



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



Date : 05.07.2025

Ref No. JVV/II/C

The Deputy Registrar, C.S./ Eastern Suburbs,
Room No. 176, Mezanine floor,
Grihanirman Bhavan, MHADA,
Kala Nagar, Bandra (E),
Mumbai-400 051

Sub: To depute an authorized officer for the appointment of a developer

Sir,

With reference to the above subject, we wish to state that we have adhered to the norms prescribed by the department from time to time with respect to appointment of developer for the redevelopment of our society premises. We have completed the process and now intend to conduct SGM u/s 79A of MCS Act under the supervision of your office. Attached herewith please find the list of documents as below:

1. Report of the structural auditor
2. Resolution regarding the appointment of a Project Management Consultant.
3. Appointment letter of Project Management Consultant.
4. Notice and minutes of the meeting approving the project report submitted to the society by PMC.
5. Notice and minutes of the meeting approving the tender draft prepared by PMC to invite proposals from developers.
6. Report of the election of the managing committee, minutes of the meeting/letter of office bearers elected, and names and designations of working managing committee members
7. Society updated members list.
8. Minutes of the tenders received from the redevelopment were opened at the general body meeting.
9. Comparative statement of developer proposals received
10. Notice of the meeting

In view of the above, you are requested to depute an officer to conduct the meeting for the appointment of a developer.

Powai Jalvayu Vihar (Type-C) Co-op. Hsg. Soc. Ltd.

R Singh

CHAIRMAN SECRETARY TREASURER



POWAI JAL VAYU VIHAR (TYPE -C) CO-OP. HSG. SOC. LTD.

STRUCTURAL AUDIT REPORT OF POWAI JAL VAYU VIHAR (TYPE- C) CO-OP. HSG. SOC. LTD.

Adishankaracharya Marg, Powai, Mumbai- 400 076.



DECEMBER 2022

COMPILED BY:

 **STANDARD CIVIL ENGINEERS PVT. LTD.**

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INTRODUCTION:

1.1	Scope of work	Detailed structural investigation of the society building except foundation analysis.
1.2	Reference	Letter By M/s. Standard Civil Engineers Pvt. Ltd.
1.3	Proposal letter	Earlier M/s. Standard Civil Engineers Pvt. Ltd had given a proposal letter to the Chairman/Secretary/ Treasurer of Powai Jal Vayu Vihar(Type-C) Co-op. Hsg. Society Ltd., Adishankaracharya Marg, Powai, Mumbai – 400 076.
1.4	Back ground	M/s. Standard Civil Engineers Pvt. Ltd had a meeting with the secretary of the building. In the meeting Mr. Nitin Shukla discussed about the methodology of investigation with the committee of the society.
1.5	Name of the Client / Building	Powai Jal Vayu Vihar (Type-C) Co-op. Hsg. Society Ltd.,
i.	Address	Adishankaracharya Marg, Powai, Mumbai – 400 076.
2.	No. of Stored	Stilt+7 storied each Buildings No of building-3 (L, M & N)
3	No of flats /shops	42 Flats in each Building (total 126 flats)
4	Year of construction	26 years old
5	Mode of construction of existing building	
i.	Foundation	RCC
ii.	Floor	RCC
iii.	Walls	Brick work
iv.	Beams	RCC
v.	Columns	RCC
vi.	Roof	RCC
	Date of Appointment	28/10/2022
1.6		Preliminary drawing preparation, grid identifications, measurement checking started on 29/10/2022 and was completed on



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	Field work	31/10/2022 (RCC structural drawing was not provided). Fieldwork started on 31/10/2022 and the entire fieldwork was completed on 22/11/2022. The total compilation was completed on 01/12/2022. Visual inspection and tapping were carried out. Instrumentation (N.D.T) was carried out. A team comprised of trained engineers carried out the fieldwork. Our Survey team carried out this survey under the guidance of Mr. Niranjana Patra as Managing Director. Results of the same are presented in these documents as Observation Sheets.
1.7	Analysis	The compilation of all the data of observation and tapping was carried out at site by the Engineers. Then it was presented to the clients. The results of these observations and tapping was compiled in the form of observation sheets the same are presented in this document.



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CAUSES OF DISTRESS AND LEAKAGES

Concrete is a composite material that consists essentially of a binding medium, within which is embedded particles or fragments of aggregates. However, in cement concrete, which is relevant to RCC structures, the binding medium is the mixture of hydraulic cement and water. All concrete in service will be subject to chemical and physical changes. A durable concrete is one in which these changes occur at a rate, which does not detrimentally affect its performance within its intended life. Leave it to concrete alone, the material remains by and large durable, but concrete alone cannot be utilized extensively for structural applications. It is the Reinforced Concrete (RCC), a composite structural material, which is utilized for variety of structural uses. But, it has been observed that RCC has not proved to be durable due to large number of factors, including variations in production, loading conditions in service life and subsequent attack by the environmental factors. However, a well constituted, properly compacted, and cured concrete used in RCC continues to be substantially water tight and durable as long as capillary pores and micro-cracks in the interior do not become interconnected pathways leading to surface of concrete. Concrete construction is generally expected to give trouble free service throughout its intended design life. However, these expectations are not realized in many constructions because of structural deficiency, material deterioration, unanticipated over loadings or physical damage. Premature material deterioration can arise from a number of causes, the most common being when the construction specifications are violated or when the facility is exposed to harsher service environment than those expected during the planning and design stages. Physical damage can also arise from fire, explosion – as well as from restraints, both internal and external, against structural movement. Except in extreme cases, most of the structures require restoration to meet its functional requirements by appropriate repair techniques. Although it is difficult to generalize the causes of deterioration due to interacting nature of various factors, efforts have been made to group the various types as physical and chemical. Because the micro-structure of concrete material is continuously changing in response to penetration of water, CO₂, oxygen and aggressive ions at a rate, which is influenced by local conditions of temperature, humidity and pressure, it would be difficult to make exact quantitative predictions of cause affecting service-life. Buildings and other structures have a certain useful life, which depends on the specifications adopted. The large number of monuments, which are cherished heritage structures have stood well over a period



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overtime. But some of these have shown signs of distress due to age, aggressive natural environment/industrial pollution etc. Further, distress gets aggravated due to overloading/ misuse of buildings. A few buildings have also failed due to faulty design / construction. It has been observed that the deterioration phenomena of RCC are not realized by majority of practicing civil engineers. As a result, the factors considered necessary for durability of RCC buildings are many times not given due importance during construction and/or during maintenance. The durability provisions have been given emphasis in the revised 'Code of Practice on Plain and Reinforced Concrete' (IS: 456-2000).

