

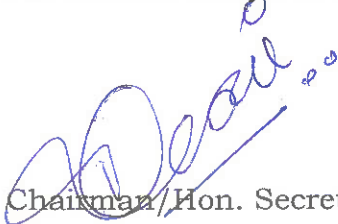
**NUTAN AYOJAN NAGAR CO-OP HOUSING SOCIETY LTD.**  
(REGD. NO: BOM/HSG/PR/7486 of 1981)  
Liberty Garden, Cross Rd. No:4, Malad West, Mumbai 400064

Date:30/08/2022

Dear Members,

A copy of DRAFT minutes of SGM for redevelopment process held on 21/08/2022, 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/Hon. Secretary.

The SGM for redevelopment process of Nutan Ayojan Nagar CHSL, was held on 21/08/2022 at society ground. Meeting started at the scheduled time of 11.30 am, but due to insufficient quorum meeting was adjourned for half an hour. The meeting restarted at 12.00pm at the same place with 68 members present.

**1. Explanation of feasibility report submitted by appointed PMC & Second opinion from other experts.**

Hon. Chairman welcomed all the present members, and presented the feasibility report submitted by appointed PMC M/s. S. P. Shevade & Associates. Hon. Chairman explained feasibility report prepared by PMC under all the possible provision under DCPR 2034. First Feasibility U/S 33(9) of DCPR 2034 was explained, after which Feasibility U/S 33(12) of DCPR 2034 was explained, after which Feasibility U/S 33(11) of DCPR 2034 was explained, after which Feasibility U/S 33(7) (b) of DCPR 2034 was explained.

Upon explanation of feasibility above mentioned various sections of DCPR 2034, pro's and con's of each sections were discussed with the present members. After understanding on advantages and dis-advantages of each section of DCPR 2034, it was agreed that section 33(7) (b) appears to be the best option for redevelopment of Nutan Ayojan Nagar CHSL. However as per the report submitted by appointed PMC M/s. S. P. Shevade & Associates redevelopment was shown as non-feasible under section 33(7) (b). And it was decided to take a second opinion from other PMC's with the permission of all the present members.

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As decided to take a second opinion other PMC's, two PMC's were called for presenting their profiles and explain the complete process of redevelopment. First presentation was given by M/s. Palash PMC LLP & Second presentation was given by M/s. Bindesh Chitalia & Associates. Both the PMC's explained on the complete process of redevelopment & scope of work under all phases of redevelopment. Both PMC's suggested that PMC's should be appointed phase wise. Both the PMC's clarified the queries raised by present members to the satisfaction of the members.

**2. Appointment of PMC for further process of redevelopment.**

Upon Completion of presentation by both the PMC's, Hon. Chairman asked to vote for the PMC preferred by present members out of two, voting was 50-50 for both PMC's. Hence few members gave an opinion that since we are appointing PMC's phase wise, can we not appoint both the PMC's for the first phase of feasibility preparation and after reviewing feasibility of both the PMC's any one can be appointed for the second phase. Than it was decided by 100% of the present members to appoint both the PMC's for the first phase for preparation of feasibility report.

The meeting was concluded with a vote of thanks and Hon. Chairman requested all the members to be present in all the meeting of redevelopment to be aware and informed about the progress of redevelopment process.

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

  
Hon. Chairman/Secretary