

Drug Employees Co-Operative Housing Society Ltd, Thane

(Regd No: TNA/HSG/1563 of 1983)

1st Pokharan Road, Jekegram P.O, Thane (W) – 400606

Contact No: +91 8850503260 Email: drugchs1983@gmail.com

CIRCULAR

The Minutes of the Meeting of Special General Body conducted on 17.10.2021 at 7:00PM is being circulated herewith.

Architect Sameer Shinde of Esthete Architects & Consultants have informed this office vide their email dtd 11.11.2021 that they have formed their Private Limited Company. The registered company name is ONE ARCH STUDIO CONSULTANTS PRIVATE LIMITED.

This is to inform you that the letter appointing **ONE ARCH STUDIO CONSULTANTS PRIVATE LIMITED** as Project Management Consultant for the redevelopment project of the society will be issued by this office immediately.

Further as mentioned in the SGB Meeting, this office proposes to form a Redevelopment Working Committee (RWC) which will assist the Managing Committee in planning, discussing, deciding upon various important aspects and further monitoring, working & follow ups as the redevelopment project progresses. Interested members (especially members involved/practicing in this field) are requested to come forward with their written expression of interest within 7 days from issue of this notice.

The Express of Interests will be placed in the Managing Committee Meeting and the Redevelopment Working Committee (RWC) will be formulated. The RWC will comprise of maximum 10 (ten) members preferably 1(one) member from each wing.

For Information & further N/A in the matter.

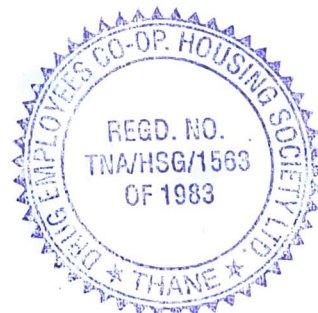
On the 17th Day of November 2021

To,

All Members of the Society,

For Drug Employees Co-op. Hsg. Society Ltd., Thane

(Chairman) (Hon. Secretary) (Treasurer)



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Minutes of Meeting of Special General Body Meeting

Minutes of Meeting of Special General Body Meeting of Drug Employees Co-operative Housing Society Ltd, Thane conducted on Sunday, 17th October 2021 at 7:00 P.M via Zoom Call to transact the business mentioned in the Notice dtd 10.10.2021.

The Meeting was attended by members of the society via Zoom app. The meeting was adjourned for 30 minutes for want of quorum, the meeting commenced thereafter at 7:30PM. It was recorded that 87 Members of the society joined the meeting via Zoom app and 1 (one) society member was physically present in the Society Office from where the Zoom Call was hosted. It is observed that due to technical/network issues few members have not been able to connect till the end of the meeting. This has been taken on record.

The Chairman greeted all the members attending the meeting through Zoom Call and requested the Secretary to transact the Agenda. The Secretary read out the Agenda as mentioned in Notice of Agenda of Meeting which was circulated to all members and acknowledgement of members were obtained.

Agenda No.1

To approve the Minutes of the previous Special General Body Meeting held on 5th September 2021.

The Secretary explained that the Minutes of the Special General Body Meeting conducted on 5th September 2021 was circulated to the members of the society on 09.09.2021 and acknowledgement was obtained. The PDF of the minutes of the meeting was broadcasted via whatsapp also to all members. The Secretary read the resolution of the previous SGB meeting and stated that the resolution passed in the said meeting was by way of voting wherein 76 members attending the meeting voted through zoom/video conferencing and the confirmation of the same is further obtained from members physically also.



Resolution No.1

It is resolved to approve the Minutes of the Meeting of Special General Body held on 5th September 2021.

Proposed by: Mr Vinod Shetty
Seconded by: Dr Mohan Chanadavarkar
Passed Unanimously

Agenda No.2

To place, discuss, open & approve sealed commercial offers and appoint Project Management Consultant for redevelopment of society by passing necessary resolution to that effect.

Member Mr Mohan Gupte, Mr Abichnadani and Mr A N Mhatre placed on record the letter sent from Mr A N Mhatre dtd 14.10.2021 wherein it is alleged that 45 to 50 members (which includes 5 MC members) of the society does not have any right to participate in the working of the society affairs since their names have not been ratified in any of the AGMs of the society and hence the Managing Committee is not authorized to take such important decisions.

