

The Swatantra Bhavan CHS Limited

Regd. No.1440 of 1956 dated 31ST October, 1956

No.1/C, Gr. Floor, Anand Nagar, Forjett Street, Tardeo, Mumbai-400 026. ☎ (022)3510 1055.

Email id: anandnagarchs@gmail.com

Date : 19.7.2025

MINUTES OF THE SWATANTRA BHAVAN CO-OPERATIVE HOUSING SOCIETY LTD. 4TH SPECIAL GENERAL BODY MEETING FOR REDEVELOPMENT HELD ON SUNDAY, 13TH JULY 2025 AT 10:00 AM AT TALMAKI WADI HALL

Due to lack of quorum, the meeting was adjourned for 30 minutes and reconvened at 10:30 AM with 113 members present. The Hon. Chairman welcomed the members and initiated proceedings. The Secretary also confirmed that the meeting was being recorded for transparency and compliance with the Society's regulation.

Agenda No. 1 – Confirmation of Previous Minutes

The minutes of the 3rd SGM held on Sunday, 20th April 2025 were circulated in advance. As no objections or amendments were raised.

“RESOLVED THAT the minutes of the 3rd Special General Body Meeting held on Sunday, 20th April 2025 be and are hereby approved and passed by the General Body.”

Proposed by: Mr. Bharat Kadakia (D-102)

Seconded by: Mr. Pankaj Lakdawala (D-605)

Passed with Majority in favor

Agenda No. 2 – Joint Meeting with Appointed Legal Advisor and PMC

The Hon. Chairman welcomed Sol. Tanvi Gandhi, Advocate from Markand Gandhi & Co., and Mr. Jinay Dhanki and Mr. Shreyas Gawde from NK Architects & Headway Development LLP (PMC).

PMC's Updates:

1. The PMC explained that final measurements for redevelopment calculations are taken by MHADA under MOFA carpet area norms, and their team has completed the society's internal measurement process accordingly.
2. Regarding garage status, the PMC clarified legal provisions, while the Advocate informed members that the Committee has enforced that garage owners are society members and this point will be included in the redevelopment tender to safeguard society rights.
3. PMC further stated that when the tender process is initiated, all land title clearance and related discrepancy must be mentioned clearly in the tender. The terms and conditions will specify that the developer must clear the land title in favor of Society, before starting the development process.

Advocate's Updates:

1. The Advocate informed the House that the Committee has already applied for the **mutation application** and the process is progressing.
2. The Advocate also informed members that efforts are ongoing to **trace the landlord**. Simultaneously, steps are being taken towards **Deemed Conveyance**, and the process was explained in detail. Members were informed that **this procedure involves considerable expenses, all expenses incurred during the procedure can be either reimbursed or borne by the developer** in the final negotiation.
3. Members were assured that the **Legal Advisor will continue guiding** on all statutory requirements throughout redevelopment.
4. It was advised that **an MOU with the developer** should be signed first to record all mutually agreed pre-development obligations and Title Clearance.
5. Relevant details related to the Title of the Society was explained by Sol. Tanvi Gandhi to all the members present in the meeting.

Members appreciated the clarity provided by both PMC and Advocate on the legal and technical processes. All the Queries and Questions which were received by Email to the Society and also other Queries raised during the meeting, were promptly answered by both the appointed professionals.

Agenda No. 3 – Approval of Feasibility Report

The PMC presented the Feasibility Report as per the 79 (A) Guidelines, the Summary of which had been circulated to all the Society members. PMC promptly explained the need to secure the Confidentiality of Comprehensive Feasibility Report and which cannot be openly circulated. After detailed discussion and explanation by Mr. Jinay Dhanki under the DCPR 2034 Scheme of 33 (9) Cluster Redevelopment, the report was approved and passed with majority consent. Three members (Mr. Niranjan Divecha, Mr. Nishikant Raut, Mr. Dhiren Sevak) raised objection and was accordingly instructed by Managing Committee to be acknowledged.

"RESOLVED THAT the feasibility report prepared by NK Architects & Headway Development LLP, the appointed Project Management Consultant (PMC), for the proposed redevelopment, be and is hereby approved and passed by the General Body."

