

WELL RATNADEEP CO- OP. HSG. SOCIETY LTD.

Regd. No. BOM/HSG/4512 of 1975-25-6-75

S.V. Road, Santacruz (West), Mumbai- 400 054.

Date- 06/2025

Final Minutes of Special General Body Meeting of Well Ratnadeep Co-operative Housing Society Ltd. held on 08/06/20225.

The Special General Body Meeting of Well Ratnadeep Co-op. Hsg. Soc. Ltd. was held on 08/06/2025 on the society premises. The meeting started at 10.30 a.m. at the same venue to transact the agenda as populated in the notice of the meeting dated 19/05/2025.

The Chairperson of the society, Mrs. Daksha Shah presided and welcomed all members who were present during the meeting. The Secretary of society Mr. Manish Sanghvi requested the Chairperson to conduct the meeting.

Agenda no. 1 To appoint PMC for redevelopment of society.

Pursuant to the decision taken in the SGM dated 03/04/2025, the society had issued public notice on 29/04/2025 in English and Marathi newspaper inviting quotations for appointment of PMC for the redevelopment of the society.

The Society has received four quotations from interested PMCs. In the Managing Committee meeting held on 18/05/2025 the quotations were opened, and it was decided that the Office bearers will conduct interviews and meetings with the interested PMCs before the appointment of PMC in the next General body Meeting.

The Office bearers have conducted meetings and interviews with representatives of the interested PMCs. Basis of the interview meetings done, whilst the meeting with the representatives of Buildico Associates, was more abounding, they showed good knowledge and confidence in the redevelopment projects, and we find that they have adequate experience to lead the redevelopment of the society, good references from their past works were acknowledged and appraised that they have good strength and knowledge in documentation and legalities. Having learnt from the references, now it is

the opinion of the office bearers that Buildico Associates should be appointed as the PMC for the redevelopment of our society.

During the SGBM the secretary followed a poll by way of votes by raising hand of those in favor of Buildico Associates as PMC which resulted in all members raising their hand and giving the consent for the same.

RESOLVED THAT “Buildico Associates” is appointed as PMC for the redevelopment of society.

Proposed by: Mr. Kaytan Shah

Seconded by: Mr. Uttam Chinoy

Passed Unanimously

1. Mr. Sharma has objected that the society had wrongly inserted plot no. 73 while inviting proposals for the appointment of PMC by way of advertisement, which according to him, is his independent property and does not form part of the Society. Further, he stated that the same fact is also recorded in earlier General Body meetings of the society and other records of the society, and he has requested that it be kept separate in the redevelopment process. In response the secretary informed that society would do whatever is legal and as per prescribed rules and regulation now that society has appointed lawyers and now PMC, the matter shall be addressed to them for legal opinion and necessary assessment.

2. Mr. Sharma also informed that there is no need for a single PMC for the entire project and or the PMC can be continued subject to leveled progress. In response to amicably resolve the raised query, Mr. Kaytan Shah suggested to the secretary to put a clause in the agreement with the PMC appointment, that either side can terminate the services by written consent, if any breach found or either party is not satisfied. The secretary has said that it will be included in the agreement with PMC.

3. Forms were circulated for obtaining consent of the members for redevelopment and appointment of PMC.

Agenda no. 2 To appoint a structural auditor for conducting structural audit of the society building.

Pursuant to the decision taken in the SGM dated 13/04/2025, the society invited quotations for conducting structural audit of the society building.

The members were informed that society has received two quotations, out of whom Plutonium Consultancy found more experience and done a lot of work in the field of structural audit.

Again the secretary followed a poll by way of votes by raising hand those in favor of Plutonium Consultancy as structural auditors, which resulted in all members raising their hands and giving the consent for the same.

RESOLVED THAT “Plutonium Consultancy” is appointed for conducting the structural audit of the society buildings.

Proposed by: Mrs. Shweta Shah

Seconded by: Ms. Vishakha Shah

Passed Unanimously

As there was no other matter to discuss the Special General Body Meeting concluded with the Vote of Thanks to the Chair.

Yours Sincerely,



Secretary

Copy to: Deputy Registrar, Co-Op Societies, H/W Ward, Bandra (W), Mumbai.