

# RAM KUTIR

## Co-operative 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 01-01-2023

### CIRCULAR FOR REDEVELOPMENT COMMITTEE MEETING

SUB :- REDEVELOPMENT COMMITTEE MEETING ON 7TH JAN. 2023 AT 7.00 PM IN SOCIETY OFFICE. (7TH MEETING)

DEAR ALL MEMBERS,

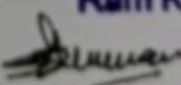
AS PER ABOVE SUBJECT AGENDA POINTS FOR MEETING AS FOLLOWS,

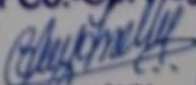
- 1) UPDATES ON SURVEY REPORTS OF FLATS CIRCULATED ON SOC. EMAIL.
- 2) UPDATES ON NEW FEASIBILITY REPORT FROM P.M.C.
- 3) UPDATES ON WORK & TIME SCHEDULED PRESENTED BY P.M.C FOR NEXT 5 MONTHS.
- 4) UPDATES ON QUERIES FROM SOC. MEMBERS REGARDING AREA STATEMENTS (FLATS) AND EXPLANATIONS FROM P.M.C.
- 5) UPDATES ON SPECIAL GENERAL BODY 3RD MEETING ON REDEVELOPMENT IN JAN. 2023.

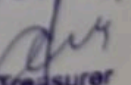
NOTE:- M.C.M ALLOWING FEW SOC. MEMBERS WHO HAD SEND THERE QUERIES ABOUT AREA SATMENT IN WRITING TO ATTEND THIS MEETING.

REGARDS.

Ram Kutir Co.-Op. Hsg Society

  
Chairman

  
Secretary

  
Treasurer

# RAM KUTIR CO-OP. HSG. SOC. LTD.

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

Office: Plot No. 133-B, Opp. Mahim Bazar P.O., Off. L.J.Road, Mahim, Mumbai 400016

Date: 07-01-2

**REDEVELOPMENT COMMITTEE MEETING**  
**(7TH MEETING)**

Sub: WITH MR. GODBOLE

Block	Name	Sign	Block	Name	Sign
A/A	Mrs. Revis C. Silveria	_____	B/7	Mrs. Sudha Manjrekar	_____
● A/B	Mr. Uday Londhe	<u>[Signature]</u>	B/8	DIVINELIFE SOC.	_____
A/C	Mrs. India Gala	_____	B/12	Mrs. Kanchan Bhangari	_____
A/D	Mrs. Kavita Mhatre	_____	B/15	Miss U D Paithankar	_____
A/E	Mr. Agnel Cardoz	_____	↑ B/22	Mr. A.D. Pagnis	<u>[Signature]</u>
A/F	Mr. S. Bhandare	_____	(AS SOC.M)	B/25	Mr. Dr. C.V. Vanjani
A/16	Mr. A. T. Koppikar	_____	B/32	Mrs. Swati Sawant	_____
● A/17	Mr. P.M. Ambardekar	<u>[Signature]</u>	B/35	Mr. N.R. Arte	_____
A/18	Mrs. Nagpal	_____	● C/1	Mr. J. M. Mavani	<u>[Signature]</u>
(AS m.c.m) ↑ A/19	Mr. U.V. Mohe	<u>[Signature]</u>	C/3	Mrs. Angela Desouza	_____
A/26	Mrs. S.S. Kulkarni	_____	C/4	Mrs. A.A. Nadkarni	_____
A/27	Mr. R.G. Savkar	_____	● C/11	Mr. S.S. Tribhuwan	<u>[Signature]</u>
A/28	Mr. Anand Rao	_____	C/13	Mrs. Deepa Hardasmalani	_____
A/29	Mr. K.V. Srikanth	_____	C/14	Mrs. Thelma D'souza	_____
A/36	Mrs. Swapna Mehta	_____	C/21	Mrs. Vanessa Fernandes	_____
A/37	Miss. S. Nalavade	_____	● C/23	Mr. Sameer R. Gupte	_____
A/38	Mr. S.L. Rawal	_____	C/24	Mrs. Sudha G. Pednekar	_____
A/39	Mr. H.D. Gosar	_____	↑ C/31	Mr. B.G. Mandlik	<u>[Signature]</u>
B/2	Mrs. G.S. Gadkari	_____	(AS m.c.m)	C/33	Mr. Thakoor
● B/5	Mr. Rajesh Divekar	_____	● C/34	Mr. P.B. Shetty	<u>[Signature]</u>
B/6	Mr. Kevin Desouza	_____		Garage Mrs. K.D. Paithankar	_____

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Date 08-01-2023

MINUTES OF 7TH REDEVELOPMENT COMMITTEE MEETING HELD ON 7TH JAN 2023 AT 7.00 PM. IN SOCIETY OFFICE.

ABOVE MEETING STARTED AT 7.35 PM IN PRESENCE OF 5 M.C.M MEMBERS & 2 REDEV. COMM. MEMBERS & MR. GODBOLE WITH HIS ASSISTANT.

AS PER AGENDA POINTS IN MEETING NOTICE

- 1) AS PER THE QUERIES OF FEW SOCIETY MEMBERS LIKE MR. MOHE. FLAT NO-A/19, MR. MANDLIK. FLAT NO - 4/31 & MR. PAGNIS FLAT NO - B/22. HAD ASK MR. GODBOLE (P.M.C) ABOUT DIFFERENCE OF FLAT AREA IN MONTHLY BILLS OF SOCIETY SINCE FROM MANY YEARS AND AREA MAINTIONED IN FLAT AREA SATMENT IN FESIBILITY REPORT SUBMITTED ON 31/12/2022.

