



हिमगिरी को. ऑप. हाऊसिंग सोसायटी लि. HIMGIRI CO. OP. HSG. SOCIETY LTD.

Regd. No. NBOM / CIDCO / Hsg. (O.H.) / 178 / JTR / 95-96 Dt. 22-11-95

Office : B-6/0:3, Sector3, CIDCO Colony, Opp. Railway Station, Sanpada (E), Navi Mumbai-400 705.

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Himgiri Co-operative Housing Society Ltd. Minutes of Special General Meeting dated 27/04/2025

The Special General Meeting of Himgiri Co-operative Housing Society Ltd., Sector-03, CIDCO Colony, opposite the railway station, Sanpada (East), Navi Mumbai-400705 was held on Sunday, 27/04/2025 at 11:00 am at Chemist Bhavan Hall, Sector 8, Sanpada, Navi Mumbai-400705. According to the rules in the circular dated 04/07/2019 issued by the Government of Maharashtra under Section 79-A, the meeting was started at 12:30 pm only after the quorum of 2/3 members i.e. 100 members of the total members was completed.

The special general meeting was attended by 102 of the total 149 members of the institute. Mr. Shivaji Punekar, Managing Committee Member of the Society welcomed the members present and the deceased tourists who came to Pahalgam and the members of the Society Shri. Pankaj Gawthankar and other deceased to Tributes were paid.

Mr. Sachin Ghosalkar, Managing Committee member of the Society suggested that, Pravin Narkar presided over the meeting and the vice-Chairman of the Society Mr. Balaji Kolpuse, approved it. Then Mr. Pravin Narkar it should be done and presided over the meeting and the meeting was started after that.

The chairman of the meeting Mr. Pravin Narkar instructed Managing Committee member Mr. Sachin Ghosalkar to read out the notice of the meeting and start the next business.



Mr. Sachin Ghosalkar, Managing Committee member of the Society read out the notice. Mrs. Sarita Bhadane, a member of the society, asked about the fact that there was only one signature on the notice and in this regard, the Chairman of the society, Mr. Pravin Narkar, disclosed that the notice has been signed by the Chairman as the post of secretary of the institute is vacant and it is appropriate according to the provisions of the bye-laws. Later, Mr. Ravi Palkar, a member of the society, asked if the registrar's office had been informed about the meeting and why the officer authorized by the registrar's office was not present for the meeting, the Chairman of the Society informed the registrar's office about the meeting and revealed that an officer from the registrar's office was not needed for this meeting. And the Managing Committee member of the Society, Mr. Sachin Ghosalkar also disclosed that the presence of the authorized officer is required for the meeting of the developer selection as per the rules of the circular dated 04.07.2019 issued by the Government of Maharashtra under Section 79-A. Mr. Ravi Palkar then raised objections as to why the redevelopment meeting was held when the post of secretary was vacant and asked him to take note of it. On this, Mr. Pravin Narkar took note and informed all the members that whoever has objections will be taken note of. The following issues were then discussed and decisions were taken as per the agenda.

Subject No.1:-Discuss the redevelopment of the building and take preliminary decisions.

Shri Sachin Ghosalkar, Managing Committee Member of the Association, addressed the House that three guidance camps were organized on the demand of the members of the 29th Annual General Meeting and the action to be taken regarding redevelopment was briefed. Prior to the special general meeting, a total of 73 members had received request applications and members had requested to hold meetings on redevelopment. According to the rules of the circular dated 04.07.2019 issued by the Government of Maharashtra under Section 79-A, 1/5 of the total members are required to hold meetings within 2 months of the application to the Managing Committee of the Society. Accordingly, the monthly meeting of the Managing



Committee Committee e held on April 8, 2025, has been approved and consent letters have been given to each member, which they have to give in writing at the earliest and they have to give their consent to redevelop the building of the Society by raising their hands, said Mr. Sachin Ghosalkar, managing Committee e member of the Society.

When senior member and former Chairman of the society, Mr. Madan Mohan Singh, was asked to guide the House and express his opinion, Mr. Madan Mohan Singh said that if possible, the four societies around him (Himgiri, Niwara, Snehbandhan and Gurukripa Society) would be more beneficial if they were ready for redevelopment together. Pravin Narkar said that the three societies (Himgiri, Niwara and Snehbandhan) are jointly interested in redevelopment and this can give us more FSI.

