

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

**DATE: 11<sup>th</sup> May 2025. DAY: SUNDAY. TIME: 10:15 AM.**

**VENUE: B Building**

The Special General Body Meeting (SGM) of the Society was convened at 10.15 a.m. on 11<sup>th</sup> May 2025 in the parking area of B Building.

The quorum condition **of bye law no 100** was not fulfilled at 10.15 a.m. Hence Special General Body Meeting was adjourned and later after half an hour wait, commenced at 10.45 a.m. The total attendance for this meeting was 67 members physically attending and signing the register and 22 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. As promised by the Chairman in the previous meeting, he shared the good news that Natasha Enclave CHS Ltd now has its name registered on the Property Card. The House applauded this achievement. The Chairman requested the Hon Secretary to proceed with agenda.

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

Hon. Secretary read out the minutes of the last Special General Body Meeting held on 2<sup>nd</sup> March 2025. On this Mr. Anil Mullick raised a note of disagreement. To clarify his concerns, the Chairman requested three members from the Redevelopment Committee to explain to the House the purpose of them to join the Redevelopment Committee (RDC). To this, Mr. Farhan Ansari, Mr. Umesh Gite and Mr. Amit Joshi volunteered and they all said they have joined the committee for the betterment of the society. The House agreed that members who did not show positive approach towards redevelopment and have not given a positive consent form should not be a part of the Redevelopment Committee. This redevelopment is a mission and not a fight. On this the minutes of the last meeting was passed by the House. This resolution was approved and this was proposed by Mr. Shabbir Kanba and seconded by Mr. Kargaonkar.

**Agenda 3 - To inform the House of finalization of MKDM, as the PMC (Project Management Consultant) for our redevelopment purpose by the redevelopment committee.**

The Chairman invited the Redevelopment Committee members to address the House towards the goal of redevelopment. Upon which Mr. Sandeep Kapoor read out a letter written by Mr. Nelson as he could not speak due to a mouth surgery. The letter stated about how the Redevelopment

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Committee has been working towards the goal of redevelopment. The Chairman invited Mr. Umesh Gite and Mr. Amit Joshi to share their experience on visit to the sites of MKDM in Mumbai. Mr. Umesh Gite informed the House that Redevelopment Committee was following the correct procedure according to the rules and though they had differences amongst themselves, after meeting many PMC's they have shortlisted 2 of them (PMCs) namely;

- MKDM Studio Pvt Ltd.
- MARS Turn Key & Interiors

Mr. Amit Joshi also conveyed to the House his experience of Redevelopment. He reported that they (RDC) had visited 2 different sites of MKDM in Mumbai as well. Mr. Amit Joshi of Redevelopment Committee recommended that as our project is a large-scale project it is not wise to go for self-redevelopment and Natasha Enclave CHS must go through the process of redevelopment by appointing a Project Management Consultant (PMC).

The House unanimously agreed and resolved to proceed with redevelopment process by appointing a PMC. After considerable debate within the Redevelopment Committee and considering their merits the Redevelopment Committee recommended to the MC, their selection of MKDM as PMC.

The Chairman then invited Mr. Mandar Kelkar, Director of MKDM to give a presentation to the House. Mr. Kelkar introduced his entire team to the House who were present along with him. Mr. Kelkar gave a detailed presentation to the House about his company as well as various projects undertaken by them. He briefed the House with a presentation and also answered all the queries raised by members patiently who were present in the House to their satisfaction.

His presentation was appreciated and applauded by all. The Chairman thanked Mr. Kelkar and his team for their presentation and answering all queries raised by members.

The Chairman then informed the House about professional fees of MKDM namely Rs.1,00,000 + GST for pre-tendering procedures. And for post tender scope, fee of 1.5% of the project cost which would be borne by the than selected developer.

The Chairman put forth before the House approval of MKDM as PMC. The House which was satisfied by the clarity of responses by MKDM unanimously by show of hands approved and resolved to appoint MKDM as the Project Management Consultant (PMC) for redevelopment of our society.

The Chairman then asked the House whether we should pay the pre-tender fees from the Society funds or collect from members. The members voted by majority show of hands in favour to use society funds for pre-tender fees of PMC and it was resolved as such by the House.

The resolutions were approved and were proposed by Mr. Rajesh Khurana and seconded by Mr. Vijay Rane.

**Agenda 4 - To obtain approval for certain mandatory expenses in regards to redevelopment procedures like contour survey, soil testing, demarcation, structural audit**

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The Chairman informed the House that there are certain mandatory expenses related to the redevelopment procedure, like contour survey, soil testing, demarcation, structural audit which needs, (if required) to be passed by the House. It was passed by the House that an expense up to 2 lakhs should be undertaken from the society funds to complete the above requirements.

This resolution was approved and this was proposed by Ms. Afroz Jamadar and seconded by Ms. Khurshid Adajania

**Agenda 5 – Vote of thanks**

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

Prepared by  
Ammar Dhillia  
Hon. Secretary

Approved By  
Ajay Joshi  
Chairman