

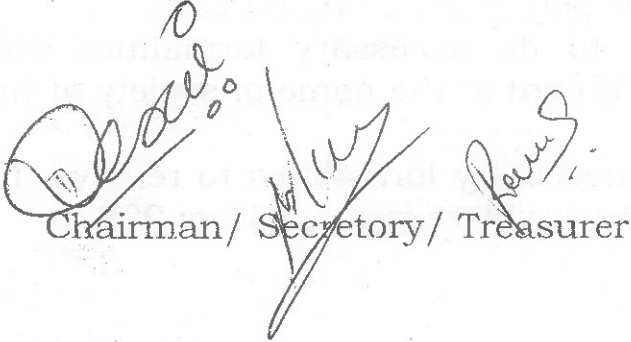
**NUTAN AYOJAN NAGAR CO-OP HOUSING SOCIETY LTD.**  
(REGD. NO: BOM/HSG/PR/7486 of 1981)  
Liberty Garden, Cross Rd. No:4, Malad West, Mumbai 400064

Date:12/10/2022

Dear Members,

A copy of DRAFT minutes of SGM for approval of tender document held on 09/10/2022, duly approved by Managing committee is being circulated herewith, members are requested communicate their observations if any, within 15 days from the date of circular for further action.

**For and on behalf of Managing Committee,**

  
Chairman/ Secretary/ Treasurer



The SGM for redevelopment process of Nutan Ayojan Nagar CHSL, was held on 09/10/2022 at society ground. Meeting started at the scheduled time of 06.00 pm, but due to insufficient quorum meeting was adjourned for half an hour. The meeting restarted at 06.30pm at the same place with 104 members present.

**1. Explanation and discussion on the Draft Tender Document of PMC Bindesh Chitalia & Associates**

Mr. Bindesh Chitalia was welcome by the committee and asked to present and explain the Tender Document prepared by him. During the explanation following points were suggested by members to add/remove or change :

1. In tender document it is mentioned that developer has to give BG from a reputed bank for Rs. 30 crores OR Equivalent Lien area of 30 crores in the name of society.  
It was decided to keep only Bank guarantee of 30 crores and remove the clause of Lien area.

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2. First Installment of 10 crores as per tender to be released after Total TDR Loading.

It was decided to keep the first installment of 10 crores on IOD and full TDR.

3. Penalty of Rs. 25 lacs per month is mentioned for delay in completion of project.

It was decided to keep the penalty of Rs. 1 lac per day.

4. It was decided to add below points regarding PR card
  - a. Developer will have to do necessary formalities and expenses to get the PR card in the name of society at his own cost.
  - b. Developer has to do necessary formalities to remove the name of M/s. H Square builders from CTS No: 224-A.

5. As per tender document

EXTERNAL MASONRY: The external masonry work will be carried out in 9" thick Brick work / 6" Block Brick work and internal walls in 4 1/2". thick brick work in 1 : 4 cement mortars. (Use 43 grade Cement). RCC band with minimum reinforcement to be provided for internal brick work.

Decided to change as

EXTERNAL MASONRY: The external masonry work will be carried out in 9" thick Brick work / 6" **Brick** work and internal walls in 4 1/2" thick brick work in 1 : 4 cement mortars. (Use **33** grade Cement). RCC band with minimum reinforcement to be provided for internal brick work.

6. It was also decided to mention that developer shall make provision for use of solar energy in the common area, Meter rooms and if possible for lifts/elevators as well.

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## **2. Discussion on points raised by members for inclusion of additional points or deletion points in the Draft Tender document.**

All the 6 points raised during the discussion on draft tender documents mentioned above were reconfirm with the members.

And members were asked to give any further points if any needs to be incorporated in the tender. However members confirmed that all the points are covered and no points are missed.

And it was decided that all the 6 points to be included in the tender document, and only after that the tender will be floated.

## **3. Finalization and approval of Draft Tender Document**

Managing Committee proposed to the members that as decided all above 6 points will be incorporated into the tender document, and asked for the approval of draft tender document with additional above 6 points.