Shri Vikramsingh Patil, member of the society, mentioned the efforts made in the past under the leadership of Mr. Pravin Narkar to bring all the four societies together for redevelopment. Advisor and member of the Society, Mr. Janardan Bankar appealed to all of us that on the occasion of the meeting, we have all set the stage for redevelopment and all the members and Managing Committee members came up with the idea that let's work together, together and make the most of all the members of our Society.

Mr. Sunil Sanas, member of the society, presented his views and suggested to the House that I myself am ready for the redevelopment and PMC process, but while doing so, there should be a very transparent transaction and all the aspects should be informed to all the members, and a redevelopment Committee should be formed to ensure that redevelopment is done in a very easy and transparent manner. The most trusted and experienced people should be included in the redevelopment Committee e, for which they suggested the names of the members as follows: Mr. Mr. Jacob Thomas, Mr. Ravindra Khare, Mr. MadanMohan Singh, Mr. Majlikar, Mr. Ravi Palkar, Mr. Baker. He also suggested that members who have taken the completion certificate (CC) of the enhanced work by paying the concerned government agency but have not received the Resident Certificate (OC) due to some



technical reasons should be considered and such a record should be taken by the Managing Committee Committee e.

Mr. Dilip Baikar, a member of the Society, expressed his views when he agreed to the redevelopment but raised two questions such as whether the structural audit has been done and whether the conveyance deed has been done before going for redevelopment. Pravin Narkar, Chairman of the institute, revealed that the structural audit was done in 2019 and the building has completed 30 years, so a detailed answer will be given on the advice of experts. However, when Mr. Dilip Baikar was not satisfied, the Managing Committee member of the Society, Mr. Sachin Ghosalkar, quoted Former CIDCO Joint Registrar Mr. Subhash Patil in the guidance camp and said that the structural audit should be done before going to redevelopment but it is not mandatory to do it immediately, as normally the audit costs at least Rs 4-5 lakh and the Society, It's up to the Society to decide which of the PMC or developers wants to do it. If the society decides to do so, it will have to spend Rs 4-5 lakh, and it has been 31 to 32 years since our building has been built, so this one issue is enough to start the redevelopment process. The structural audit can be done in the ongoing process. Also, Chairman Mr. Pravin Narkar said about the conveyance deed that under the guidance of former CIDCO Joint Registrar Mr. Subhash Patil, who had conducted the guidance camp, cidco land in Navi Mumbai has been given on lease and its owner is CIDCO and since the land is on lease, it is necessary to do lease deed instead of conveyance deed here. Accordingly, all the members present were told that the Society had been leased.

Later, the member of the Society, Mr. Addressing the House, Chintaman Bhamre said redevelopment is a very intimate subject and everyone should conduct the process in a very transparent manner with cooperation with each other and approach the PMC appointment. Then Mr. Sunil Lodh suggested that technicalities, such as consent letters, should be discussed. When Mr. Dilip Baikar again raised doubts about the structural audit, Managing Committee member Mr. Sachin Ghosalkar again cited 30 years and said that there is no obligation that the audit should be done by the IIT itself. On this,



Mr. Ravindra Khare, a member of the Society, said that he is a civil engineer himself, saying that if the building has been in 30 years, then we can go for redevelopment but if the audit has not been done, then the audit has to be done. But he said it was all on the books and in fact the slabs inside the building were collapsing. On this, he recalled that the slab of Mr. Salunkhe's house had collapsed six years ago and said that if such an accident happens and who will be responsible for anyone's life, then Mr. Bajirao Sanas suggested that the issue of redevelopment should be resolved amicably without arguing.

When Mr. Vikram Singh Patil stood up to speak, Mr. Dilip Baikar objected to it and asked to see his application for associate membership, according to which he was allowed to see the application. At that time, Mr. Sunil Sanas suggested that the chairperson should address and follow the decorum without arguing among himself, and Mr. Dilip Baker said that the form of the associate was not correct and when the meeting started, he should have told how many associate members were there but Mr. Sachin Ghosalkar suggested that if there is any such rule law, then it should be said. Pravin Narkar, Chairman of the Society, said that Government Decision 79-A is a symbol of transparency and all redevelopment decisions will be taken by the House and the Managing Committee is only bound to implement it effectively.