IN FAVOR VOTES – 104
NOT IN FAVOR VOTES – 9
NEUTRAL VOTES - 0

Proposed by: Mr. Kalpesh Shah (C-406)
Seconded by: Mrs. Mahvash Rowhani (C-101)
Passed with Majority In favor

Agenda No. 4 – Mutation Process Expenses

The Hon. Secretary informed members that due to active follow-up, the mutation process is at its final stage, and to complete the process including rectification of area entries in the property

card, an estimated cost of ₹10,000 per member is required for Mutation / Land area clearance / Acquiring required documents / Professional Fees.

"RESOLVED THAT it was approved and passed that, the society shall collect ₹10,000 from each member towards the ongoing mutation process expenses, in two instalments ₹5,000 in July 2025 and ₹5,000 in August 2025 to ensure timely completion of the process."

Proposed by: Mrs. Ekta Ranka (D-609)
Seconded by: Mr. Manish Mehta (D-103)
Passed with Majority in favor

Agenda No. 5 – Presentation of Draft Tender

The PMC presented the draft tender document outlining key terms and conditions. Members were informed that the final draft will be circulated and approved in the next SGM after incorporating suggestions.

Agenda No. 6 – Maintenance Billing Cycle Change

The proposal to shift the society maintenance billing cycle from monthly to quarterly was discussed and approved.

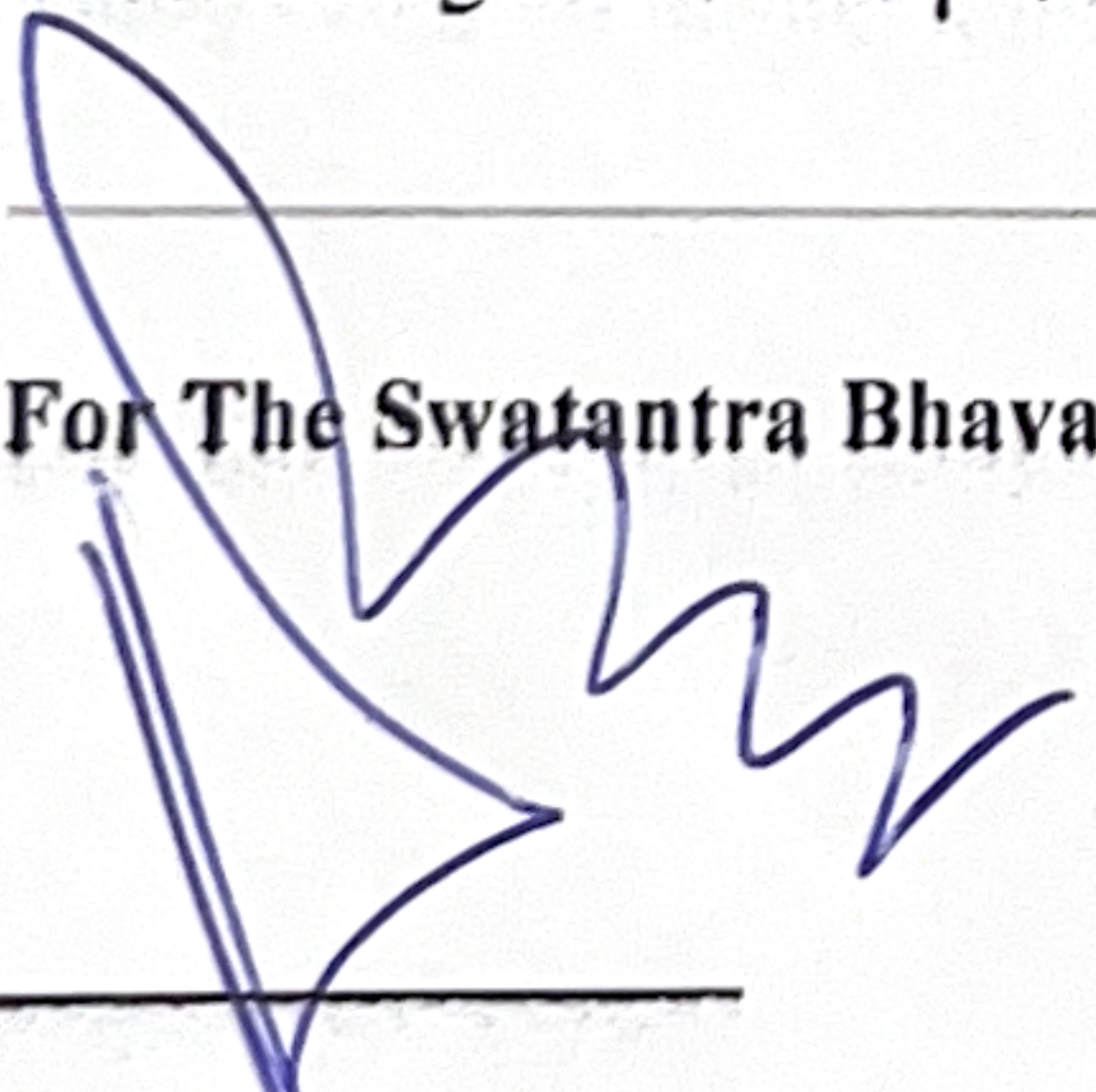
"RESOLVED THAT it was approved and passed that, the society maintenance billing cycle be changed from a monthly cycle to a quarterly cycle, effective from 1st July 2025."