Initially, the structures deteriorate slowly due to cyclic temperature variations, overloading, physical causes & aggressive chemical attack due to environment etc. Later on, if not paid due attention, these deteriorate rapidly and fail to meet the functional requirement for its designed service life. Various possible causes of deterioration are like original construction defects, chloride induced corrosion, carbonation of concrete, sulphate attack, cracking due to thermal gradient, plastic shrinkage cracks and foundation settlement.

Concrete constructions require proper care in the form of regular maintenance. Buildings remain for several years without getting due attention. Water stagnation, paint peeling, plaster break-off, fungus growth, cracking of external rendering and cover concrete are common and widespread. Penetration of moisture into reinforced concrete components promotes corrosion process and further damages the concrete cover.

This offers an overall view on the co-existence of the following three principal elements.

- (a) Interconnected porosity of Cement paste
- (b) Exposure to aggressive agents/chemicals
- (c) Intermittent presence of water

In absence of any of these three elements, damage to RCC will not occur. For example, even in a porous and/or micro cracked concrete, further deterioration cannot occur, in absence of water/moisture even if there is a potential presence of environmental aggressive agent such as SO_4^{2-} , Cl^- , CO_2 . In absence of water/moisture, these aggressive ions cannot travel, through inter connected pores. Thus, neither sulphate attack on cement paste nor the corrosion of steel reinforcement can occur.

Aggressive Deteriorating Chemical Agents

The deterioration of RCC is basically related to loss of water tightness of cover concrete and migration of aggressive chemicals through interconnected porosity, which in turn chemically attacks on its constituents



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i.e. hydrated cement gel, aggregate and the reinforcement as under:

- (a) Corrosion of reinforcement bars - due to carbonation of concrete surface, due to ingress of chloride,
- (b) sulphate attack
- (c) Alkali Silica Reaction (ASR)

Corrosion of reinforcing bars: Steel reinforcement in concrete is protected from corrosion by a combination of

- The formation of a passivating protective layer on steel surface due to chemical reaction under highly alkaline environment and
- The environmental protection provided by the concrete cover.

The hydration reactions of portland cements release alkalies giving it a high pH in the range of 12.6 to 13.5. Even though oxygen and moisture may reach the steel surface, it will not corrode and will remain passive as long as high pH is maintained and the cover concrete is intact. The two common conditions that lead to the loss of passivity of steel in concrete are-

- i. Reduction of alkalinity of concrete surrounding the steel with pH lower than 11 to 11.5
- ii. Presence of chemicals (e.g. chloride ions), which destroy the passivity even while the alkalinity of surrounding concrete remains high.

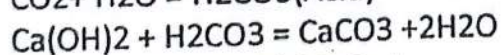
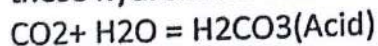
Use of rusted reinforcement will promote further rusting since pre rusted surface will impede the passivation of steel substrate.

The three elements needed (see Fig 2.9) for initiation of the corrosion of reinforcement bars are:

- (1) De-passivation of Steel
- (2) Oxygen
- (3) Intermittent presence of water i.e. alternate wetting and drying.

Carbonation:

The alkalinity in concrete is provided by hydroxides of calcium, sodium and Potassium present in the hardened cement gel. Permeation of carbon dioxide into concrete through interconnected pores and its reaction with these hydroxides causes chemical reaction as under:



(Alkali) (Acid) (Salt) (Water)

Because of this reaction, the alkalinity of concrete gets reduced. This process is called Carbonation of concrete. Carbonation of concrete can be a problem in areas where the concentration of CO_2 is high and relative humidity is moderate (50-60%). Permeable concrete made with low cement content, high water—cement ratio, and inadequately moist-cured tend to suffer from serious carbonation even due to diurnal or seasonal temperature variations.



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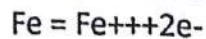
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Diffusion of gaseous products from environment (CO_2 and O_2) cannot occur or if occurs, at negligible rate in a fully and permanently saturated concrete. On the otherhand, water is also needed for feeding the corrosion process. Therefore, discontinuous i.e. intermittent exposure to water (rain or wetting/drying cycle due to leakage from toilets) is the most favorable condition for corrosion of reinforcing steel. Once the passive film is destroyed, the affected portion of reinforcing steel is exposed to action of oxygen and water; consequently, corrosion in reinforcement steel is initiated.

Localized rusting of reinforcement steel is represented as under:

Anode reaction



Cathode reaction $\text{O}_2 + 2\text{H}_2\text{O} + 4\text{e}^- = 4(\text{OH})^-$ (Oxygen is reduced)

Chlorides: These may be present in the fresh mix or may penetrate from external source into the hardened concrete. Due to the deleterious effect of chlorides on the corrosion protection of the reinforcement, the chloride content of the mix is limited to certain values in relation to cement in almost all standards. During use of the structures, chlorides may penetrate into the Concrete from various sources. The most important of these are sea water. Substantially greater amounts of chlorides may ingress into the hardened concrete via water transport mechanisms than via pure chloride ion diffusion. The rate of penetration depends both on the diffusion property of the concrete and on its binding capacity. The composition of binder plays important role for the penetration resistance of concrete than the amount of cement used and the water/cement ratio. The parameters having decisive influence on the chloride-induced corrosion of the reinforcing steel are : chloride content at the steel surface; C3A content in cement; addition of blast-furnace slag/fly ash/silica fume in mix; water cement ratio; concrete cover; temperature and relative humidity. The quality of the concrete cover is the dominant influencing variable for the corrosion rate in the crack zone. This is, however, true only of crack widths up to about 0.4mm. With larger cracks, crack width is of decisive importance, since a different corrosion mechanism is dominant in this situation. If the reinforcement detailing rules given in the codes are followed, it generally ensures that the crack widths are in the order of 0.3mm or less.

Lower the permeability of cover concrete, longer the time it takes for the penetration and de-passivation of embedded steel to affect the RCC. A corrosion initiation period is thus, dependent on permeability of cover concrete. Diffusion of air and chloride ions causes carbonation and de-passivation of steel. Oxygen available in the air becomes a feed for



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the corrosion process. Water Carbon Dioxide acts as electrolyte. A medium for penetration of harmful dissolved materials reduces Alkalinity of concrete – Results in destroying the passive film on the reinforcing steel reinforcement and thereby corrosion is likely to initiate destroys the passive film on reinforcing steel and initiates corrosion of steel.