Chairman Pravin Narkar asked them to raise their hands if anyone was opposed to the redevelopment but no one raised their hands, later when those who have approval were asked to raise their hands, everyone raised their hands and thus all agreed to carry out the redevelopment process of their Himgiri Society. Subsequently, the following resolution was passed:

Resolution No.1:- "A resolution is being passed to redevelop the buildings of Himgiri Co-operative Housing Society".

Indicator: Mr. Sunil Sanas

Approver: Mr. Chintaman Bhamre

Resolution passed unanimously.



Subject No.2: Discussion on the formation of a Building Redevelopment Committee.

Managing Committee member of the Society, Mr. Sachin Ghosalkar referred to the three guidance camps that were held and brought to the notice of the House that it was not legal to form a redevelopment Committee and neither the Managing Committee nor the House has the right to do so. You can assist the member Managing Committee as an assistant, but those who are interested should be a little more experienced, smart and time-consuming. Also, the chairman of the Society, Mr. Pravin Narkar, read out the correspondence with the office of the Deputy Registrar about the legality of setting up the Redevelopment Committee and said that there is no provision in any of the rules for setting up the Redevelopment Committee and there is no legal approval to it and there is no provision for it. Therefore, the matter is being dismissed and the members who are interested in making the redevelopment easier and transparent and some of the names we suggest should cooperate with the Managing Committee and assist the Committee as assistants. Those who wish should contact the secretary or the Managing Committee after appointing the secretary and give names. The following names were suggested as assistants Mr. Madan Mohan Singh, Mr. Jacob Thomas, Mr. Ravindra Khare, Mr. Mr. Sunil Sanas, Mr. Sunil Lodh, Mr. Santosh Singh, Mr. Pravin Jejurkar, Mrs. Vasudha Pokharkar.

When the above names were suggested as helpers, the member of the Society Mrs. Sarita Bhadange suggested to add Mr. Palkar, Mr. Baikar and Mrs. Sangeeta Gaware's name, Speaker Pravin Narkar appealed to the House that only those members who want to work voluntarily should give their names.

Pravin Narkar, Chairman of the Society, suggested that under the rules of 79-A, no one can form a redevelopment Committee so that they do not challenge it in court. Subsequently, the following resolution was passed:



A handwritten signature in blue ink, appearing to be "R. Narkar".

Resolution No.2:- "The matter of setting up a Redevelopment Committee e for redevelopment is being rejected by majority and a resolution is being passed that interested members shall be taken as helpers".

Indicator : Mr. Ravindra Khare
Approver: Mr. Janardan Banakar

Resolution passed unanimously.

Topic No.3: Discussion on the appointment of a project management consultant.

Managing Committee Member Mr. Sachin Ghosalkar brought to the notice of the House that as per the last Special General Meeting, the PMC paper was advertised and accordingly five quotations were received, out of which three quotations were competent and were studied by the Committee. When the House was asked whether to take the same forward or to order new quotations with a new advertisement, Mrs. Bhadange and other members suggested that a new quotation be sought. On this, Mr. Narkar gave a detailed explanation and assured the House that quotations would be sought by re-advertising as per the rules of 79-A. After this, member Mr. Mahesh Godve suggested that the appropriate aspects for the appointment of PMC should be studied and its overall capacity should be examined and what should be the criteria for it. Pravin Narkar agreed and assured that due care would be taken. Managing Committee Member Mr. Sachin Ghosalkar also appealed to the House to disseminate the maximum criteria for PMC to the Family Group as per their ability so that it is easier to check the accounting and quality of PMC by making a table accordingly. Subsequently, the following resolution was passed:

Resolution No.3:- "A resolution is being passed to invite fresh tenders for PMC appointment by issuing fresh advertisement and accordingly holding a Special



General Meeting for PMC appointment in the next one and a half to two months".

Indicator: Mrs. Shubhangi Tapase
Approver: Mr. Ravindra Jadhav

Resolution passed unanimously.

Then Mr. Shivaji Puneekar thanked the House and thanked all the members present for conducting the meeting in a very playful manner and announced the end of the meeting.


Chairman/ Secretary



Himgiri Co-operative Housing Society Limited.