

कलाबसंत सहकारी गृह-रचना संस्था मर्यादित, पुणे

८०८, भांडारकर रस्ता, पुणे ४११ ००४
(Reg. No. PNA/HSG/655 dt. 23 – 12 – 70)

Proceedings of the Special General Meeting of Members held on 17th November 2024

Time: 10.00 am

Place: Bhandarkar Institute Seminar Hall, Bhandarkar Institute, Pune 411004

Since there was no quorum at the scheduled time of 10.00 am, the Chairman announced that the Meeting was adjourned and will be held at 10.30 am for which no quorum was necessary.

The Meeting was resumed at 10.30 am.

Following 19 Members of the Society were present:

SrNo	Member	Flat	Presence
1	Shri. Umesh Kirve	A1	Physical
2	Mrs. Palicherela Kameshwari Reddy	A2	Physical
3	Dr. Chinmay Saraf	A4	Physical
4	Shri. Yashwant S Kulkarni	A5	Physical
5	Shri. Sufi S Pore	A6	On Line
6	Mrs Sandhya G Kulkarni (Represented by Associate Member Mrs. Rupali Belhe)	B1	Physical
7	Mrs. Savita Wadekar (Represented by Associate Member Mrs. Sucheta Bhanage)	B2	On Line
8	Dr. Naimish Saraf	B3	On Line
9	Shri. Prayaag Joshi	B4	On Line
10	Shri. AK Purandare	B5	Physical
11	Dr. AP Kulkarni	B6	Physical
12	Shri. Abhay Kinikar	C1	Physical
13	Shri. Bhalchandra Deo	C2	On Line
14	Dr. Mrs. Vrushali Tare	C4	On Line
15	Mrs. Aruna Pandhare	C5	Physical
16	Mrs. Priya Raut	C6	Physical
17	Mrs. Sheelprabha Todkar	C7	On Line
18	Shri. DS Joshi (Represented by Associate Member Mrs. Ashwini Rajopadhye)	C8	Physical
19	Shri. MG Deshpande	C9	Physical

It was announced that the Meeting is only for Members who would Participate in the discussions and vote. In the Member's absence, his/her Associate Member was allowed to be present, participate in discussions and vote with the permission of the concerned member. Shri. Abhay Kulkarni, Associate Member of Dr. AP Kulkarni, was allowed to be present only to install and supervise the internet and online arrangements; he was not allowed to participate in the Meeting in any way. This was agreed by all Members present.

The Chairman of the Society, Shri. Deshpande, welcomed all the Members who were present. He then expressed his inability due to health reasons to coordinate the meeting and requested the Members to allow Dr. Chinmay Saraf to coordinate the proceedings. Members agreed unanimously.

The Secretary of the Society, Shri. Kirve, then read the Notice of the Special General Meeting.

Dr. Chinmay Saraf then invited any questions or queries concerning the agenda placed before the Meeting. Few objections were received before the meeting via email, postal letter, whats up, etc. All objections, concerns were discussed amongst all members in details and everyone was allowed to participate in the discussions.

Following Members requested clarifications and explanations: Mrs. Wadekar/Mrs Bhanage, Shri. Prayaag Joshi, Shri. Pore, Dr. Mrs. Tare, Mrs. Reddy, Mrs. Rajopadhye and Mrs. Rupali Belhe.

All the points were answered and clarified to the satisfaction of the Members by Dr. Chinmay Saraf and Dr. AP Kulkarni. While answering the questions, Dr. Saraf stated that after the receipt of the draft DA, it was thoroughly examined by our lawyer (Adv Kulkarni) and Architect (Shri. Kulkarni). Also, the consultants discussed about all the points with society members in a separate meeting for members, held on 16th October in which they have clarified the points raised by the society members and few suggestions were also accepted in the DA draft. Adv Kulkarni then met the Developer and their lawyer, made modifications and revised the draft. The revised draft was then discussed with all Members of the Society and circulated for Special General Meeting with Agenda. If, however, there are still some corrections to be made, Chairman and the Secretary would discuss them with the Developer and do the needful, if they are acceptable to the Developer and to Adv Kulkarni (the Society's lawyer). However, it was agreed by majority decision that the changes, if any, will not be placed for an approval through another Special General Meeting.

Mrs. Belhe, however, suggested that although she would be opposing the Resolution, if her suggested corrections (Point No 3C and 5A of the DA draft) are incorporated in the DA, she is for approving the draft.