Sulphate Attack: The term, sulphate attack, is generally used to mean the deterioration of concrete as a result of physical-chemical interactions between the minerals in hardened Portland cement paste and sulfate ions from the environment. Soils containing sulfates of calcium, sodium, potassium and magnesium are the primary source of sulfate ions in groundwater. A high sulfate content in water is generally indicative of the presence of magnesium and /or alkali sulfates. In combination with ammonium, chloride, nitrate and carbonate ions the sulfate ion attack is more severe. The sulfate attack on concrete manifests itself in the form of expansion, cracking, loss of mass and/or disintegration. Expansion and cracking is generally associated with the product ettringite formed due to reaction between sulphate ions and the hydration products C3A present in high quantity in Portland cement pastes. The ettringite formation could take place due to internally present sulphate ions or sulphate entering from external sources. In addition to ettringite, cement paste subjected to prolonged attack by aggressive sulfate solutions generally contain gypsum which forms as a result of progressive decomposition of calcium hydroxide and calcium silicate hydrates. This leads to a reduction of stiffness and strength, with eventual transformation of the material into a mushy mass. For improved resistance to sulfate attack, a reduction in the porosity and consequently the coefficient of permeability, is more important than modification in the chemistry of cement.

Alkali Silica Reaction: Chemical reactions between aggregates containing certain reactive constituents and alkalis and hydroxyl ions released by the hydration of cement can have a deleterious effect on concrete. When the aggregates in cement concrete contain reactive forms of silica, the phenomenon of chemical reaction is referred to as Alkali-Silica reaction (ASR). Expansion and cracking, leading to loss of strength, elasticity and durability are among the physical manifestations of ASR. Amorphous silica, microcrystalline and poorly crystalline silica, fractured or strained quartz and glassy silica are among the commonly known alkali- reactive forms of silica. Depending on the degree of disorder, porosity, particle size, and temperature, the dissolution of silica structure will gradually occur, followed by formation of a swelling-type alkali-silica gel, which can cause considerable expansion on water absorption. Deleterious expansion from alkali-silica



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reactions in field takes years to develop. Mineral admixtures, such as natural pozzolans, fly ash, silica fume, and ground granulated blast furnace slag, when used as partial replacement in concrete, can be effective in suppressing the ASR expansion. Reports in the published literature by many investigators, confirm that, as a result of ASR, adequately reinforced concrete structures do not suffer any significant deterioration in mechanical strength. Another point to note is that expansion will not occur unless sufficient moisture is present in the environment. Other Causes of Distress: The basic underlying causes of deterioration of RCC are covered in preceding part of this chapter. There could be a number of other causes like construction and/or design and detailing deficiencies, material & workmanship deficiencies and the effect of environment.

Our special remark:

Main cause of the structural distress in the existing building is due to the following reasons:

Main cause of the structural distress in the existing building is due to the following reasons:

- corrosion of reinforcement,
- due to environmental attack,
- due to ageing,
- and because of lack of proper timely maintenance.

Cause of dampness and leakages inside the flats, lift rooms inside, head rooms inside:

The leakages inside the flats are through:

- defective plaster from outside at certain locations,
- through the separation cracks between the column and wall and beam and wall,
- through the structural as well as non-structural cracks,
- through the junction between the cantilever structures and walls,
- from upper flat toilets and kitchen sinks to flat down below.
- From the terrace to some of the top floor flats.



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Remedial Measures:

1. Localised plastering:

Since the plaster was found to be in good condition at 100% of the plaster, complete plastering will not be required.

Sealing each and every panel of plaster with a light weight plaster, identification of the loose pocket of plaster which is causing loss of plaster, breaking of the loose plaster and redoping the plaster with 1:3 cement sand plaster by maintaining first coat cement sand ratio of 1:4 and second coat cement sand ratio of 1:3 will solve the problem.

Note: detail technical specifications will be mentioned in the tender documents.

2. Structural repairs

Polymer Modified Mortar treatment

Structural repairs of the distressed RCC members with polymer modified mortar/micro concrete.

Polymer modified

- i. removal of old concrete
- ii. application of bond coat on the old concrete
- iii. Providing new reinforcement wherever required, by welding or by using binding wire.
- iv. application of rust inhibitor coat on the steel reinforcement
- v. Application of bond coat on the old concrete for the proper bonding between the old concrete and new polymer modified mortar.
- vi. Application of polymer modified mortar in surface on the old concrete by maintaining polymer, cement and coarse sand ratio as 1:5: 15 (or as per the manufacturer's specification).

Note: detailed technical specifications will be mentioned in the tender document).

Propping is required at the place of structural repairs.

3. Jacketing:

Jacketing of column may be required for the severely damaged column wherever the reinforcements are heavily corroded and the core concrete is also severely damaged.

Jacketing is the process whereby a section of an existing structural member is restored to original dimensions or increased in size by encasing it in suitable materials. A steel reinforcement cage can be cast around the damaged section onto which conventional concrete or micro concrete is

REMEDIAL MEASURES (RECOMMENDATIONS)



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Recommendations:

1. Localized plastering:

Since the plaster was found to be in good condition at most of the places complete plastering will not be required.

Tapping each and every panel of plaster with a light weight hammer, identification of the loose pocket of plaster which is causing leakage, breaking of the loose plaster and redoing the plaster with two coats of sand face plaster by maintaining first coat cement sand ratio of 1: 4 and second coat cement sand ratio of 1: 3 will solve the purpose.

Note: detail technical specifications will be mentioned in the tender documents.

2. Structural repairs

Polymer Modified Mortar treatment

Structural repairs of the distressed RCC members wherever required with polymer/micro concrete is required.

Polymer modified mortar treatment steps

- i. removal of the loose concrete from the damaged RCC members
- ii. application of rusticide (rust removal chemical) and then removal of complete rust scales from the reinforcement
- iii. Providing new reinforcement wherever required by welding or by hilti, by welding or by using binding wire.
- iv. application of rust inhibitor coat on the steel reinforcement
- v. Application of bond coat on the old concrete for the proper bonding between the old concrete and new polymer modified mortar.
- vi. Application of polymer modified mortar treatment on the old concrete by maintaining polymer, cement and coarse sand ratio as 1:5: 15(or as per the manufacturer's specification) .

Note: detailed technical specifications will be mentioned in the tender document).

Propping is required at the place of structural repairs.

3. Jacketing :

Jacketing of column may be required for the severely damaged columns wherever the reinforcements are heavily corroded and the core concrete is also severely damaged.

