

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: PM/M/23-24/02/151

Date : 06/02/2024

Draft Minutes of the Special General Body Meeting (SGM):

Draft minutes for the meeting of the Special General Body Meeting (SGM) of Pruthvi Enclave CHS Ltd., Borivali East, Mumbai., held on Sunday, 4th February 2024, at the stilt area of the "B" Wing to discuss the following agenda points.

(Ref: PE/M/23-24/01/132 , Notice)

Agenda :

1. To seek approval for the appointment of a Project Management Consultant (PMC) for our society's redevelopment process from the recently held presentations of shortlisted PMC proposals.
2. To discuss **Agenda 6** of the SGM (SGM dated Sunday, 10th September 2023), unanimously passed for civil **and structural repair work** of the society.
 - a. Update members on funds collected from members for **civil and structural repair work**.
 - b. Discuss the start date for civil & structural repair work of the society.

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

Members Present: 84

Mr. Avinash Padwankar (**Secretary**) welcomed all bona fide members to the **SGM**. He briefed the members about the meeting's agenda and requested Mr. Nitin Keny (**Chairman**) to allow the meeting to proceed.

Chairman welcomed the society members to the **Special General Meeting** and called the **meeting to order**.

Chairman briefed the society members regarding **Agenda 1**, wherein a total of 48 proposals were received by the Managing Committee for the PMC requirement for the society's redevelopment process. The Managing Committee, based on shortlisting criteria, evaluated all 48 PMC proposals and shortlisted seven for briefing at the ongoing meeting. **Chairman** also briefed the members on **Agenda 2**, related to the shortage of funds for the society's **civil and structural repair work**.

Agenda 1:

Mr. Sandeep Pable (**Committee Member**) explained the criteria followed by the managing committee during the evaluation of the 48 PMC proposals for the society's redevelopment process. External architectural help was also enlisted during the evaluation. The members were briefed on the shortlisted seven PMC proposals based on the set criteria.

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The list was displayed to the members on the screen as follows:

1. Aakar Architects.
2. Ketan Vaidya Associates.
3. Vivek Bhole Architects Pvt. Ltd.
4. Rex Cor Consultants Pvt Ltd.
5. Akash Enterprises.
6. Shilp Associates.
7. Deodhar Associates

The complete evaluation report for the above seven PMCs, as per the preset criteria, was displayed on the screen during each briefing.

The managing committee permitted queries/suggestions (if any) from the members present regarding the briefing of the seven PMC proposals

- **Mr. Rahul Dalvi (Flat: B-304):** Requested more details regarding the consultants as he found the details insufficient.
Managing Committee: The entire details have been evaluated as per the criteria and displayed in the Excel sheet on the screen.
- **Mr. J. Majumdar (Flat: B-204):** Suggested conducting background checks of the shortlisted profiles.
Managing Committee: Background/work performance of the respective profiles has been cross-checked with the societies.
- **Mr. Pradeep Bhoir (Flat: E-303):** Requested for verification of proposals.
Managing Committee: Technical evaluation of all the 48 proposals from various PMC's was done under the guidance of the expert Architectural firm.
- **Mr. Ashok Bhorkar (Flat: B-303):** Requested cross-verification of the proposals and demanded to see the entire list of 48 proposals received for PMC.
Managing Committee: The entire list of 48 PMCs was displayed on the screen for all members.
- **Mr. Gupta (Flat: A-403):** Requested to know the number of projects which were not completed/failed by the respective PMCs.
Managing Committee: Managing Committee has already worked on it.
- **Ms. Choksi (Flat: A-504):** Suggested using digital media such as email or WhatsApp for sending all relevant information to the members.
Managing Committee: Managing Committee is working on this suggestion including creating of website.
- **Mr. Madhukar Dalvi (Flat:):** Requested the entire list and evaluation of all the 48 proposals received for the PMC, which was done by the managing committee.
Managing Committee: If any member would like to see the entire list and evaluation sheet of all the 48 proposals, they can come to the society office with prior intimation to the society. Also, the entire list of 48 PMC names was displayed on screen and read for the members.

Secretary conveyed to the members that the shortlisted candidates' presentation scheduled for 26th, 27th, and 28th January 2024 was canceled upon the request of a few members. A new schedule has been accepted by the members for **Saturday, 10th February 2024, and 11th February 2024.**

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Passed Unanimously.

Proposed By: Mr. Rasale () **Seconded By:** Mr. Situte (B-704)

Secretary thanked all the members for approving the agenda items.

Agenda 2:

Chairman briefed the society members regarding **Agenda 2**, related to the shortage of funds for the society's **civil and structural repair work**. Since the target for the collection of funds (8000/- per month) towards the first phase of the civil work was not met, most members had not paid towards this project. A request was made to pay the pending dues. **Chairman** firmly explained the urgency and the legal consequences if any untoward incident happens due to the present condition of the building structure for which **the present Managing Committee should not be held responsible**. Also, alternate options were discussed with the members wherein the society funds can be utilized for the repair work that is to be started urgently. The Managing committee will also discuss with **Mr. Nilesh Pandit (Director) of M/s. SDAD SPACE DESIGN AND DEVELOPMENT PVT. LTD** regarding the feasibility of starting the work with the present available funds within the society.

Mr. Sandeep Pable explained and displayed on the screen the entire breakup of funds collected since October 2023 from the members for the repair project of the society with relevant information.

Secretary thanked **Chairman** and **Mr. Sandeep Pable** for explaining the importance of Agenda 2 in detail to the members. Also, the members were thanked for giving their valued suggestions. A request for approval and the start of the work with the limited funds was made by **Secretary**.

Passed Unanimously.

Proposed By: Mr. Mukund Gandhi - (E-602)

Seconded By: Mrs. Ram Simro Kalra - (B-404) / Mr. Situte (B-704).

Secretary thanked all the members for approving the agenda item.

With no other matters on the agenda, the meeting concluded with a vote of thanks to the **Chair**.

For Pruthvi Enclave CHS Ltd

Mr. Nitin Keny
(Chairman)

Mr. Avinash Padwankar
(Secretary)