The Secretary explained that, this issue has time and again been taken up in the various General Body Meetings of the society and the same has been debated in length in each of the meetings. In this case, it is time and again taken on record that the Hon'ble Jt Divisional Registrar, Konkan Division has passed orders setting aside the orders of Dy Registrar, Thane and Member Mr A N Mhatre has approached the Hon'ble High Court against the order of Jt Divisional Registrar, Konkan Division and the same is subjudice. The Secretary mentioned that there are no restrictive orders from any quasi judicial body or any court whatsoever in this case hence the Managing Committee proposes not to discuss the matter again and to go ahead with appointing Project Management Consultant and proceed with the redevelopment project. The General Body of the society showed undivided consent for the same.

Pursuant to the previous Special General Body Meeting a public notice in English & Marathi Newspaper on 10.09.2021 was published inviting Express of Interest from Project Management Consultants for Technical & Legal Assistance in Implementing Redevelopment Project of the Society. Accordingly the society has received EOIs from 6 Project Management Consultants and upon scrutiny of their detailed profile the findings/parameters for eligibility as mentioned in **Annexure 'A'** was communicated to the members. Members Mr Vinod Shetty, Mrs Nandita Ganguly & others enquired as to whether the Managing Committee has considered the number of redevelopment projects



completed/ongoing by these PMCs. The Secretary explained in affirmative and that the Managing Committee has gone to the extent of enquiring regarding these PMCs with the office of the Thane Municipal Corporation and as per their guidance have understood that at this initial stage of redevelopment it is required that the society concentrates on feasibility study of the project by an Architect practicing in TMC and well versed with the Unified Development Control and Promotion Regulations (UDCPR). The UDCPR will govern the construction and development projects in Municipal Corporation areas across Maharashtra excluding Mumbai.

The Managing Committee has thereafter prepared the format for submitting the Commercial Bids as mentioned in **Annexure 'B'** and communicated the same to all the PMCs concerned with a request to submit their sealed commercial offers. The Secretary placed before the General Body the sealed offers received in the society and proposed to open the same in the order as mentioned in **Annexure 'A'**.

The Commercial Offers are as tabulated below:

Sr No	Name of PMC	Fees for Phase I (In Rs)	Fees for Phase II (in %)
1	Advent Consultants	2,00,000/-	2%
2	Prism Consortium	3,50,000/-	5.25%
3	Vans Engineers & Consultants	Did Not Comply/Submit	
4	Esthete Architects & Consultants	2,10,000/-	2.25%
5	Vijay Pandey & Associates	3,50,000/-	5%
6	Creator Consultants	10,57,500/-	6%

The Commercial Bids along with the parameters were placed, explained and discussed in detail and the General Body of the society was of the unanimous conclusion that appointing Esthete Architects & Consultants for initially executing works mentioned in phase I of **Annexure 'B'** as per the commercial offer would be beneficial for the society and thereafter upon satisfactory reports and after evaluating their works to the satisfaction of the society can continue the appointment for phase II mentioned in **Annexure 'B'**. Member Dr Mohan Chandavarkar was of the opinion that in that case the society should also reserve the right to negotiate the cost for phase II works with the PMC during

that stage of continuing the appointment. The Secretary assured that the same would be mentioned in the appointment letter/MOU being executed with the appointed PMC. In any case the General Body of the society will reserve the right to continue or discontinue with the appointment of the selected PMC. Further the Secretary proposed to form a Redevelopment Working Committee (RWC) comprising of one member preferably from each wing for assisting the Managing Committee in planning, discussing & decision making and monitoring, working and follow-ups during the progress of the redevelopment project.

