

**POWAI JAL VAYU VIHAR (TYPE-C)  
CO-OPERATIVE HOUSING SOCIETY LIMITED**

Adi Shankaracharya Marg, Near Hiranandani Gardens, Powai, Mumbai - 400 076  
Registration No. MUM/MHADB/HSG/TC/11648/2002-2003 dt. 04 June, 2002  
E-mail : jalvayu5@gmail.com



Ref. No. JVV/H/C

Date: - 21/04/2025

**FINAL MINUTES OF THE SPECIAL GENERAL BODY MEETING  
HELD ON 05<sup>th</sup> Jan, 2025**

Special General Body Meeting of Powai Jal Vayu Vihar (Type-C) Co-operative Housing Society Ltd. was called on Sunday 05<sup>th</sup> Jan, 2025 at 10.30 a.m. at 'M' building stilt parking area to transact the agenda as mentioned in the notice. The meeting started at 10.30 a.m. and the same was postponed for half an hour for want of quorum and reconvened at 11.00 a.m. at the same place and with same Agenda.

The Chairman, Mr. Ranjit Singh, presided over the meeting and welcomed all the members. The chairman then handed over to the Secretary Mr. Aviraj Singh to conduct the Meeting as per agenda.

This meeting is being video recorded.

Mr. Mahala & Mr. Damale are invited guest.

**Agenda No. 1**

**1. To apprise General Body about lease renewal joint meeting held in Sector 'A' with DGAFNHB.**

Secretary briefed the members about joint meeting of all three societies held in sector 'A' with DGAFNHB. The society raised issue of ty. Barricading erected by sector-B and conveyed that removal of barricade between sector B and C is pre requisite towards the renewal of lease since the land is still common and no unilateral alterations are permitted. The DGAFNHB also conveyed the same stand that any such act without the permission of AFNHB shall be termed as illegal since the entire plot of Jalvayu is common to all members residing in sector A, B & C. The meeting was non conclusive since no consensus could be reached between three societies. The society proposed renewal of lease in favour of AFNHB for which even DGAFNHB agreed

**Resolved that the lease to be renewed in favour of AFNHB and thereafter all three societies may amicably decide further course of action.**

Proposed by: - Mr. N. Jacob  
Seconded by: - Mr. B. B. Raina  
Passed unanimously



## **2. To discuss & decide about legal notice received from Sector 'A'.**

Society received legal notice from sector A regarding RG plot being in sector C. Based on the BMC approved lay out plan it is established that no DPRG plot lies in sector C therefore the allegation levelled by sector A are baseless and notice was forwarded to legal advisor Mr. Nahar S. Mahala to prepare draft reply to sector A and AFNHB accordingly.

**Resolved that** the reply to be sent to sector A and AFNHB through legal advisor.

Proposed by: - Mr. Chandok

Seconded by: - Mr. Jose Thomas

Passed unanimously

## **3. To discuss & decide about essential building repairs and lift machinery rooms of all six lifts.**

Lift rooms of all three buildings were found to be in poor material state since the plaster has been fallen down and the rods are corroded and exposed resulting in water seepage in to lift rooms. Because of moisture the lift processor and control panels are repeatedly getting defective and need to be repaired/replaced quite often resulting in heavy expenditure. It was decided to have all the lift rooms repaired and tenders were invited for the same. The tenders received were found to be exorbitant therefore it was decided to carryout in-house repairs. The material shall be purchased by the society and the labour charges shall be paid to the contractor. The proposal was put before the general body and approval for Rs. 4 Lac was accorded.

**Resolved that** urgent essential repair to be undertaken for all six machinery rooms of all three buildings.

Proposed by: - Mr. Ram Pratap

Seconded by: - Mr. G. Prasad

Passed unanimously

## **4. To seek approval & opening of tenders before the general body & PMC and decide future course of action regarding redevelopment.**

Since there was no clarity on lease renewal, opening of tenders received towards redevelopment was kept in abeyance and will be taken up in next special general body meeting.

**Resolved that** the tenders shall be kept in abeyance and shall be opened during next special general body meeting.

Proposed by: - Mr. B. B. Raina

Seconded by: - Mrs. Nayak

Passed unanimously

## **5. To discuss & decide about resignation of Mr. Aviraj Singh and co-opt substitute**

Since Mr. Aviraj Singh offered to resign as secretary, the management committee did not approve his resignation therefore it was decided to co opt his substitute during special general body. The general bod ruled out co-option since no member volunteer to take over and the entire MC offered to resign. The general body unanimously decided to maintain status quo till some alternate is made available.

**Resolved that** resignation of Mr. Aviraj Singh is not accepted and he shall continue till some alternate arrangements are made.

Proposed by: - Mr. K. C. Kausik

Seconded by: - Mr. Chaubey

Passed unanimously





## Comments by Saurabh Damale PMC


1. Land belongs to mhada (land lord is mhada)
2. We will wait for land lease renewal
3. NOC required from Mhada for redevelopment
4. NOC is not required from AFNHB but lease renewal is a must between AFNHB & MHADA
5. Demarcation of land is must and cleared boundary is to be done by Mhada-approval
6. Renewal of land deed between AFNHB & MHADA area is 6108 sq. mt. No R.G. (NOC of MHADA & AFNHB are required) hence opening of tenders hold for time being.
7. The cost of demarcation, modification, alteration in the purview of society will be paid by developer.
8. Validity of tenders is 180 days. (AMD if enclosed validity is 3 months)
9. As per new GR, RG is declared by DPRG.
10. Landlord will always be MHADA.
11. All our flat is ownership basis, but land is owned by MHADA.
12. There is no TDR in mhada land.
13. FSI is sanctioned only by MHADA
14. 20% of RG plot has to be left, we cannot make underground parking.
15. By next 2 to 3 days Mr. Saurabh Damale (PMC) will confirm with MHADA regarding opening of tender's documents. (hold till then)
16. Creating a website is not mandatory.
17. Citizen search is available on MHADA website.
18. Longevity is not criteria for redevelopment (30 year completion is not must)

## Process of opening tenders.

1. Once tenders are opened PMC will make comparative chart
2. Couple of rounds of negotiation with developer.
3. Timely delivery of project in time
4. Rent should be paid in time
5. Floor plan elevation.
6. Do negotiation with all four tenders.
7. Financial report to be analysed.
8. Selection of developer happens in present of registrar representative.
9. Ask for bank guarantee
10. Security for defect liability before NOC
11. No member is supposed to do any type of remodification in flat after OC & possession of flat.
12. List of amenities to be given by developer / builder.
13. We have to open tender with in a period of 1 month else retender if not.

For & on behalf of Powai Jalvayu Vihar (Type-C) CHS Ltd

  
(Ranjit Singh)  
Chairman

  
(Aviraj Singh)  
Secretary

  
( Vishwanath Hoskatti)  
Treasurer