Few members were of the opinion that after adding above 6 point conduct another SGM for approval. Managing Committee tried to explain that conducting another SGM has a cost impact and again members will have to spare their time. And assured that all above 6 points will be included in the tender document, and the same will be made available for review.

However majority members were not in favor of conducting another SGM, hence all the present members were asked to vote for approving tender document with suggested above 6 points inclusion in the tender document.

Majority of the present members given their approval for passing the tender document. And it was confirm to all the members that draft tender document stands approve with inclusion of above 6 points, as approved by majority of present members.

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**4. Deciding the date and duration of giving tender documents to interested developers & acceptance of bids from the developers.**

As the tender document is approved, managing committee proposed to float the tender document on 17<sup>th</sup> October 2022. But upon request of few members and upcoming depavali holidays. Below dates were agreed upon by majority of present members.

Start date for Tender floating to developers – 01/11/2022

Last date for tender collection by developers – 11/11/2022

Start date for submission of offer by developers – 11/11/2022.

Last date for submission of offer by developers – 26/11/2022.

Opening of offers received by developers – 27/11/2022.

Rejecting offers of the developers not matching criteria of technical bid, and Shortlisting preferred developers matching criteria of technical bid along with their commercial bid offer to the satisfaction of general body – 27/11/2022.

**5. Any other point with the permission of Chair**

- Mr. Chintan P. Shah son of Mrs. Y. P. Shah who is a bonafied member of the society, raise a concern that there is a difference between the area considered for working of feasibility which is based on the physical measurements done by certified architect appointed by society and the area mentioned in the registered sale deed for his flat No: C/401. Where he mentioned that area mentioned in the registered sale deed is higher than the area considered for feasibility working.

Further, he mentioned that if society is going to consider the area considered in feasibility based on the physical measurement by certified architect appointed by society, in that case will he be compensated for the extra stamp duty

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paid by him while registering the sale deed by the developer. And he insisted to put that in tender document.

However, PMC Mr. Bindesh Chitalia and other committee members explained him that it was an error done while entering into a sale deed. Which we can not ask developer to compensate. And in all other redevelopment projects eighter area as per approved plan or the area physically used by present members is considered in all redevelopment process. And not the area mentioned in the sale deed of individual members.

- Mr. Chintan Shah also mentioned that society is charging GST on transfer fees, which is not per law.

On which managing committee replied that society is not charging any GST on any transfer fees or membership fees. And asked Mr. Chintan Shah to produce the proof that society has charges GST to him.

- Few members asked on the status of the website which is under development.

Managing Committee inform all the members that website page is ready, only a security patch which needs to be added is pending. This security patch will only allow only registered mobile no to login the website thru OTP on registered mobile no. And as per developer it should be ready by 13<sup>th</sup> October 2022.

- Few Members raised their concern on the carpet area physically measured by appointed architect is not correct because physical measurements were taken only for the ground & First floors.

Managing committee explained that from first floor onwards it's a typical elevation and hence area for all above first floor will be same as first floor. It may differ only if there are amalgamation carried out. in the flats, and such amalgamation can not be considered.

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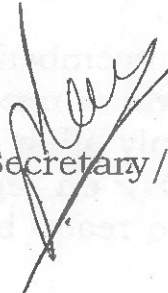

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However, members who want to conduct physical measurement of their flats for their satisfaction can write to society within 15 days from receipt of this notice, and society will arrange for the physical measurement.

At the end of the meeting Managing committee thanked all the present members, and requested them to talk to their neighboring members to attend the forthcoming meetings. As In the meeting where builder needs to be finalized requirement quorum is 2/3 of the total members. And in case of insufficient quorum, meeting will have be cancelled.

Managing committee thanked Mr. Bindesh Chitalia for his detailed presentation and explanations to the queries asked by the members. Meeting was ended with vote of thanks to all present members and Mr. Bindesh Chitalia.

FOR AND ON BEHALF OF MANAGING COMMITTEE  
For Nutan Ayojan Nagar CHS Ltd.

  
  
  
Chairman/Secretary/Treasurer