The Secretary once again took to go through the profile of Esthete Architects & Consultants. The firm was a partnership firm founded in 1995 by two partners and thereafter dissolved in the year 2006 and owned as a proprietary firm by Principal Architect Sameer Shinde having its office at Navpada, Thane West. The firm comprises of a team of Principal Architects, Civil Engineers, RCC Structural Consultants, Senior Associate Architects, Junior Associate Architects, Liaison Officer and Advocate/Legal Experts in Real Estate, Society Matters & Trusts etc. The firm has also started with Techno-Legal Consultancy since 2020, after Ar. Sameer Shinde completed his L.L.B and was joined by Adv Sandesh Chavan as Legal Associate. Ar. Sameer Shinde is also empanelled with Thane District Cooperative Bank for Project Assessment & Coordination. Further the Secretary placed on record the letter dtd 14.10.2021 of Architect Sameer S Shinde wherein he has informed the society that they are in the process of forming a Private Limited Company for all future projects and requested that, if selected by the society, the appointment letter is requested to be issued in the name of the Private Limited Company which will be informed upon incorporation/ registering with Registrar of Companies (Roc) vide the Company Act 2013. The General Body of the society has allowed this request of Architect Sameer S Shinde.

Resolution No.2

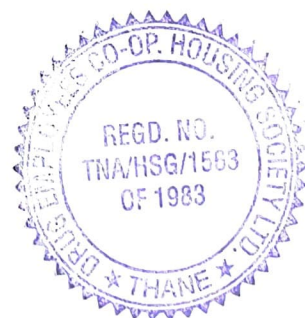
It is resolved by way of voting to appoint Esthete Architects & Consultants (or the duly registered Private Ltd Company) as Project Management Consultant for the redevelopment project of the society for an approved amount of Rs 2,10,000/- (excluding GST).

Members Participated in Voting = **74** nos.

Members Voted '**Yes**' = **73** nos.

Members Voted '**No**' = **1** nos.

Resolved/passed by Voting



The Meeting concluded with the Secretary/Chairman thanking all the members attending the meeting through zoom call/ video conferencing.

On the 17th Day of October 2021.


For Drug Employees CHS Ltd



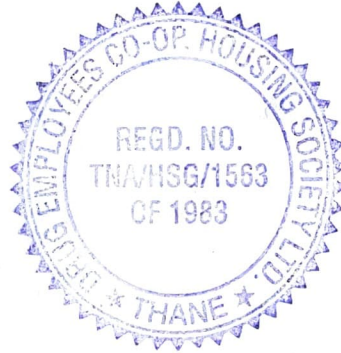
Satish Salian
CHAIRMAN



Sudhir Pillai
SECRETARY



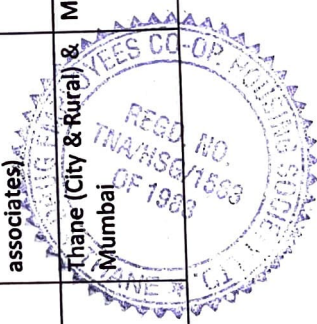
S B Shaikh
TREASURER



Annexure 'A'

Scrutiny Chart of Project Management Consultants as per parameters considered by Managing Committee.

Parameters/Names of PMCs	Advent Consultants	Prism Consortium	Vans Engineers & Consultant	Esthete Architects & Consultants	Vijay Pandey & Associates	Creator Consultants
Educational Qualifications						
1. Civil Engineer	YES	YES	YES	YES	NO	YES
2. Architect	NO	YES (Gold Medalist)	YES	YES (Masters Degree)	YES (Masters in Environment Arch)	NO
3. Structural Engineer	YES	YES	YES	YES	NO	YES
4. Legal	NO	YES	NO	YES	NO	NO
Experience Years	27	20	6	27	25	8
Practitioner in TMC (UDCPR)	No (only through associates or sub-contract)	NO	NO	YES	NO	NO
Practitioner in MCGM (DCPR)	No (only through associates or sub-contract)	No (only through associates or sub-contract)	YES	YES	NO	NO
Legal Expertise	NO (through associates)	YES	NO	YES	NO	NO
Area of Operations	Thane (City & Rural) & Mumbai	Mumbai	Mumbai	Thane (City & Rural), Mumbai, Navi Mumbai Pune & Raigad	Thane Rural	Navi Mumbai