Mrs. Rajopadhye said that since her court case against the Society is pending, she would prefer to be neutral.

Dr. Chinmay Saraf assured the Members that all the corrections suggested by the Members and approved by majority decision would be placed before the Developer and mutually agreeable changes will be made in the final version of the DA to be sent for adjudication process. He also promised that the tentative draft Building Plan (Parking, Floors, Amenity floor, Terrace plan) will be obtained from the Developer and will be sent to the Members before the adjudication process is completed.

Dr. Chinmay Saraf also mentioned about Amalgamation of Society's Plot No Final Plot No. 146, Bhamburda, Pune-411004 with the adjacent plot No Final Plot No. 148 B (Anandadham/Netrali Apt) on Law college Rd and with the permission from chairman, this agenda was discussed in details this meeting. He mentioned that the Society has received the experts opinion in writing (Adv Kulkarni and Arch Sanjeet Kulkarni) and the said opinion was accepted by the managing committee in their regular meeting Dt 13th November 2024 and based on the same it should be ratified by all society members to accept the Amalgamation of the Society plot and in continuation with this, Society

needs to issue a written letter to the developer to go ahead with the further technical process of amalgamation of these plots.

After this discussion, following Resolutions were placed for an approval, one by one, by Dr. Chinmay Saraf:

Resolution 1:

“Resolved that the Development Agreement between the Society and the Developer, submitted as Enclosure 1 to the Notice of the Special General Meeting held on 17th November 2024, is approved by the Society”

Proposed by: Dr. AP Kulkarni

Seconded by: Shri. Purandare

Approved by majority: [15 in favour, 3 against (Mrs. Belhe, Shri. Pore and Shri. Prayaag Joshi) and 1 Neutral (Mrs. Rajopadhye)]

Resolution 2:

“Resolved that the Power of Attorney between the Society and the Developer, submitted as Enclosure 2 to the Notice of the Special General Meeting held on 17th November 2024, is approved by the Society”

Proposed by: Shri. YS Kulkarni

Seconded by: Mrs. Reddy

Approved by majority: [15 in favour, 3 against (Mrs. Belhe, Shri. Pore and Shri. Prayaag Joshi) and 1 Neutral (Mrs. Rajopadhye)]

Resolution 3:

“The Chairman of the Society (Shri. Manohar Deshpande), Secretary of the Society (Shri. Umesh Kirve) and the Treasurer of the Society (Shri. Anil Purandare) are authorized to sign the Development Agreement on behalf of the Society. They will be the main signatories and all the other members will be consenting signatories”

Proposed by: Dr. Chinmay Saraf
Seconded by: Shri. Prayaag Joshi

Approved by majority: [16 in favour, 2 against (Mrs. Belhe, Shri. Pore) and 1 Neutral (Mrs. Rajopadhye)]

Resolution 4:

“The Chairman of the Society (Shri. Manohar Deshpande), Secretary of the Society (Shri. Umesh Kirve) and the Treasurer of the Society (Shri. Anil Purandare) are authorized to sign the Power of Attorney, applications and any other documents pertaining to redevelopment process on behalf of the Society”

Proposed by: Dr. Chinmay Saraf
Seconded by: Shri. Prayaag Joshi

Approved by majority: [16 in favour, 2 against (Mrs. Belhe, Shri. Pore) and 1 Neutral (Mrs. Rajopadhye)]

Resolution 5:

“The Chairman and Secretary are authorized to recover dues from members which are outstanding for two or more years with simple penal interest of 20 per cent, and take, if necessary, appropriate legal measures for their recovery”

Proposed by: Mrs. Reddy
Seconded by: Shri. Abhay Kinikar

Approved by majority: [18 in favour, 1 neutral (Mrs. Rajopadhye)]

Resolution 6:

“The Society should proceed with the Redevelopment by Amalgamation of Society’s Plot No Final Plot No. 146, Bhamburda, Pune-411004 with the adjacent plot No Final Plot No. 148 B, by taking the necessary steps required with the help of the developer. The Chairman, The Secretary, The Treasurer are allowed the sign and represent the Society in this regard.

Proposed by: Shri. Abhay Kinikar

Seconded by: Shri. Purandare

Approved by Majority: [17 in favour, 1 against (Shri. Pore) and 1 neutral (Mrs. Rajopadhye)]

Meeting ended with a vote of thanks to the Chair and the Members.

Chairman

(Manohar Deshpande)

20 November 2024

Secretary

(Umesh Kirve)