

**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

Minutes of the SGM held on 16.04.2023 at 9.30 a.m. at Parking of P building Indranagri.

At the outset , due to lack of quorum , the Meeting was adjourned for 30 mins

The proceedings began at 10 am . The Secretary , Shri Arvind Bhagwat , welcomed all the members

and in his introductory address gave a brief recap of the happenings over the last 12

months regarding Redevelopment , beginning with the formation of the Internal

Resources Group , Data Entry & Analysis Committee , the Technical Committee and finally the

Redevelopment and the Legal Committees .

He also thanked all the participating members of the various committees which had been

formed for their valuable contributions and inputs in taking the Process forward .

The Secretary , then invited Shri Chandrashekhar K Joshi (Member , H Building) -- **who has about 40**

years of Domain expertise in the field of Construction & Development --

to be the Chairperson of the Meeting .

In his opening address , Shri C K Joshi , *also being a member of the Internal Resources Group*

and Technical Committee , talked about the elaborate and exhaustive discussions which had

happened during the Internal Resource Group and Technical Committee deliberations.

Shri Joshi then asked for the meeting to take up the Agenda points as stated in the SGM Notice .

Discussion on the Agenda points :

1) Ratification of 4 Members Co-option to the Managing Committee : -

Shri Bhagwat mentioned the existence of three vacancies in the MC , arising out of

the sequential resignations of 3 MC Members from the General category posts .

He mentioned about the application by 8 members to be considered for the 3 posts

in the General category part of the Managing Committee . He then informed that the MC

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due deliberations on the applications , shortlisted 3 names to be put up before the General
for ratification . The 3 shortlisted members are : Shri Aditya Barve , Shri Sachin Patil and
Sanjay Shrotriya . He then requested the members for their approval for the Co-option .
This proposal by the Secretary was seconded by Shri Dhamapurkar (N Building) and
consequently was unanimously approved by the members present .
The Group as a whole welcomed the three newly Co-opted members .

2) Appointment of D D Architects as PMC for our Redevelopment Process .

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The Secretary informed the members about the process followed when Quotations
were received from PMC firms and Architects , the nature of the discussions that
in the Internal Resource Group and the consequent selection of Shri Devendra Dhere
the Role of Architect , initially . With the Tender Draft Document close to finalisation ,
it was agreed in the MC to seek closure in the pending appointment of a Project
Consultant , so that the future processes are streamlined and without any loss of time.
Shri Shishir Joshi , a Technical Committee member , asked whether the MC had
the Role of the MC . In response , Shri Bhagwat mentioned
that this was to be the brief of the Second round of the Technical Committee's
Unfortunately , the Second round meetings of the Technical Committee had to be
discontinued because of very poor attendance . As the views and counter-views on this
a bit prolonged , it was opined by the Chairperson that this agenda point be deferred
time-being and should be taken up later after the other points were completed .

3) Discussion and Confirming Society's position on Terms & Conditions

as laid out on Page Numbers 15 to 23 , and those as laid out in

Pages 31 to 37 of the Revised Tender Draft .

The relevant pages as mentioned above were displayed on the screen and the

points like Pre-Qualification Meeting Fees , Tender Document Fees , Earnest Money Deposit Amount , Bank-Guarantee Amount , were explained by Shri C K Joshi and Shri Bhagwat and members approved the amounts as mentioned therein . The point concerning the distribution of the FSI between Residential FSI % & Commercial FSI % was discussed at length and it was decided that the narration would be Commercial FSI to be NOT MORE THAN 10%.

The other points like Rent , Advance Rent , Deposit , To & Fro Transportation , Betterment Charges ,

Corpus Fund , etc pertaining to Society and Members benefits were thoroughly

discussed with Shri C K Joshi providing clarity on the points vis-à-vis current

ground situations and practices in the industry . It was agreed by all that these points were to be Open-ended and could be decided upon depending on the Offers given by Developers .

4) Discussion and Confirming of Eligibility Criteria for Developers

for Pre- Qualification (**Page 21**) :

In this regards the Secretary read the eligibility criteria as reflecting in the Tender document and requested Shri C K Joshi to put forth his views on the same . Shri C K Joshi explained that the project cost should be understood as 300 cr at construction cost and not Saleable value . The group then approved the Pre-Qualification criteria .

This was followed by a discussion on having an Open Tender Vs a Closed Tender for pre-selected Bidders . .

Shri Chandrashekhar Joshi then explained that a project of our size merited an Open Tender Process . .

The Pre-Qualification and Pre-Bid meetings could still be held in discussion with the Architect .

All the Members then agreed for following the Open Tender Process .

Agenda No. 5: Proceeding with Legal Vetting of the Revised Tender draft

by PMC Panel Advocate.

As the Legal Vetting of the Revised Tender Draft is essential before floating the Tender Notice , the Vetting will now be arranged by the MC from an Advocate well-versed in Development and Re-Development matters .

The Secretary stated that the MC is of the opinion that appointing a PMC at this juncture would give the Society 5 Services under one roof , namely Architectural , Legal , Financial , Engineering Supervision and Statutory Compliance Supervision , without in-built delays in co-ordination process which would arise in case the PMC appointment gets delayed . The Chair-person Shri C K Joshi also concurred with this opinion and said that procedural delays could be avoided by appointing a PMC soon .

Agenda No. 6: Deciding on Tender Notice Advertisement Process and Approval of Charges to be incurred for the News paper Notice.

In this regards after an appropriate discussion it was agreed by all members that the Tender Notice should be issued in the Pune and Mumbai editions of the Times Of India and a similar notice in Marathi was to be issued in the Sakal , Pune Edition and Maharashtra Times , Mumbai Edition . The cost of floating the Tender Notice in 4 newspaers from 2 locations would be around Rs.5 Lakhs and the members were asked to give an approval for the charges to be incurred for the Notices .

Inputs on current , prevailing rates of Times of India for Tender Notices were shared by Shri Apurva Deshpande and a couple of others , which helped in arriving at the cost approximation . The members then approved the estimated expense of Rs 5 lacs for this matter .

Agenda No 2 : After completion of discussions on Agenda Points 1,3,4,5,6 the discussion on Point no 2 was

resumed .for defining the PMC Role

The secretary then displayed on the screen the PMC Functions as shared by Shri Dhere in his quotation and requested Shri Chandrashekhar Joshi to give his

comments on the PMC Role as mentioned therein .

Shri C K Joshi then elaborated on the PMC functions and commented that the PMC 's phase

wise Roles and Responsibilities as listed by Shri Dhere in his Quotation were sufficient enough for a satisfactory end - to - end execution of the Project .

The discussion on this Point was very lengthy and for shortage of time , it was decided to park this point

and decide upon it in the next Meeting .

Shri Bhagwat then asked Shri C K Joshi to make his closing remarks on the day's proceedings .

The Chairperson Shri C K Joshi expressed his satisfaction on the discussions held and also mentioned that the the Revised Draft of the Tender Document was fairly satisfactory for proceeding ahead with the Legal Vetting and issuing of Tender Notice .

The Secretary then thanked all the members for their active participation and Shri C K Joshi for his

invaluable contributions on each of the Agenda points .

The meeting formally ended at 2.45 pm .

On behalf of the Managing Committee ,

Arvind Bhagwat