

TWIN TOWERS CO-OP. HOUSING SOC. LTD.

Plot No: - 8A & 8B LOKHANDWALA COMPLEX, ANDHERI (W), MUMBAI -4040053.
Registration BOM/WKW/HSG/3306/87-88

Date :- 10-02-2025

The Special General Body Meeting of the society held on Sunday 9th February 2025 at 11.30 AM in the Flag's Restaurant Basement Hall Avant Garde, Near Marks & Spencer, K.R Basakhetre Road, Lokhandwala, Andheri (W), Mumbai-400053. As there was no quorum at 11.30 noon the meeting was adjourned. The same meeting was reconvened at 12.00 noon on same date.

Agenda No 1) To discuss and appoint the PMC, CA and Advocate for the Redevelopment of the society.

At the outset, Members present discussed the Quotation Received from SP Shevade & Associates, R. B. Chaudhari & Associates, & Tanishk Consultants for PMC consultant of Redevelopment.

Members present approved SP Shevade & Associates quotation as PMC consultant of Redevelopment of our society.

M/s. Shevade & Associates has 36 years experience in the PMC field and Mr. Shevade showed all their completed projects till date to the members.

Mr. Todi asked various queries to PMC and were satisfactorily answered. Mr. Shevade explained various scheme options available for the redevelopment of society.

Further PMC advised on both options of single & joint redevelopment.

Members unanimously agreed to go for Joint Redevelopment with other societies.

After lengthy discussion the following 'Resolution' was passed by the members present.


It was "Resolved" that M/s. Shevade & Associates to be appointed as PMC consultant of Redevelopment of Twin Tower CHS Ltd, and given power to Managing Committee to prepare conditions, appointment letter & fix the remuneration of PMC consultant.

Proposed By :- Dr. Hsiao Y. Ting (A-601) & Mr. Pravin Agarwal (B/408)

Seconded By :- Mr. Sunil Garg (B/108) & Mr. Manji Patel (S/05)

Unanimously Approved

For TWIN TOWERS CO-OP.HSG.SOC.LTD.


Secretary/Chairman/Treasurer/J.tChairman



Further Members present discussed the Quotation Received from CA Narendra Patel & Associates for Chartered Accountant for Redevelopment.

Members present accepted CA Narendra Patel & Associates quotation. His quotation is satisfactory and he is well knowledgeable about Redevelopment and his experience also good in the Redevelopment matters.

After discussion the following 'Resolution' was passed by the members present.

It was "Resolved" that M/s. Narendra Patel & Associates to be appointed as Chartered Accountant of Twin Tower CHS Ltd, and given power to Managing Committee to prepare appointment letter & fix the remuneration of Chartered Accountant.

Proposed By :- Mr. Vijesh Mittal (B/407) & Mr. Jagdish Prasad Chaurasia (S/16)

Seconded By :- Mr. Binod Kumar Jhanwar (A/501) & Mr. Chetan Nayyar (A/904)

Unanimously Approved

Further Members present discussed the Quotation Received from Adv. Jaanu Gulati, Adv. Forum Mehta, & SL Partners for Advocates for Redevelopment.

Members Present selected advocate Devang Mehta from S.L Partners as an Advocate for the Redevelopment matters.

Advocate Devang Mehta has 4 partners in his firm and Team of 25 Lawyers, also he handed 150 projects between team members. In Lokhandwala, he is already appointed as Advocate in 4-5 projects for redevelopment matters.

Advocate Devang Mehta explained the various legal services needed during redevelopment process like floating of tenders, documentations, selecting Developer, Vacating & Security of members, Default Cases & Provisions to handle unfortunate conditions, Advisory Services & Risk factors & litigations.

Mr. Todi, Mr. Rajnikant & Ms. Padma questioned the advocate about the different possible scenario of litigations & were answered in detail by Advocate Mr. Devang Mehta.


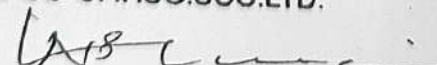
Mr. Vijesh also questioned regarding possibility of issues in the society & suggested to take a legal opinion from the advocate.

Advocate Devang Mehta informed that society about the 79(A) recommended processes for society redevelopment

After discussion the following 'Resolution' was passed by the members present.

It was "Resolved" that M/s. S.L Partners to be appointed as Advocate of Twin Tower CHS Ltd, and given power to Managing Committee to prepare appointment letter & fix the remuneration of Advocate.

Proposed By :- Mr. Mahesh Todi (A/301) & Mr. Mavji Patel (A/802)
For TWIN TOWERS CO-OP.HSG.SOC.LTD.



Secretary/Chairman/Treasurer/J. Chairman



Seconded By :- Ms. Asha Singh (B/806) & Mr. Ashok Agarwal (B/506)

Unanimously Approved

Agenda No.2) To meet with DGS developers to evaluate, discuss and decide on the offer received and detailed plan discussion with the architect.

Architect Mehul Kanakia from DGS Developers showed offer and project details to the members present.

After the presentation was completed, all members of the society were asked to vote in-favor or against DGS Developers. In unison all members unanimously voted in favor of and selected DGS Developers at the general body meet, initially this occurred with a show of hands and then with a standing ovation and a big roar of claps the members celebrated the selection of the developer for the redevelopment of the society.

It was recommended to form a Committee which will coordinate & support the building during the Redevelopment process of the society. Further, it was discussed that the committee members will meet the developer to further gain advantage for the society through meetings and negotiations.

After discussion the following 'Resolution' was passed by the members present.

It was "Resolved" that DGS Land Developers be appointed as preferred developer and further necessary steps to be initiated for the redevelopment of the society at the earlier as per norms.

Proposed By :- Ms. Nisha Chhari (A/602) & Mr. Yogesh Dubariya (S/12)

Seconded By :- Mr. Vijay Aggarwal (B/107) & Ms. Kiran Jagitiani (A/303)

Unanimously Approved

There being no other matter to be discussed, the gathering thanked the Managing Committee for their work towards the initiation of redevelopment of the Society, by unanimous vote of Thanks.

The meeting was concluded at 3:30 PM.

For TWIN TOWERS CO-OP.HSG.SOC.LTD.


Secretary/Chairman/Treasurer/Jt. Chairman