Proposed by: Mr. Raju Parikh (A/10)
Seconded by: Mr. Dipesh Siroya (D-106)
Passed with Majority in favor

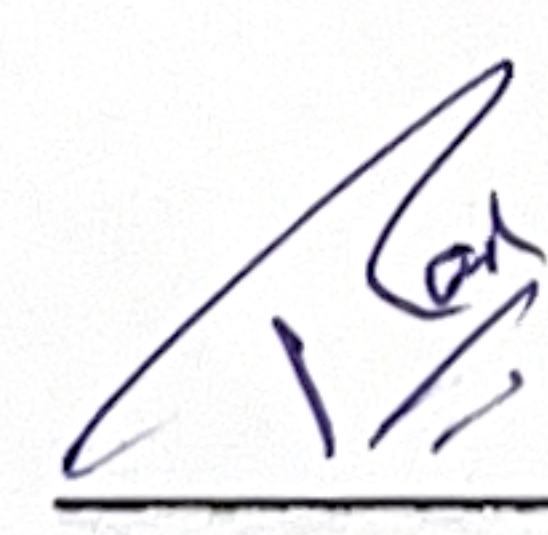
Vote of Thanks

There being no further points, the meeting concluded with a vote of thanks to the Chair.

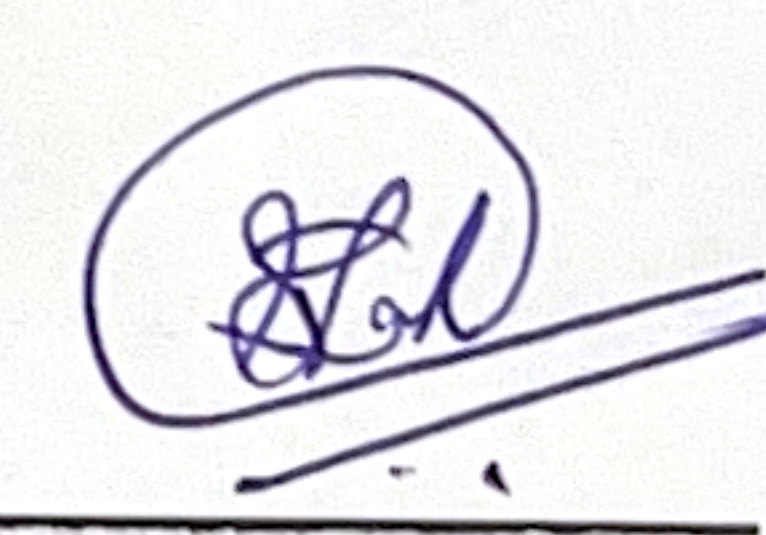
For The Swatantra Bhavan CHSL.,



Hon, Chairman



Hon. Secretary



Hon. Treasurer