Jacketing is the process whereby a section of an existing structural member is restored to original dimensions or increased in size by encasement using suitable materials. A steel reinforcement cage can be constructed around the damaged section onto which conventional concrete or micro concrete is

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poured by using proper shuttering. Before applying jacketing all the deteriorated concrete must be removed, cracks must be repaired, existing reinforcement must be cleaned, and surface must be prepared.

Note: detailed technical specifications will be mentioned in the tender document.

4. .Recasting of some of the RCC chajjas and RCC pardhis-

Since some of the chajjas are badly damaged they will require recasting by using M25 Grade of concrete and adequate steel rein reinforcements.

The existing chajjas should be re-casted.

Detail technical specifications will be provided in the tender document.

5. Replacement of RCC Jali:

Since the RCC Jali were found to be damaged at some of the places because of the corrosion of the inside reinforcements and it's better to replace the existing RCC jali with new RCC Jali as per technical specifications.

Note: detail specification will be mentioned in the tender document.

6. RCC Coping

Since there was no proper protection on the top of the parapet wall providing and laying 4" RCC coping using M25 grade of concrete will give permanent protection to the top of the parapet wall and will also act like a barrier against leakage .

Note: Detail technical specifications will be mentioned in the tender documents.

7. Water proofing:

Water proofing:

Terrace water proofing with brickbat, IPS and china chips (option -I):

Since leakages were observed at some of the top floor flats from terrace and the existing terrace top is having IPS as the finishing layer and hollow sound was observed at some of the places it is better to remove the existing terrace water proofing layer including the brickbat and redoing the same with brickbat water proofing with IPS and china chips will solve the leakage problem permanently.

Terrace water proofing (option -II)

Terrace water proofing with patch IPS and Asian Paint Damp proof or equivalent.



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Removal of the top IPS wherever found damaged and redoing the IPS treatment at that place after giving treatment to the exposed brickbats and then applying there coats of Asian paint of Damp proof or equivalent on the entire terrace surface will solve the leakage problem.

Note: detailed technical specification will be mentioned in the tender document.

Water proofing of OHWT

Since the seepage mark was observed at the bottom of Over Head Water tank breaking of the existing water proofing layer inside the Over Head Water tank and redoing the same with Plain cement concrete with IPS finish will solve the leakage problem. Injection grouting should be carried out on the slab if found necessary. Re-plastering should be carried out in the inside of the Over Head water tank.

Water proofing of the head room:

Removal of the existing water proofing layer from the top of head rooms and giving polymer treatment to the damaged slabs and redoing the water proofing using brick bats on mortar layer with IPS finish will solve the leakage problem. The cement and sand ratio in the mortar layer should be 1:4.

Note: detailed technical specification will be mentioned in the tender document.

8. Plumbing and water supply lines:

Since the water supply lines were found to be corroded at most of the places and found to be embedded inside the plaster at some of the places it is better to replace the existing GI pipes with high schedule (schedule 80) UPVC pipes. The water supply lines are more than 15 years old.

The plumbing lines (drainage lines) should be removed and replaced completely required.

9. Separation crack treatment: (CWD and BWD)

Since separation cracks were observed between the Column and wall and beam and wall the cracks between the beam and wall and column and wall should be opened with a grinder, cleaned with water and should be filled by using Polymer Modified mortar and coarse aggregate (metal chips).

10. Nonstructural crack filling:

The cracks on the plaster (nonstructural cracks are the cracks on the plaster surface and not on structural members) should be opened by making a "V"

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groove by using a grinder, then cleaned properly by using water and then should be filled up by using ready to use crack sealers of approved make.

11.Internal leakages:

The internal leakages wherever identified should be attended immediately as it will weaken the whole building structure. The monsoon leakages are temporary leakages which lasts for few months but the internal leakages are permanent leakages if not attended immediately will damage the slab, column, beam from where leakage is occurring and to the flat down below to where leakage is occurring.

12.Painting

The building should be painted with good quality premium elastomeric paint having high dry film thickness, crack bridging capacity after proper surface preparation like crack filing, removal of loose flakes of paint and application of one coat of base coat and two top coats.

Note: detail specification will be mentioned in the tender document.



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SUGGESTION FOR REGULAR MAINTENANCE

Every Building / Structure must have specific maintenance program with proper rules for alterations and renovations.

The following steps would help in proper maintenance of the structure.

- Attend to seepage / leakage problems immediately i.e. proper filling the floor tile joints, skirting joints, window sill joints, & all internal leakage problems etc.
- Plant growth, visible cracks must be investigated and attended to.
- Additions / alternations must be carried out under proper technical guidance.
- All the Society members are herewith advised not to carry out any structural alterations / tampering in the building without any notice to the Consultant (STANDARD CIVIL ENGINEERS PVT. LTD.) OR without certification from licensed Structural Engineer. (BMC Approved)
- Renovations must be carried out under proper technical supervision. (Esp. windows, flooring, toilets.)
- Carry out periodic checks / sealing around plumbing / drainage lines.
- External inspection and painting to be done as it not only adds to the aesthetic appearance of the building but it also functions as protective coating to concrete & plaster. At least once in five year go for external painting.



Conclusion:

- ❖ Plaster was found to be damaged at some of the buildings in the external façade. Plaster was found to be damaged in the staircase area in some of the places. Plaster was found to be damaged in the inside of the flats at some of the places.
- ❖ Few major structural distresses were observed in some of the columns and beams in the external facade of the building at some of the places.
- ❖ Major structural distresses were observed in some of the columns and beams in the stilt area.
- ❖ Few major structural distresses were observed in some of the internal columns and beams of some of the flats.
- ❖ Few major structural distresses were observed in some of the columns and beams in the staircase area.
- ❖ No exposure of steel was also observed in the columns and beams in the flats.
- ❖ Plaster was found to be damaged at some of the places.
- ❖ The terrace water proofing was found to be in bad condition. Leakages were observed in some of the top floor flats.
- ❖ Leakage was observed from the Over Head Water tanks.
- ❖ The water supply lines were found to be corroded at most of the places.
- ❖ Leakages from the plumbing lines were observed at some of the places.
- ❖ Leakages /seepages were observed in some of the flats from the external sources.
- ❖ Inter flat leakages were also observed at some of the bathrooms, WC and kitchens from the upper floor flats.