MR. GODBOLE EXPLAIN MEMBERS ABOUT AVERAGE METHODS HE HAD FOLLOVED TO DECIDE AREA ON THE BASES OF SURVEY AREA CALCULATED BY SURVEYOR AGENCY (ATLAS SURVEYORS) FROM REDEVELOPMENT COMMITTEE FROM SOCIETY AND AREA MAINTIONED ON ORIGINAL SANCTIONED PLANS OF RAMKUTIR BUILDING AS WELL AS FROM AREA MAINTIONED ON SOCIETY BILLS (MONTHLY) RECORDS.

HE FURTHER EXPLAINING MEMBERS AS BUILDING PLANS PASSED IN 1964 FROM AUTHORITYS AND POSSIBLE CHANGES DURING THE ACTUAL CONSTRUCTION STAGES FLOORWISE, EVERY FLOOR FLAT AREA SIZE ONE ABOVE SIZES ARE IN VARIATIONS TAKEN BY LASER MESURMENT TOOLS IN EVERY FLATS.

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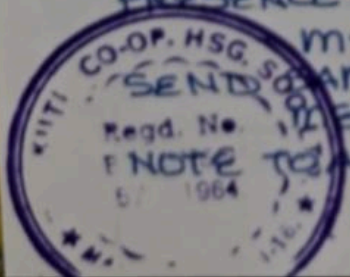
FLAT AREA STATMENT, CAN DO FLAT AREA SURVEY ON THEIR OWN FROM LICENSE SURVEYOR WITH IN 7 DAYS AND M.C.M WILL SUBMIT SAME TO PMC FOR FINAL DECISIONS ON SAME ON 21 JAN. 2023 S.G.B MEETING ON REDEVELOPMENT.

ALL MEMBERS PASS UNANIMOUSLY FOR ABOVE DECISIONS.

2) ON THE TOPIC OF P.M.C WORK SCHEDULE FROM JAN. TO APRIL 2023 MR. LONDHE ASK MR. GODBOLE TO EXPLAIN SAME IN DETAILS TO MEMBERS FOR FIXING DATES AS PER WORK SHEDULE DOCUMENT HE HAD PROVIDED LAST WEEK TO M.C.M.

AS PER MR. GODBOLE EXPLAIN ALL WORK SCHEDULE DATES PROGRAMS FROM 21 JAN. 2023 TO 22 APRIL 2023 FOR APPROVAL OF PROJECT REPORT, TENDER DOCUMENTS, NEWS PAPER ADVERTISEMENT, LAST DATE OF SALE OF TENDER DOCUMENTS, S.G.B.M FOR OPENING SEALED OFFERS, TENDERS FROM DEVELOPERS, COMPARETIVE COMMERCIAL OFFERS, S.G.B.M FOR POWER POINT PRESENTATION BY DEVELOPERS & NEGOTIATIONS, S.G.B.M FOR SITE VISITS OF SHORTLISTED DEVELOPERS AND FINAL S.G.B.M FOR SELECTION OF DEVELOPER IN PRESENCE OF REPRESENTATIVE OF DEPUTY REGISTER.

M.C.M & REDEV. COMM. MEMBERS DECIDED TO SEND SAME WORK SCHEDULE TO ALL SOC. MEMBERS. MEETING ENDED AT 8.45 PM WITH THANKS TO ALL PRESENT MEMBERS.



Ram Kutir Co.-Op. Hsg Society

*[Signature]* Chairman  
*[Signature]* Secretary  
*[Signature]* Treasurer

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AS PER MR. GODBOLE HE HAD STUDIED ALL MESURMENT REPORTS FROM ATLAS SURVEYORS AS WELL AS ALL AVAILABLE SOCIETY PLANS RECORDS FOR DECIDING FINAL FLAT AREA STATMENT WITH FEASIBILITY REPORT OF RAMKUTIR SOCIETY REDEVELOPMENT.

HE HAD EXPLAIN AND CONVINCED PRESENT MEMBERS THAT HE HAD TAKEN PRECAUTIONS IN FINALIZING FLAT AREA STATMENT BY CONSIDERING AND USING AVERAGE AREA METHOD ON THE BASES OF AVAILABLE DATA.

MR. MANDLIK REMARK ON, DUE TO THIS METHODS HE IS GETTING 22 SQ.FT LESS THAN WHAT HIS MONTHLY RECORDS FOR LAST MANY YEARS AND SAME IS INJUSTICE ON HIM MR. MOHEADED HIS AREA IS 2 SQFT LESS.

DN SAME MR. GODBOLE EXPLAINS THAT AT PRESENT NO BODY IN SOCIETY HAVE ANY AUTHENTICAL DOCUMENT WITH THEM TO PROOV ON WHAT BASES & MESURMENTS AREA OF FLAT IS MANTIONED ON ALL FLATS MONTHLY BILL, SO HE HAD TAKEN PRECAUTIONS IN FINAL AREA STATMENTS, NOT FOR DRASTIC CHANGES TO KEEP BALANCE AS PER.

AFTER BRIF DISCUSSION MR. LONDHE ASK MR. GODBOLE THAT M.C.M WILL SEND CIRCULAIR TO ALL SOCIETY MEMBERS WHO HAD QUERIES ABOUT