



**JAL PADMA CO-OPERATIVE HOUSING SOCIETY LTD  
(BOM/HSG/2676/dt. 16.12.1970)**

H2/8 Bangur Nagar  
M.G Road, Goregaon (West)  
Mumbai 400 104

Ref.No. JPC/SGM/April/2022

29<sup>th</sup> April 2022

**Minutes of the Special General Body Meeting (SGM) dated 24th April 2022 held at Jal Padma CHS Ltd near the society stage and via ZOOM Video conference platform.**

**The members started arriving to attend the SGM at Jal Padma CHS Ltd near the society stage from 4:15pm. By 5:00pm, 124 members were physically in attendance and 34 members were participating via ZOOM Video conference platform. With the required quorum of members attending the SGM at Jal Padma CHS near the society stage, the meeting commenced at 5:00PM along with members participating via ZOOM Video conference platform.**

Hon. Chairman welcomed all the members to the meeting and wished everyone a good evening. Hon. Chairman read the Notice and Agenda of the meeting.

Thereafter Hon. Chairman explained that the Managing committee is in receipt of written letters from 156 members to convene a SGM as on the date of issuance of Notice for this SGM representing 86% of members of our society. Accordingly, this SGM is being convened to secure members' consent in writing to commence and undertake the process of redevelopment of our Jal Padma CHS Ltd buildings. The next steps after receipt of written consent from members during this SGM is to secure offers from empanelled Architects / Project Management Consultants (PMC) and legal advisors who have proven track record and are well experienced in the process of redevelopment of housing society. It is the managing committee's endeavour to meticulously and transparently follow the procedures and guidelines in the process of redevelopment of society buildings.

Hon. Chairman informed that within the due time provided by the SGM Notice, two members had submitted their written letters to the CHS office, both in favour of the proposed agenda for this SGM with their views. Mr Acharya (G-12/10) had requested in his letter a 10 minute time during the SGM for him to express his views on the agenda and history of Jal Padma CHS.



**JAL PADMA CO-OPERATIVE HOUSING SOCIETY LTD**  
**(BOM/HSG/2676/dt. 16.12.1970)**

H2/8 Bangur Nagar  
M.G Road, Goregaon (West)  
Mumbai 400 104

Hon. Chairman, invited opinion / suggestion if any, from the members on the agenda points. He further announced that Mr. M.S. Shriram, Managing Committee Member is duly permitted by the Managing committee to reply to the queries relating to redevelopment and agenda points.

Mr Acharya (G-12/10) explained the 50 year history of Jal Padma CHS Ltd and the need for progressing with the redevelopment project of the society buildings. Members Mrs Lalitha Ramalingam (G-2/6), Mr Shivram Pareek (H-2/24), Mr Pradeep Iyengar (H-3/27), Mr Tapan Patel (H-2/22), Mrs Saraswathi Bhaskar (H-3/22), Mr Mohan Menon (G-2/12), Mrs Annamma Chacko (G-1/2), Mrs Sarasa Jayaraman (G-12/13), Mr B.N.Naik (G-1/11), Mr Rajesh Sharma (H-2/15), Mr Ved Prakash Sharma (H-2/38), Mr Sameer Goyal (G-12/8), Mr T R Ramachandran (H-3/7) expressed their positive views on the next steps we should follow collectively in the redevelopment process.

Mr M.S.Shriram (G-12/15) answered all the members' points raised during the meeting and informed that the managing committee will follow all the guidelines and work towards securing necessary approvals from those concerned, with transparency. He requested that physical participation of all members, like today, is required in future SGMs as well, to pass appropriate resolutions and with required numbers in order to progress with the project of redevelopment of Jal Padma CHS Ltd buildings. Mr Shriram (G-12/15) requested all members to identify competent PMCs and Legal advisors who have prior and proven track record in the redevelopment process and have them participate in the tenders that will be issued in future by Jal Padma CHS Ltd.

Hon. Chairman, requested a raise of hands of members who are not in favour of proposed agendas of this SGM. There was no raise of hand from the attending members. He requested members physically present to fill in the document containing proposed resolutions to the three agenda points, provided to each member during the SGM to record each member's stand on the three agenda points (favour or not in favour), and handover to the managing committee for counting and recording the number of members in favour and not in favour of the three proposed resolutions. He requested members participating via ZOOM Video conference to submit their document by email or post to the society office.



**JAL PADMA CO-OPERATIVE HOUSING SOCIETY LTD  
(BOM/HSG/2676/dt. 16.12.1970)**

H2/8 Bangur Nagar  
M.G Road, Goregaon (West)  
Mumbai 400 104

The meeting adopted, approved and passed the following resolutions unanimously and by counting the number of those in favour and not in favour of resolution.

**Agenda 1:** To secure consent in writing from members to commence and undertake the process of redevelopment of our Jal Padma CHS Ltd buildings.

**“Resolved that Managing Committee should commence the process of redevelopment of our Jal Padma CHS Ltd Buildings following the guidelines”**

Number of physically present members who submitted their written consent in favour of the above resolution was 123.

**Agenda 2:** To secure consent in writing from members to commence the process to secure offers from minimum five empanelled Architects / Project Management Consultants (PMC) for redevelopment work of our society buildings.

**“Resolved that Managing Committee should commence the process to secure offers from minimum five empanelled Architects / Project Management Consultants (PMC) for redevelopment work of our society buildings and present the tabulation / comparison of offers to members for approval”**

Number of physically present members who submitted their written consent in favour of the above resolution was 123.

**Agenda 3:** To secure consent in writing from members to commence the process to secure quotations for selection and appointment of legal advisor and fix their legal fees for redevelopment of society buildings.

**“Resolved that Managing Committee should commence the process to secure quotations for selection and appointment of legal advisor, with experience in redevelopment process, and present the tabulation / comparison of offers to members for approval”**

Number of physically present members who submitted their written consent in favour of the above resolution was 123.



**JAL PADMA CO-OPERATIVE HOUSING SOCIETY LTD**  
**(BOM/HSG/2676/dt. 16.12.1970)**

H2/8 Bangur Nagar  
M.G Road, Goregaon (West)  
Mumbai 400 104

The Hon. Chairman thanked the members for unanimity and participation in the SGM. He thanked the managing committee for selfless and dedicated services to the Society.

A vote of thanks to the Chair and the committee was proposed by Dr Vijayan Unni (G-4/3) who congratulated the members for progressing in the direction of redevelopment of our 50 year old buildings and appreciated the hard work being put in by the managing committee.

The meeting ended at 06:30 pm

For & on behalf of the Managing Committee

Hon. Secretary

Date: 01st May 2022.

Note: Observations if any on the draft minutes should be addressed to the Hon. Secretary, within 07 days of circulation of this draft minutes, by those members in attendance of the meeting. After 15 days this draft minutes of meeting will be registered in the society minutes book as final.