

**DAHANUKAR NAGAR COOPERATIVE HOUSING SOCIETY LIMITED
(INDRA-NAGARI)**

Registration Number:

PNA/(PNA)/HSG/(TC)/
767/86-87 Pune, dt. 11-7-1986

S.No.31/2/1, Near Cummins Co. Ltd.,
Dahanukar Colony, Kothrud,
Pune – 411 038

Date : 29 Aug 2023

**Minutes of the SGM held on 15th of August 2023 at Swastik Hall ,
Dahanukar Colony .**

After the first adjournment at 9.30 a.m , the SGM was called to order at 10 am .

The Secretary, Shri Arvind Bhagwat, welcomed all the members and greeted them on the Auspicious occasion of our Independence Day .

The proceedings began with all Members arising for the National Anthem .

The Secretary then mentioned the Agenda for the Day and requested our Chairman , to address the group . In his opening remarks Shri Sanjay Shrotriya talked about the momentum generated over the last 1 year in our Redevelopment Process . He then requested Shri C K Joshi to be the Chairperson for the meeting and upon his acceptance requested him to flag off the proceedings .

This being accomplished , the Agenda of the meeting was taken up for deliberation .

Agenda 1) Information on Indranagari's Redevelopment Journey as of date :

The Secretary requested 2 of our MC members , Shri Apurva Deshpande and Shri Mangesh Dhongde to inform the gathering about the process undertaken so far .

Both the speakers , spoke on the process followed and the milestones achieved till that date and thanked all the members for their overwhelming support to the steps taken by the MC and Redevelopment committee , in taking the process forward .

Agenda 2) Feedback on Site Visits – In fulfilment of the second point of the Agenda ,

Mrs Suneeta Ranade , Shri Santosh Patil , Shri Satish Nisal Girish Ghospurkar spoke in detail about their observations and findings during the Site Visits that were conducted for the six Developers whose Bids had qualified for further consideration . As this session took up some extra time , the other 3 designated

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speakers Shri Sharad Hukeri , Ashok Pujari and Mrs Anita Patil volunteered to forego their slot , so that the next Agenda point could be taken up

Agenda 3) Discussion on Developers Offers and Shortlisting of Developers for Final Selection -- Arch Dhere / MC Team / C K Joshi

Architect Shri Dhere then presented the Techno-Commercial Data consisting of 19 points on which the 6 bidders had been asked to quote . The Comparative Offers Table was then supplemented by other subjective points assessments of each developer . Shri Dhere's analysis was followed by Shri C K Joshi's comments and view-points on what the offers meant for the Society and members. The members actively participated in the discussion and their sharp queries were also satisfactorily answered by the Shri Dhere and Shri C K Joshi .

Then there was a discussion on shortlisting 4 out of the 6 developers based on their offers and assessments both by the 2 Speakers besides considering the Site Visit inputs as provided by the Members who had taken part in the Site Visits Programme .

Consequently, 4 Developers : M/s Nyati Constructions , Raviraj Realty , Mantra Properties and Regency Housing were suggested to the Members for Shortlisting.

The Shortlisting of the 4 Developers named above was unanimously agreed to by the Members . Some Members also suggested that further Due Diligence would be required for all 4 Developers before the next meeting for Final Selection of a Developer .

The suggestion was accepted by the Architect and MC .

Agenda 4) Process to be adopted for Final Selection of Developer from the

Shortlisted Developers -- Arch Dhere .

The Secretary requested Shri Dhere to elaborate on the Process that was to be followed for Final Selection .

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Accordingly , Shri Dhere mentioned that first an appeal had to be made to the

Deputy Registrar for suggesting a suitable date for conducting a meeting, where the Deputy Registrar or a Representative duly Authorised by the Dy. Registrar would be present during the Final Selection Process .

Once this date was communicated by the Deputy Registrar, the Shortlisted Developers were to be invited to make a presentation to the Members and also give their Revised and Final Offers before the start of the meeting .

After all the 4 Developers had completed their presentation , the Final Offers' Comparison data would be shared with the Members and after due deliberation a Voting by Secret Ballot process would be undertaken . The Proceedings of the Meeting as well the Voting Process was to be video-graphed as per Guidelines .

This would be followed by the Counting of the Votes and Declaration of the Result by the Dy. Registrar / Representative .

It was also explained that the meeting could be conducted only if the Quorum Requirement of $2/3^{\text{rd}}$ (two-third) of the total number of members being present was met, and a Developer getting minimum 51% votes of the Total membership would be declared as selected .

He also explained that the Presentation time would be one hour per developer , including the Question Answer session . (Approximately 40 minutes presentation and 20 minutes for Question & Answers session)

With this Agenda point being completed , a break was taken and the members reassembled after 30 minutes .

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Agenda 5) Project Management Consultant's Role Finalisation – MC team

(PMC Role data was shared with Members prior to the Meeting)

Members were asked to put forth their queries and suggestions so that the Role Finalisation could happen. The query on number of quotations received for PMC and the per Member cost to be incurred was answered by the Secretary .

One query raised was who would be under-writing the Cost / Fees to be paid to the PMC. To this the Secretary, informed that the Offer document as submitted by Developers had covered this point and an amount of Rs. 20 lacs towards Redevelopment Process was already agreed to be paid by the Developers. This was followed by a brief discussion on the need to appoint a PMC in this meeting itself so that the PMC could be involved in the Due Diligence to be done with regard to the Developers and their business operations .

Amongst the Quotations received for PMC Role, the Quotation of D D Architects , along with the Legal , Financial , Engineering , Co-operative Department Services offered under that entity was considered suitable for co-ordination between Society, its Members and the Developer that would be required for Processes to be completed without hassles and delays post Finalisation of Developer till Handover of the Possession .

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Shri C K Joshi also stressed upon the need to appoint a PMC and he explained that D D Architects was competent enough to oversee Indranagari's Redevelopment Project . Following this Shri Kaustubh Behere proposed D D Architects name for Appointment as Project Management Consultant and the Members unanimously approved this proposal by voice vote .

This was followed by the Closing Remarks of the Chairperson Shri C K Joshi and the Chairman Shri Sanjay Shrotriya .

At the end, the Secretary thanked all the members for their active participation and declared that the day's proceedings as having been completed .

Sd/-

Sd/-

Sd/-

Shri C K Joshi

Shri Sanjay Shrotriya

Shri Arvind Bhagwat

Chairperson

Chairman

Secretary