The building needs:

- Localized plastering,
- structural repairs to the damaged columns and beams in the external façade, staircase area and in the inside of some of the flats, stilt area, structural repairs to some of the ceilings at some of the flats.
- Terrace water proofing of the terrace and overhead water tank top and bottom, lift room tops,
- Replacement of the RCC Jali.
- Replacement of water supply lines, plumbing lines completely.,
- Separation crack treatment, crack filling,



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• Painting work.

The structural distresses observed in the external façade, staircase area and inside of the offices are major threat to the structural stability of the building. If the building is not repaired immediately then sudden collapse may occur at any time without giving any warning signals. The structural distresses observed in the building need immediate attention.

NDT was carried out.

The building falls under C2-B category as per BMC norms.

Classification of Buildings	
Category	Auditors Final Conclusion
C1	To be evacuated/ Demolition Immediately
C2-A	To be evacuated and / or partial Demolition Requiring major Structural repairs
C2-B	No Eviction only Structural repairs
C3	No Eviction needs minor repairs

The building has to be repaired under the guidance of BMC approved Structural Engineer and stability certificate should be obtained after completion of the repairing work and should be submitted to the concerned BMC authority.

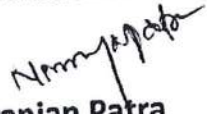
POWAI JAL VAYU VIHAR (TYPE -C) CO-OP. HSG. SOC. LTD.

- ❖ Since plaster has started getting damaged at some of the places and leakages were observed at some of the places it is better to start the repairing work of the building at the earliest to stop further deterioration. Since structural cracks were observed in some of the columns and beams in the building immediate structural repair is required. If not repaired immediately then more cracks will be developed in the plaster and more damage will happen to the plaster and more leakages will be observed in the inside of the flats, lift rooms and head rooms. More water ingress in the plaster will also damage the structural members like columns, beams and slabs in the form of corrosion, spalling of concrete and exposure of steel in future which will reduce the service life of the building.

Delay in planning in rehabilitation program, not only increases the distress level but also increases the cost of repairs.

All observations are based on factual record. No suppression or extrapolation has been adopted. The observations and facts presented in this report relate to the finding of the team as of the dated of investigation.

Thanking you
For Standard Civil Engineers Pvt. Ltd.


Niranjana Patra
(Managing Director)

NIRANJANA PATRA
EMC REGISTERED STRUCTURAL ENGINEER
EMC LICENCE NO. STR/P/176

 **STANDARD CIVIL ENGINEERS PVT. LTD.**



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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



2

Ref. No. JVV/II/C

NOTICE FOR THE SPECIAL GENERAL BODY MEETING

All the members of Society are hereby informed that on the request requisition of 55 society members, we are calling the Special General Body Meeting for redevelopment of our society.

The Special General Body Meeting will be held on 07/04/2024 at 09.30 A.M. onwards at Society Compound to transact the following business.

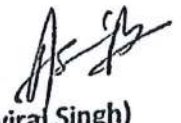
AGENDA

1. To select the chair person for the meeting (optional).
2. To approve the request requisition received for carrying out redevelopment of the society buildings LMN .
3. To take Written Consent from members on prescribed format for society redevelopment.
4. A) To Select & Appoint Project Management Consultant for Society's Redevelopment.
B) To approve the PMC required fees for stage 1, stage 2 till tendering. (The fees paid by society will be reimbursed to society account by the appointed builder)
5. To approve and authorize, office bearers/managing committee members of the society to sign appointment letters to PMC/ Developer/ forms/ documents/ plans/ redevelopment related papers etc for redevelopment procedure and process.
6. To decide the outlines and further steps towards society redevelopment and consider the suggestions received from society members.

View above all members are requested to attend the 1st SGM positively to make redevelopment successful for enhanced better living more carpet area and amenities for all members and their future generation. Tea & Snacks will be served on the said meeting day.

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




(Avira Singh)
Hon. Secretary

Date: 18/03/2024

RESOLUTION NO. ठराव नं.		PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव		REMARKS शेरा
Sr. No.	Flat No.	Member Name	Mobile No.	Sign
01	N-74	Vishwanath Shankar Hoskatti	9820409289	
02	L-16	K.S. Samyaji	9969268884	
03	L-75	K.C. Kausli	9323800021	
04	M/31	Ninan Jacob	9970000654	
05	L/74	Jose K Thomas	9987076789	
06	N-14	RP CHOUDEY	9869415281	
07	M-71	Kulvinder Singh Narula	9987531961	
08	M-76	Raj Kumar	9833911493	
09	L-33	RAJIV H. GHARE	9821355376	
10	L-76	B.R. Gable	9819900303	
11	M-62	K S KHATI	9619626911	
12	N-64	OM PRAKASH	8857926255	
13	N-22	Subhash POWALE	9923752402	
14	L-1A	UDAYA SHRIYAN	7738005479	
15	N-55	Lancelot M. D'Souza	9448549944	
16	L-25	B.S. Khedkar	8168553769	
17	N-71	G. PRASAD	9969722200	
18	N-72	Shanku Rathore	---	
19	N-43	AJAY MEHTA	9769784345	
20	N-26	Rampalal	9833481293	
21	M-66	S.G. PAWAR	9594939454	
22	N-32	U.M. Tiwari	9820979442	
23	M-22	Babasaheb More	9892028197	
24	N-73	ANIL KUMAR CHANDOK	9820395665	
25	N-34	Keshav Kamat	9833981162	
26	N-62	Sharada Nayak	9920275362	
27	M-14	Damayanti Pandey	9969460825	
28	N-52	MURALI DHAR TRIPATHI	9819187268	
29	N-74	VISHWANATH AURAJ SINGH	8169645419	
30	M-42	Ranjit Singh	9820325850	

सभेचे मिनिट बुक

Meeting No./सभा नं.

