

# RAM KUTIR

## Co-oprative Housing Society Ltd.

(Reg. No. BOM/HSG/577 of 1964)

Office : Plot No. 133-B, Opp. Mahim Bazar P. O., Off. L. J. Road, Mahim, MUMBAI - 400 016.

Date 06-09-2022

### MINUTES OF REDEVELOPMENT COMMITTEE MEETING HELD ON 4TH SEPTEMBER 2022 AT 11.30 AM. SOCIETY OFFICE.

5 RED. COMM. MEMBERS WERE PRESENT IN MEETING. MR. K. DESOUZA ATTENDED ON WHATSUP VIDEO.

OTHER RED. COMM. MEMBERS WERE NOT PRESENT DUE THEIR PERSONAL REASONS. P.M.C. MR. M. GODBOLE ATTENDED MEETING AS PER SCHEDULE.

AGENDA SUBJECTS DISCUSSED AS PER,  
I) CHAIRMAN MR. S. TRIBHUAN WELCOME ALL REDV. COMM. MEMBERS & MR. GODBOLE.

HE INFORMED MEMBERS ABOUT THIS 3RD. REDEV. COMM. MEETING AFTER 2ND S.G.B ON 22-8-2022

MR. U. LONDHE PROVIDE COPYS OF MR. M. GODBOLE (SELECTED P.M.C IN 22-8-22 S.G.B 'GODBOLE MUKADAM & ASSOCIATES') DOCUMENTS OF OFFER & SCOPE OF WORK TO ALL PRESENT MEMBERS.

AS PER MR. GODBOLE STARTED EXPLAINING PHASE I TO III STAGE WISE WORK SCOPE FOR P.M.C.

HE EXPLAINED PHSE I, 6 POINTS WORK

P.T.O

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AS PER PROPOSED REDEVELOPMENT SHEDULE  
MR. M. GODBOLE EXPLAIN DETAIL QUERIES  
OF PRESENT MEMBERS ABOUT PHASE I.

MR. M. GODBOLE GAVE DETAIL EXPLANATIONS  
ABOUT PHASE II WORK LIKE REG. OF DEVELOP-  
MENT AGREEMENT, CROSS CHECKING THE PLANS,  
CHECKING BUILT UP AREA STATEMENT, LIAISON  
BETWEEN THE SOC. MEMBERS & DEVELOPER, HELP  
IN MATTER OF PURCHASE OF ADDITIONAL AREA,  
ASCERTAIN THE VARIOUS NOCS SUBMITTED TO  
BMC APPROVAL & OTHE IMP. TOPICS.

MR. M. GODBOLE INFORMED MEMBERS ABOUT  
PHYSICAL SURVEY OF LAND AND TYPES OF FLATS.  
AND HELPING TO APPOINT THE LEGAL ADVISERS  
FOR REDEVELOPMENT MATTERS.

MR. U. LONDHE ASK MR. M. GODBOLE TO  
ADD POINT OF PHASE III IN DRAFT OF  
APPOINTMENT LETTER AS PART OF AFTER  
POSSESSION 5 YEARS P.M.C SERVICES FOR  
NEWLY FORMED C.H.S AS UNDER SPECIFIC  
ITEMS.

MR. M. GODBOLE DISCUSSED ABOUT PHASE I  
PROFESSIONAL CHARGES FEES AND INFORMED  
MEMBERS HE HAD GIVEN CONCESSIONAL  
PROFESSIONAL FEES OF 2,25,000/- PLUS 18% G.S.T  
AS IF APPLICABLE.

P.T.O

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FOR WORK OF PHASE II & III PROFESSIONAL CHARGES WILL BE AT 2.5% ON THE TOTAL COST OF CONSTRUCTION OF TOTAL CONSTRUCTION AREA INCLUDING REHAB AND SELL CONSTRUCTION AREA AND PAID BY THE DEVELOPER ONLY.

MR. M. GODBOLE EXPLAIN MODE OF PAYMENT FOR THE PHASE I & II.

AFTER BRIEF DISCUSSIONS ON ALL ABOVE SUBJECTS REDEVELOPMENT COMMITTEE UNANIMOUSLY PASS RESOLUTION TO APPROVE MR. M. GODBOLE'S QUOTATION OFFER & SCOPE OF WORK FOR P.M.C SERVICES (GODBOLE MUKADAM & ASSOCIATES)

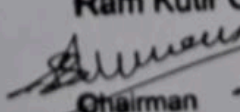
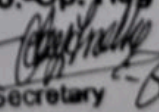
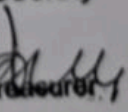
2) MR. U. LONDHE INFORM MEMBERS ABOUT LIST OF REQ. DOCUMENTS FROM SOC. TO P.M.C.

MR. J. MAUVANI INFORM WHATEVER DOCUMENTS AVAILABLE IN SOC. RECORDS HE WILL PROVIDE AND WHATEVER NOT AVAILABLE WILL BE PROVIDED BY M.C.M OBTAINING FROM RELATED GOV. OFFICES WITH CHARGES.

3) ON TOPIC OF AGENDA NO. 3 & 4 REDEV. COMM. DECIDED TO KEEP 2 NO. OF LEGAL ADVISORS ON REDEVELOPMENT MATTERS, TO GET FRESH DRAFT OF APPOINTMENT LETTER FROM MR. M. GODBOLE AND M.C.M FINAL DECISIONS ON NEXT STRATEGYS IN REDEVELOPMENT PROCESS.

MEETING ENDED AT 1:00 PM WITH THANKS FOR PRESENT MEMBERS & MR. M. GODBOLE.

Ram Kutir Co.-Op. Hsg Society

 Chairman  Secretary  Treasurer