calculation is an estimate based on existing flat areas, and the final area will be determined by MHADA authorities.
2. The feasibility report will mention at least one parking slot for each flat owner and a few for visitors, with the option to rent parking.
3. The developer can build up to a height that allows for approximately 32 to 33 floors, subject to the available FSI (Floor Space Index).

• **Mr. Milind Satam -**

1. Will encroached areas of each flat by individual members be considered during the calculation of flat size measurements for redevelopment?
2. What is the preference for DCPR 33(9) 2034 in the feasibility discussion?
3. Will the existing temple construction touching the compound boundaries of our society create any obstruction for the redevelopment process?
4. Which category of redevelopment will our apartment fall under, and what is the feasibility?

**Mr. Nikhil Dikshit -**

1. One common(average) estimated area will be considered for all flats as per category (2BHK or 1 BHK) without taking into consideration minor differences in areas of each flat, with extra area benefits evaluated after final authorities evaluation.
2. Redevelopment under DCPR 33(9) 2034 is feasible for the society. However, society will negotiate with developer for better proposal.



3. Any Builder who will be taking this project can handle such issues.
4. He will prepare and update the feasibility report with best categorization of the scheme for the redevelopment project and the same will be shared with the society for final approval.

- **Mr. Sandeep Pable** -How is the flat area calculated in the feasibility report?

**Mr. Nikhil Dikshit** – Location wise, Feasibility wise this project is very lucrative. Area calculation should be done as per MOFA Carpet Area but with Rera guidelines.

- **Mr. Ajit Raut** -Which builder will be best for our type of redevelopment project?

**Mr. Nikhil Dikshit** –Big reputed builders are expected to take this project considering its size.

- **Mr. Avinash Padvankar** –

1. In redevelopment, can provisions be made for reducing or eliminating future maintenance funds for the redevelopment project?
2. Please brief members about the tender issuing process as per Government Guidelines under Section 79(a).

**Mr. Nikhil Dikshit** –

1. A request can be made for a corpus fund from the builder for maintenance as well as regular income to society by renting various facilities/amenities can be introduced.
2. Explained the tendering process to the members satisfaction.

- **Mr. Sharad Sanghadia** -How can commercialization help minimize maintenance costs?

**Mr. Nikhil Dikshit** – Commercialization can generate revenue for the society, lowering monthly maintenance costs. Should come up with suggestions.

- **Mr. B. M. Chaturvedi** -What is the corpus fund for society?

**Mr. Nikhil Dikshit** – Some Amount should be collected as Society Fund by the builder for the flats that he sells.

This is a common practice where builders collect a certain amount from homebuyers to contribute to a society or maintenance fund. This



fund is typically used for the upkeep of common areas, amenities, and other community-related expenses in a residential complex.

- **Mr. Sanjiv Patil** - What is the tendering and letter issuance process for builders?

**Mr. Nikhil Dikshit** - Few selected Builders/developers will be updated on present issues such as non-compliance of documents required for redevelopment & those interested can submit a letter of interest (Expression of interest), once EOI is received from the builders/developers & he accept to work with above issues then they can collect the tender document from society MC.

- **Mr. Pradeep Bhoir** - Who will issue the tender to developers?

**Mr. Nikhil Dikshit** - The tender will be raised by us (Shilp Associate) with consultation of legal advisor appointed by the society. Tender will be issued from our Society Office.

After discussion & briefing the feasibility report for the redevelopment project as prepared by Shilp Associates (PMC) was presented for approval of society members in principle to proceed with the tendering process.

Shri. Nikhil Dikshit addressed each question, providing clarifications and additional information as needed.

## 5. Conclusion -

- The topic concluded with the approval of the feasibility report presented by Mr. Nikhil Dikshit.
- Acknowledgment of the efforts by all participants and the importance of continued collaboration.

## Passed Unanimously.

Proposed By: Mr. Bharat Chawla

Seconded By: Mr. Ishwar Shetty

## Agenda 2.

*Upon approval of the feasibility report, the preparation of the draft tender (for the developer) will proceed. The date, time and place of the next Managing Committee Meeting for finalising the draft tender shall be fixed during this discussion*



As the presented feasibility report was mutually approved, further actions were discussed and agreed upon. Synopsis as below

1. M/s Shilp Associates will draft the tender document.
2. Our society's advocate (yet to be nominated) will review the draft from a legal perspective for the redevelopment project of Pruthvi Enclave Co-Operative Housing Society Ltd.
3. The draft will be discussed, and feedback and suggestions will be collected during the next Managing Committee Meeting (date to be announced).
4. The final tender document for developers will be prepared based on the inputs received.
5. Based on this activity flow, Shilp Associates will proceed with the process.

**Passed Unanimously.**

- Proposed By: Mr. Milind Satam
- Seconded By: Mr. M. Mahindrakar

**Agenda 3.**

***Discuss and update the status of the appointment of advocate/solicitor for redevelopment***

It was informed the members about the necessity of appointing a legal advocate for the redevelopment project. The society has received two advocate profiles, which will be evaluated in the coming days. Members are encouraged to participate in the selection process. Shilp Associates will also assist in scrutinizing the profiles for the legal work related to the project.

It was jointly agreed that there is no need to appoint a solicitor at this time; this can be done later whenever required. This decision will help save unnecessary costs while still meeting our needs.

**Passed Unanimously.**



**Agenda 4.**

*Any other matters pertaining to the redevelopment, with the permission of the Chairman.*

The members were briefed on the meeting with Pruthvi Enclave Co-operative Housing Society Ltd.'s builder, Mr. Sanjay Modi, regarding the pending CC/OC issue. The meeting, held at Mr. Sanjay Modi's office, was attended by former committee members (Mr. Milind Satam, Mr. Mukund Gandhi, and Mr. S. K. Singh), along with current MC members Mr. Avinash Padwankar, Mr. Nitin Keny, Mr. Suresh Kadam, Mr. Sandeep Pable, Mr. Hiten Dedhia, Mr. Anurag Sharma, and Mrs. Rupa Shroff.

The discussion focused on the pending OC/CC certification from the BMC, and Mr. Sanjay Modi committed to resolving the issue. Members requested Mr. Sanjay Modi to address the society members and provide an update on the current status. Mr. Sanjay Modi agreed to attend a meeting at the society.

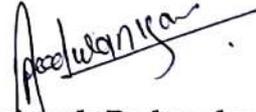
The Managing Committee will schedule this meeting and notify Mr. Sanjay Modi for confirmation.

With no further agenda items, the meeting concluded with a vote of thanks.

**For Pruthvi Enclave CHS Ltd**

  
Mr. Nitin Keny  
(Hon. Chairman)



  
Mr. Avinash Padwankar  
(Hon. Secretary)

**Note:** - Bye Law No. 109 Members of the society may communicate their observations, if any, on the draft minutes to the secretary of the society within 15 days of their distribution. The same will be consider as per the law.