Date/तारीख 07/04/2024

RESOLUTION NO.		PRESENT MEMBERS AND RESOLUTIONS		REMARKS
ठराव नं.		हजर सभासद व ठराव		शेरा
58. NO.	Flat No.	Member Name	Mobile No.	Sign.
51	156	MAL SINGH	9967521727	
52	L-24	VIJAY PRASAD	9920200150	
53	L-61	SURESH JAKHAR	9867654461	
3A	L-57	JANAKAR PARMAR	9811917872	
35	L-41	NIRBHAY SINGHAL	9838700796	
36	M-32	VISHAL V. DALVI	8898330578	
37	N-5A	NAVEEN CHAUDHARY	9920473815	
38	M-35	T. K. Tiwari	9707045570	
39	M-65	Mrs S SHARMA SHARMA	9173047085	
40	N-76	^{SARLA} Ranjana Tripathi	9833167284	
41	M-12	Samir Bhattacharjee	9833214434	
42	L-11	Samir Bhattacharjee / Aranya Bhattacharjee	9833226442	
43	M-46	P. S. BISHI	8779640344	
44	L-36	Rahul S. Sali	9699089894	
45	N-75	Mrs. Pralima Sharma	9820364417	
46	N-25	Som Ponkash Rohilla	9892110961	
47	M-53	URMILA KUMAR	9869000681	
48	N-56	AVINASH CHAUDHARY	9869000680	
49	N-66	DEVKARAN SINGH SHERAWAT	8080696233	
50	L-31	Jankar Sambhaji Marathe	7045547678	
51	L-43	Dalva Singh Sangwan	9930639550	
52	N-42	SKRULHARI	9820157312	
53	M-21	Manish Kumar	9873000193	
54	M-45	Sushmi Shetty	9869607799	
55	M-43	R. S. Bhavna	9821479919	



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/II/C

Date: - 04/07/2024

FINAL MINUTES OF THE SPECIAL GENERAL BODY MEETING

HELD ON 07th April, 2024

Special General Meeting of Powai Jal Vayu Vihar (Type-C) Co-operative Housing Society Ltd. was held on Sunday 07th April, 2024 at 09.30 a.m. at 'M' building stilt parking area to transact the agenda as mentioned in the notice. The meeting started at 09.30 a.m. and the same was postponed for half an hour for want of quorum and reconvened at 10.00 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 requested the members to co-operate with management committee to enable smooth functioning of society affairs and then handed over to the Secretary Mr. Aviraj Singh to conduct the Meeting as per agenda.

Agenda No. 1

To select the chair person for the meeting

Mr. Ranjit Singh was selected as chair person for the meeting

Proposed by: - Mr. N. Jacob

Seconded by: - Mr. Jose K. Thomas

Passed unanimously

Agenda No. 2

To approve the request requisition received for carrying out redevelopment of the society buildings LMN.

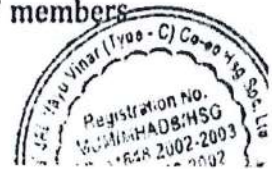
The Management committee received large number of complaints from members time to time for repairs since the condition of three buildings (L,M,N) has deteriorated and major repairs will cost approx. 3.5 crores. The committee further received request requisition from the members to explore feasibility of redevelopment since our buildings are 28 years old and will require frequent repairs. Based on the requisition received from members the special general body meeting was convened.

Agenda No. 3

To take Written Consent from members on prescribed format for society redevelopment.

Total 87 members accorded their consent, (50 members were present and 37 members gave their consent through goggle meet and WhatsApp).

The google meet and WhatsApp was co-ordinated by Mr. Vijay Prasad.



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Agenda No. 4

A) To Select & Appoint Project Management Consultant for Society's Redevelopment.

Out of initial 07 firms we had short listed 04 firms and on the basis of company performance selected M/s Shilp Associates.

Mr. J. L. Mam briefed members about Re-Development - Project in detail.

The following firms were short listed for appointment of PMC

- 1) Ms. Project Maltree 20/01/24
- 2) Ms. Acme 10/02/24
- 3) Ms. Shilp Associates 28/02/24
- 4) Ms. Hans 07/01/24

The Ms Shilp Associates being L1 due to its merit in terms of Projects In hand / Handled / Completed and Company profile over the other PMC.

Thus, the General Body UNANIMOUSLY approved the appointment Ms. SHILP associates for PMC.

B) To approve the PMC required fees for stage 1, stage 2 till tendering.

(The fees paid by society will be reimbursed to society account on the appointed builder)

Mr. Sudhir Shetty proposed that Society should not make any payments to PMC. however, members suggested that without payment of fees, the PMC will not start their activity, hence it was approved.

A token money/ Advance fees to M/s Shilp Associates - a sum of Rs. 25000/-to 50000/- may have to be paid to them.

Proposed by: - Mr. Samir Bhattacharjee

Seconded by: - Mr. Suryakant Pawale

Passed unanimously

Agenda No. 5

To approve and authorize, office bearers/managing committee members of the society to sign appointment letters to PMC/ Developer/ forms/ documents/ plans/ redevelopment related papers etc for redevelopment procedure and process.

The following members volunteered and nominated by SGBM to form redevelopment committee to verify the PMC appointment process & oversee the entire redevelopment process.

1. Mr. Jawahar Mam
2. Mr. Jose Thomas
3. Mr. N Jacob
4. Mr. Vijay Prasad
5. Mr. Samir Bhattacharjee
6. Mr. Naveen Choudhary
7. Mr. Rajiv Ghare



The redevelopment committee appointed by general body is to coordinate with various agencies / PMC/ Legal advisor and financial experts and assist the management committee regarding redevelopment.

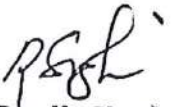
Proposed by: - Mr. R. P. Choubey
Seconded by: - Mr. Josh Thomas
Passed unanimously

Agenda No. 6

To decide the outlines and further steps towards society redevelopment and consider the suggestions received from society members.

Majority of Members unanimously agreed to go ahead with Re-development process.

Proposed by: - Mr. N. Jacob
Seconded by: - Mr. Rajiv Ghare
Passed unanimously


Mr. Ranjit Singh
(Chairman)


Mr. Aviraj Singh
(Secretary)


Mr. Vishwanath Hoskatti
(Treasurer)





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



01c

3

Ref. No. JVV/II/C

Date: 13/04/2024

To,
M/S. Shilp Associates
317, E-Square, Subhash Road,
Above State Bank of India,
Vile Parle (East), Mumbai - 400057

SUB: APPOINTMENT LETTER AS PROJECT MANAGEMENT CONSULTANCY SERVICES
FOR CARRYING OUT REDEVELOPMENT OF OUR SOCIETY BUILDINGS.

