

**NATASHA ENCLAVE CO. OPERATIVE HSG. SOCIETY LTD.**

**Reg. No. PNA/(PNA)/HSG(TC) 2599/92-93 Dt. 15.9.92**

**Survey No 21/3, NIBM Road, Kondhwa , Pune - 411048.**

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**DRAFT MINUTES OF MEETING OF SPECIAL GENERAL BODY.**

DATE: 2<sup>nd</sup> MARCH 2025. DAY: SUNDAY. TIME: 10:30 AM.

VENUE: C4 GARDEN IN THE SOCIETY.

The Special General Body Meeting (SGM) of the Society was convened on 2<sup>nd</sup> March 2025 at C4 Garden area at 10.30 a.m.

The quorum condition of bye law no 100 was not fulfilled at 10.30 a.m. Hence Special General Body Meeting was adjourned and later after half an hour commenced at 11.00 a.m. The total attendance for this meeting was 149 members physically attending, signed attendance list attached herewith and 41 members attending online.

**Agenda No. 1: Welcome by the Chairman**

The Chairman Mr. Ajay Joshi took the chair by extending a warm welcome to all the members present in the meeting and welcomed the members present online on Zoom. A 1-minute silence was observed in the memory of those member's / family members who were not with us. The Chairman read out the agenda. The Chairman introduced the new managing committee to the members

**Agenda No. 2 - To confirm the minutes of the previous meeting:**

Hon. Secretary read out the minutes of the Annual General Body Meeting held on 22<sup>nd</sup> September 2024.

With no queries, this resolution was approved and this was proposed by Mr. Ashok Gopal and seconded by Mr. Vijendra Sawant.

**Agenda 3 - To obtain consent for Redevelopment - To elaborate further, the discussion will be held and voting will be done whether members wish to go ahead with the redevelopment or not.**

The Chairman started with appraising the House on how the committee worked hard to procure the Deemed Conveyance Deed and an applause was given to all. He appraised that the same cooperation is required for us to go ahead with Redevelopment with utmost transparency. For every fear we should find a solution and overcome it. The Chairman then appraised the steps required for Redevelopment.

- a. Letter received from members (62 members, 20%) for Redevelopment
- b. SGM to be held to get a consent for the Redevelopment
- c. Appoint an Architect / PMC for the same. PMC will prepare the feasibility report depending on all aspects giving us 3 to 4 various options with a wish list given by us.
- d. We invite the developers with tenders that we provide
- e. The tenders will be compared and the right builder will be decided at SGM with majority.
- f. Developers will be finalised after studying all their past records.
- g. The developers will be decided only with the approval of the House.
- h. The advocate will check all documents to see if all is in order
- i. The Chairman reassured the House that at every stage they will decide if we can go ahead.

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Mr. Kudale spoke in favour of this decision and showed his support to the committee. Mr. Mullick showed dissent to the committee and did not agree to this decision. Ms. Kavita said that the consent form did not have a place to record a negative approach for which it was informed that the form is picked from the Byelaws and you may mention a NO on the form if wish to.

The Chairman said a Redevelopment Committee to be formed. To this all the members were invited who could provide time and their valuable inputs to come forward and be a part of this committee. To this many members came forward and below members opted to be a part of this Redevelopment Committee.

<b>Redevelopment Committee - Nominations</b>	
<b>Flat</b>	<b>Name</b>
A/202	Nelson Misquith
A/302	Shabbir Kanba
B/401	Illyas Saifee
C1/002	Samir Badami
C1/204	Amit Joshi
C1/506	Umesh Gite
C2/305	Sandeep Kapoor
C2/308	Farhan Ansari
C3/008	Shashank Kotak
C2/301	Balwinder Rehal
C3/503	Ashish Rai
C3/402	Anil Mullick
C4/301	Vijendra Sawant
C4/401	Nupur Kaul
C4/408	Amanullah Khan
C4/504	Joseph Abraham
D1/304	Sagar Munot
D2/202	Iqbal Ibushe
D3/403	Vijay Rane
D5/001	Valentine Mendonca
D4/402	Tanvir Shaikh

The Chairman informed that this Committee will work with the Managing Committee and all the minutes will be recorded. This committee will have to follow the same rules like of an MC in order for that member to remain in this committee. The member will have to go around and give his time and valuable inputs to this initiative. If the member is not adding any value to this committee a joint decision will be taken to remove the member from this committee.

Only those who show a positive consent should remain in this committee to add value to this initiative of Redevelopment.

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After discussion members who are member of the society and submit consent form of redevelopment of the society are considered to be a part of the redevelopment committee.

The consent form received for redevelopment were 152 as of today (which is more than the required 51%).

The redevelopment committee will work on the finalisation of the PMC/Architect and then it shall be decided in the House.

This entire discussion was then asked to be approved for which Mr. Rane proposed the same and it was seconded by Mr. Rehal.

The Chairman than informed the House that after obtaining the Conveyance Deed we had to complete the formality of getting our society name updated on the property card. To get this work done it has to be completed by the concerned authorities and it required some amount to get it done. The decision was put on the House whether the Society should go for it or leave it for the builder who can then do it for us. Ms. Kavita said that let's put a request online and wait till it's done, but then this could have a delay on the redevelopment. Mr. Kumar suggested that the amount should be paid from society fund and the work should be done. It was then decided that the redevelopment committee will go ahead and meet the concerned authorities and take a decision on the same. This was proposed by Mr. Nelson and seconded by Mr. Kumar

**Agenda 4 – Vote of thanks**

After all the points in the agenda were covered hence the Chairman thanked the members present in the meeting and it was concluded.

Prepared by  
Ammar Dhillia  
Hon. Secretary

Approved By  
Ajay Joshi  
Chairman