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Approachability (Office in Thane)	YES	NO	NO	NO	YES	NO	NO
Nature of Projects Completed	PMC	Design Architect/PMC	Liaison		Design Architect/PMC /Liaison	Design Architect/PMC /Liaison	Mostly Structural Repairs & RCC Consultants
Nature of Ongoing Projects	PMC	Design Architect/PMC	Liaison		Design Architect/PMC /Liaison	Design Architect/PMC /Liaison	Mostly Structural Repairs & RCC Consultants
Other Affiliations of Partners of the Firm	NIL	Member Maharashtra Sahakari Sangh of Rajya	NIL		Architect empanelled with Thane District Cooperative Bank for Project Assessment & Coordination	NIL	Empanelled as RCC Consultants & Valuers in various Govt Departments
Fees Structure For Phase I	AS PER SEALED OFFERS OPENED IN THE SGB MEETING ON 17/10/2021 at 7:00 PM						
For Phase II							



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ANNEXURE 'B'

COMMERCIAL OFFER

QUOTATION

Phase-I (for Phase I, all figures filled in front of each item, shall be in Rupees)

- 1) Advising and procuring the documents of the land and the building as required for the redevelopment over and above the available documents with society. (All official payments and the gratuitous monies towards this shall be made by the society, at actuals)

Rs. _____

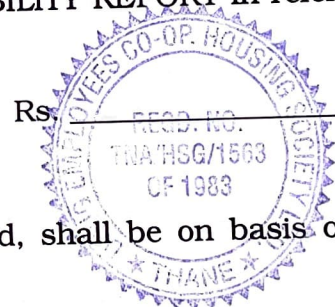
- 2) Advising for physical survey of land and types and areas of residential flats. (All payment to the surveyor shall be made by the society, at actuals)

Rs. _____

- 3) Preparation of a DETAILED PROJECT FEASIBILITY REPORT in reference to the redevelopment.

Rs. _____

Phase-II (for Phase II, the percentage to be quoted, shall be on basis of the PROJECT CONSTRUCTION COST)



- 4) Advising for Legal matters at Preliminary Level pertinent to the Subject Proposal vis-à-vis Title, Society Matters, overall Redevelopment Procedure etc.

- 5) Preparation of tender document for invitation of offers from developers. Receiving the offers from the Developers and making comparative statement/analysis.

- 6) Helping society members in negotiations with developers and assisting in finalizing the developer.

- 7) Guiding society members on the legal matters in addition to the advice of legal expert, helping to appoint the legal advisers and providing inputs to avoid possible legal complications in future while appointing the Developer. (Legal advisers' fees/charges shall be paid directly by the Society, at actuals)

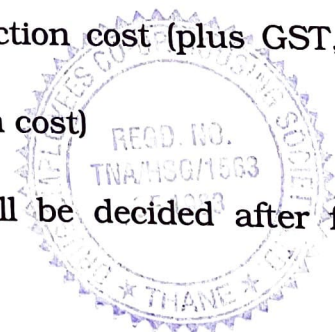
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- 8) Scrutinizing the plans prepared by the developer for approval, crosschecking the plans so as to check the correctness of design as per requirement of the society members and pre conditions of tender and further negotiations, suggesting the alternatives to the plans submitted by the developer so as to have suitable plan from society's point of view, guiding on the external view and elevation part, Checking the relevant NOCs, approvals, its conditions and safeguarding the legal interest of the society.
- 9) Advising society members in finalizing the various amenities and internal finishing material, advising them on the interior layout so as to design the electrical point wise layout and wiring, plumbing layout etc.
- 10) Forge a Liaison between the society members and the developer for finalization of plans and elevation and design scheme. Helping/advising society members in allotment of flats. Guiding members in utilizing the additional area as offered by developer. Also advising on the matter of purchase of additional area and its formalities about the planning so as to safeguard the technical and legal interest of all the society members.
- 11) Periodic supervision on the progress of the construction and keep a watch on the quality of the construction works. Site visits along with society members during foundation, all RCC slabs, masonry work, cement plastering and internal finishing work, commissioning /of lifts and other fit outs, advising on the quality tests required to be done during the progress of construction work. Helping society and developer to complete the redevelopment process smoothly and successfully in all respects.

Fees for **Phase-II** = _____ % on total cost of Construction cost (plus GST, as applicable)

(_____ percent on Gross project construction cost)

Note: The mode of the payment for the PHASE II shall be decided after final negotiations and appointment:



We confirm and agree to the figures/percentages quoted above

Thanking you,

Yours truly,

For _____

A handwritten signature in blue ink, appearing to be 'S. S. S.' or similar.