Ref: - 1. Your letter dated 05/03/2024
2. Discussion held on 28/02/2024
3. Approval in S.G.M. dated 07/04/2024

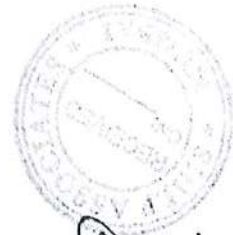
Dear Sir,

With reference to the above we state that the Society is pleased to appoint you as our Project Management Consultant for redevelopment of our housing society building known as Powai Jalvayu Vihar (Type-C) CHS Ltd., situated at Adishankaracharya Marg, Powai, Mumbai 400076 on the following terms and conditions: -

(A) YOUR SCOPE OF WORKS AS A PROJECT MANAGEMENT CONSULTANT WILL BE AS UNDER: -

(I) Phase I & II: -

1. Preparing feasibility report with respect to present government policy and explaining it to committee & society member.
2. Preparing draft tender documents and discussing the same with the committee and members which will be floated by the Society
3. Technical evaluation of tenders received, preparing comparison statement and submitting the same to committee members.
4. Conducting joint meeting with the short-listed Builders / Developer along with the committee members and finalizing the most suitable developer.



26.04.2024



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(II) Pre- Construction Stage (Phase III): -

1. You will coordinate with the Society, Developer, Legal Advisor or any other person to ensure smooth and speedy completion of the project.
2. You will prepare and assist the society in finalizing necessary documents such as various agreements, Letters of Intent, and technical as well as other details, Development Agreement, etc. This will be done by coordinating with the Society and its Legal Advisor.
3. You will assist, review and advise the Developer regarding the Project Plan to be prepared by the Developer.
4. You will check and approve detailed Building Plans/Drawings etc. (e.g. Conceptual Drawings, Presentation of detailed Drawings, Working Drawings, Detail Drawings etc.) Prepared by developers, as per the norms and as may be needed for the purpose of obtaining necessary permissions from various competent authorities to carry out construction activity.
5. You will work closely with the Society and the Developer to get the plans approved by various competent authorities. The Developer shall be responsible for the approval and the PMC needs to coordinate with the Developer and assist the Developer in answering technical queries etc.
6. You will advise the Society as to when to vacate its building and carrying out all the formalities with the Developer etc. as may be needed.
7. You will verify and ensure that the various permissions obtained by the Developers are in order and are in the interest of the Society.
8. You will check and approve all relevant drawings and documents prepared and/or submitted by the Developer to complete the entire scope of the Redevelopment Project activity defined in the Tender document, Development Agreement and any mandatory procedures required not covered in above documents, but are necessary to complete the project.



Barquade

28.11.2021



(B) YOUR PROFESSIONAL FEES AS A PROJECT MANAGEMENT CONSULTANT
Your professional fees shall be as follows: -

MODE OF PAYMENT: -

SR NO	PHASE I & PHASE II FEES STRUCTURE	FEES INCLUDING GST	Remark
1*	ON APPOINTMENT FEES	85,500/-	Advance Rs.42,750/-
2*	ON SUBMISSION OF FINAL REPORT FEES.		Balance Rs.42,750
3	ON SUBMISSION OF DRAFT TENDER DOCUMENT FEES	1,77,000/-	Advance Rs.88,500/-
4	ON SUBMISSION OF COMPARATIVE STATEMENT OF OFFERS RECEIVED BY BIDDERS		Balance Rs.88,500/-

* Kindly Note:

- 1) As per general body decision on 07/04/2024 it is intimated to your good self that society will proceed for further process for redevelopment only if the feasibility report is conducive & beneficial to all members.
- 2) You as agreed that professional fees paid to the PMC will be reimbursed by the selected developer. The clause for the same will be incorporated in the tender document.
- 3) Each & every cost towards government & other fees paid by the society will be reimbursed by builder as agreed by your good self. Same has to be incorporated builder agreement.

Thanking you,

For Powai Jalvayu Vihar (Type-C) CHSL,
Powai Jalvayu Vihar (Type-C) Co-op. Hsg. Soc. Ltd.

CHAIRMAN / SECRETARY TREASURER



20.04.2024



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



4

Ref. No. JVV/II/C

Date: - 28/06/2024

NOTICE FOR THE SPECIAL GENERAL BODY MEETING

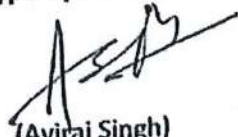
The Special General Body Meeting of Powai Jalvayu Vihar (Type-C) C.H.S. Ltd. will be held on 07/07/2024 at 10.30 A.M. onwards at Stilt parking of 'M' Bldg to transact the following business.

AGENDA

1. To discuss CCTV status and decide way ahead.
2. To discuss regarding Lift maintenance and accord approval to change Lift Service Provider namely M/S Creation Elevators.
3. To discuss and accord General Body approval for repairs of Lift machine rooms.
4. To discuss about Intimation u/s 143(1) of Income Tax Department.
(A.Y. 2020-21 Rs.2,45,860/-, A.Y. 2021-22 Rs.1,99,000/-, A.Y. 2022-23 Rs.1,43,450/-)
5. Approval of final feasibility report submitted & explained by M/s Shilp Associates
6. Proceeding for further process of redevelopment - Tendering.
7. Appointment of legal advisor & chartered accountant for redevelopment process.
8. Approval for release professional fees of total station survey. (S P Reverse Engineering Pvt. Ltd.)

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




(Aviraj Singh)
Hon. Secretary

RESOLUTION NO. ठराव नं.		PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव		REMARKS शेरा
Sr. No.	Flat No.	Member Name	Mobile No.	Sign
1	N-73	ANIL KUMAR CHANDOK	9820395665	
2	L-33	RAJIV HARI GHARE	9821355376	
6	M-31	NINAN JACOB	9970000654	
4	L-32	Indu Shekhar Jha.	9619553644	
5	L-57	L. L. MAHA	9819919472	
6	M-76	R Kumar	2570512	
7	L-75	K. C. K. K. K.	9323800021	
8	M-53	Jagat Chand Rajan	9820621908	
9	N-71	G. PRABHU	9967973220	
10	N-14	R P CHOUBEY	9869415781	
11	N-15	Rajpal Singh Rana	9867168694	
12	M-22	Babasaheb More	9892028197	
13	L-14	Udaya Shriyan	9738005479	
14	N-22	Subhash Powale	9323752402	
15	N-32	K M Tinari	9820979442	
16	L-16	K. S. Samyal	9967268854	
17	L-74	Jose K Thomas	9987076789	
18	L-43	Dalveer Singh Sangwan	9930639550	
19	M-66	S Shastrikant G. Pawar	9594939254	
20	M-32	Vishal V. Dalvi	8898330578	
21	M-56	Mal Supt	9967521727	
22	L-24	Vijay Prasad	9920200150	
23	N-31	Aviraj Singh	8169645419	
24	N-74	V. S. Hoskalkh	9820409289	
25	L-31	S. S. Marathe	9045587606	
26	M-14	Damayanti V. Pandey	9969460825	
27	M-42	Ranjit Singh	9820305856	
28	N-42	SK KULHARI	9820157312	
29	L-63	Manish J. Parmar	9820310587	
30	N-16	George	9833787770	

Meeting No./सभा नं.

