

Minutes of the **2nd Special General Body Meeting** of The Bharat Nagar Cooperative Housing Society Ltd .held on **15th February, 2026** at 10.30 a.m. at ground floor corridor of E1 wing of Bharat Nagar Grant Road Mumbai 400007.

45 Members were present in person

6 members joined in zoom

The Chairman Shri Bhaskar Barot welcomed all the members.

He announced that the Society have developed its own website "**thebharatnagar.com**" with the efforts and help of web developer Mr.Karan Oswal and CA.Aadesh Shah, He requested CA. Aadesh Shah to introduce the website to all the members present

CA.Aadesh gave the presentation of our Society's webpage and explained in details its features

The members present appreciated and acknowledged the efforts of the Society and specially of CA Aadesh Shah

The Chairman proceeded with the meeting Agenda wise

AGENDA 1 : To approve formation of Redevelopment Committee based on nomination/representations received from the members for overseeing the proposed redevelopment of the Society's property

The Chairman Shri Bhaskar Barot informed the members that the Society had proposed 10 members from the Society for constituting Re-development Committee and it has received 15 nominations as follows

WING	<u>Proposed no. of members</u>	<u>Received Nomination by the Society</u>
A	2	4
B	1	1
C	1	1
D	1	1
E1&E2	3	4
SHOPS/BASEMENTS	2	4
TOTAL	10 MEMBERS	<u>15</u> <u>members</u>

He requested the members present to give their opinion and suggestion whether to go for Election by votes building wise or to accept the members and increase the proposed members from 10 to 15 members

Shri Aslam Sarnaik from shop no E/1 10 said that looking to the size of the society with 321 members increasing the representation is advisable

CA Arvind Jain from shop no C/10 said that out of total members of 321 the commercial premises including the basement is 123 proportionately the representation should be more 2 from shops and 2 from basements and accordingly the nomination received by the Society are 2 from shops and 2 from basements .

The subject was discussed at great length and finally the members present unanimously decided to accept all the nomination and proposed to elect the following members as follows to constitute the Re development Committee

“Resolved that the following nominations received from different wings, shops and basements be and are hereby accepted as representative respectively and are elected as members of the Redevelopment Committee of The Bharat Nagar Cooperative Society Limited “

Proposed by : Shri Aslam Sarnaik

Seconded by : Shri Manish Ranka

Passed Unanimously

Sr.No	Flat/shop/base no	NAME	Age	Representing
1	A-14 Shop	Mr.Kundan Naik	67	shop
2	E2-9 basement	Mr.Yezdi Bamji	58	basement
3	E1-3 basement	Mr,Rajendra Phaterpekar	62	basement
4	C-10 Shop	CA Arvind Jain	46	shop
5	A-71	Mr. Prithviraj Bolkani	74	A WING
6	A-68	Mr.Sanjaykumar Jain	39	A WING
7	A-66	Mr.Tapas Sureshji Hundia	40	A WING
8	A-41	Mr. Rameshkumar Bafna	63	A WING
9	B2-30	Mr. Pulin Shah	60	B WING
10	C-28	Mr. Shailesh Salecha	56	C WING
11	D1-10	Mr.Abhishek Shah	38	D WING
12	E2-402	CA Aaadsh Shah	38	E1 &E2 WING
13	E1-404	Mr.Shailesh Mehta	53	E1 &E2 WING
14	E2-208	Mr.Kiran Vanigota	50	E1 &E2 WING
15	E2-407	Mrs. Kavya Uttamchand Jain	44	E1 &E2 WING

AGENDA 2: TO authorize the Redevelopment Committee to initiate preliminary steps, including

Inviting Project Management Consultant (PMC) & short listing 2 best PMC for final selection of 1 PMC by General Body

The Chairman invited Kundan Naik to apprise the members about the role of the redevelopment Committee

Mr Kundan Naik explained the members that the role of the Redevelopment Committee would be for overseeing the proposed redevelopment and to coordinate between the members and the Core Managing Committee, to do all the ground work including the paper work/documents and call for

PMC ,short list them and keep before the Managing Committee so that they can call the members meeting and finalize the same

He said that the whole purpose of forming the committee is to share the workload of the Managing Committee

Mr. Kundan Naik informed the members that the credit goes to CA. Aadesh Shah for organising the first and the second meeting including the launching of our Society's webpage

The members appreciated the same

Mr. Kundan Naik invited CA. Aadesh Shah to inform the member's about the future course of action

CA. Aadesh said that most important aspect of going into the process of redevelopment is the participation of all the members in the meetings

We need to have the information of all the members' mobile numbers, email ids and their present address so that they can be informed about all the activities and the progress of redevelopment

Most of the flats in our colony are on rent so we need to get the details of the actual members

He also requested all the members for submitting their copy of the sale deed and chain of documents as it will be needed in future for Conveyance ,irrespective whether the Society is doing it or the incoming Developer will be doing, this documents are must without which redevelopment will be difficult

The Redevelopment will compile all the documents and be ready for the further course of action,

All Activities will move simultaneously like shortlisting of Architect / PMC , getting Feasibility Report , members documents compilation , members data collection and forming What's App Group of actual members whose names are appearing on the Share Certificate .

Miss Pooja Sabharwal A-44 suggested that the society should be ready with the following documents as it will be required for any developer to evaluate the proposal

- 1) D.P. Plan 2)DP remarks 3) Plot size AutoCAD of survey 4) Any road setbacks surrendered earlier
- 5) Number of members and existing flat size.

Mr.Rajesh Mehta of flat no A-24 said that appointing of PMC at the preliminary stage is not advisable as it will be expensive instead we should appoint one Architect and take the feasibility report.

Mr Rajendra Phaterpekar of basement E/1 -3 asked who will head the committee, whether Chairman /Secretary will be appointed amongst the newly formed committee

Mr. Kundan Naik said all the members elected are representing their own wings as well as the Society and that he would like to propose the name of CA.Aadesh Shah as the **CO-ORDINATOR** of the Redevelopment Committee

The members unanimously accepted the name of CA.Aadesh Shah as the coordinator of the newly formed Redevelopment Committee of the Bharat Nagar CO-OPERATIVE Society Ltd.

The following Resolution was passed

"Resolved that CA.AADESH Shah be and is hereby appointed as Coordinator of the Redevelopment Committee of the Bharat Nagar Cooperative Society Limited"

Proposed by: Shri Kundan Naik

Seconded by: Shri Pulin Shah

Passed Unanimously

Agenda No 3. To decide on roles and responsibilities of Redevelopment committee.

The Chairman said that as discussed and explained in the Agenda 2

The following will be the duties and responsibilities of the newly constituted Committee

Shortlisting s of Architect / PMC,

Getting Feasibility Report,

Compilation of member's documents

Member's data collection and forming what's App Group of actual members whose names are appearing on the Share Certificate. And whatever required to be done with coordination of the Managing Committee.

AGENDA 4: Any other matter with the permission of the Chair

There being no other matter the meeting comes to an end with the vote of thanks to the Chair.

For The Bharat Nagar Cooperative Housing Society Limited


Chairman


Secretary