Date / तारीख

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

Adi Shankaracharya Marg, Near Hiranandani Gardens, Powai, Mumbai - 400 076
Registration No. MUM/MHAD6/HSG/TC/11648/2002-2003 dt. 04 June, 2002
E-mail : jalvayu5@gmail.com



Ref. No. JVV/II/C

Date: - 29/09/2024

MINUTES OF THE SPECIAL GENERAL BODY MEETING HELD ON 07th July, 2024

Special General Body Meeting of Powai Jal Vayu Vihar (Type-C) Co-operative Housing Society Ltd. was called on Sunday 07th July, 2024 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 meeting started with the condolence for Mr. Rohila, Mr. Nambiar & Mrs. Mehta by keeping silence for 2 Minutes and then the chairman handed over to the Secretary Mr. Aviraj Singh for conduct the Meeting as per agenda.

Agenda No. 1

To discuss CCTV status and decide way ahead.

Since our present CCTV system is old and not working properly, members suggested for replacing with new CCTV system to avoid theft and safety to property.

Resolved that Rs.4,00,000/- (Four Lakh only) is approved for CCTV system installation and maintenance.

Proposed by: - Mr. Jose Thomas

Seconded by: - Mr. N. Jacob

Passed unanimously

Agenda No. 2

To discuss regarding Lift maintenance and accord approval for changing Lift Service Provider to M/S Creation Elevators.

The current Lift maintenance contractor is not giving good service even after repeated reminders it has been decided to allot AMC to new contractor

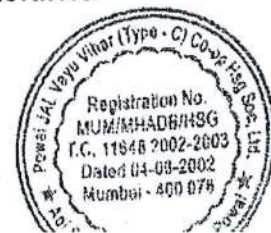
Resolved that Lift maintenance contract will allotted to M/s. Creation Elevators.

Proposed by: - Mr. Anil Chandok

Seconded by: - Mr. J. L. Mam

Passed unanimously

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Agenda No. 3

To discuss and accord General Body approval for repairs of Lift machine rooms.

Since the present condition of all six lift rooms are in a very bad shape with water leakage which required immediate replastering

Resolved that estimate for Lift Machine rooms of Rs.70,000/- per lift machine room is approved.

Proposed by: - Mr. R. P. Singh
Seconded by: - Mr. G. Prasad
Passed unanimously

Agenda No. 4

To discuss about Intimation u/s 143(1) of Income Tax Department.
(A.Y. 2020-21 Rs.2,45,860/-, A.Y. 2021-22 Rs.1,99,000/-, A.Y. 2022-23 Rs.1,43,450/-)

Due to non-filing of income tax returns in time as there was no managing committee during that period. The members have suggested to appeal and pay in protest.

Resolved that Income tax demand will be paid under protest.

Proposed by: - Mr. Kausik
Seconded by: - Mr. S. B. Powale
Passed unanimously

Agenda No. 5

Approval of final feasibility report submitted & explained by M/s Shilp Associates

Mr. Chirag representative of M/s. Shilp Associates gave briefing on this subject. Also, from 7th April 2024 till date we are not received any objection. A voting was conducted by raising hands, which was video recorded.

Resolved that final feasibility report submitted & explained by M/s Shilp Associates is approved. Mr. G. Prasad & Mr. Manish Parmar objected on this.

Passed majority

Agenda No. 6

Proceeding for further process of redevelopment - Tendering.

Resolved that Society should go for tendering process.

Passed unanimously

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Agenda No. 7

Appointment of legal advisor & chartered accountant for redevelopment process.

Resolved that society should hire legal advisor for redevelopment process.

Passed unanimously

Agenda No. 8

Approval for release of professional fees of total station survey. (S P Reverse Engineering Pvt. Ltd.)

Resolved that professional fee of total station survey. (S P Reverse Engineering Pvt. Ltd.) is approved.

Passed unanimously



For Powai Jalvayu Vihar (Type-C) CHS Ltd

(Ranjit Sing)
Chairman

(Aviraj Singh)
Hon. Secretary

(Vishwanath Hoskutti)
Treasurer





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. JVY/11/C

Date: - 12th Sept. 2024

NOTICE

Notice is hereby given for **Annual General Body Meeting** of Powai Jalvayu Vihar (Type-C) CHS Ltd. to be held on **29th Sept. 2024** at **10:30 a.m.** at Stilt Parking of 'M' Bldg. to transact the business as given in **agenda**.

1. To read and confirm minutes of the Annual General Body meeting held on 24th Sep 2023.
2. Acceptance & approval of audited statement Account for financial year 2023-24 including action taken report/rectification report.
3. To consider and pass the budget for financial Year 2024-25.
4. To appoint Statutory Auditor for Financial Year 2024-25.
5. To ratify new membership (M-24, M-72, N-12)

Flat No	Transferor	Transferee	Type
M-24	Pratap Singh	Shreyaan Chaudhary	Gift Deed
M-72	Late. Anil Kumar Dhawan	Veena Dhawan & Lakshay Dhawan	Legal heirs
N-12	Late. K. Nagappa	Satish Kumar Kotakonda	Legal heir

6. To discuss & decide to charge interest on defaulted dues @21% p.a. as per bye Laws no.71.
7. To discuss & decide to initiate action for the recovery of dues as per section 154B-29 of the MCS Act.
8. To apprise members about status of lease renewal.
9. To discuss & decide on essential repairs.



10. To discuss & decide for marking of open car parking area, allot to members & levy car parking charges for additional cars
11. To discuss & decide to Install telephone connection at gate.
12. To discuss & decide CCTV installation.
13. To discuss & decide Lift room major repairs to protect lift related equipments.
14. To discuss & decide about Major repair contribution.
15. To discuss & decide about pending bills of Star Protection of Rs.1,91,487/-
16. To discuss & decide about Rs. 2,38,478/- demand of creation elevators & pass budget for keep lifts operational. (which is not included in AMC)
17. To apprise members on re development and accord approval for finalisation of tender document and initiate tendering process.
18. Any other point with the permission of chair.

For & on behalf of Powai Jalvayu Vihar CHS Ltd


Aviraj Singh / Ranjit Singh
Hon. Secretary / Chairman



Note: -

1. If there is no quorum till 10.30 a.m., then the meeting will be adjourned to 11.00 a.m. on the same day at the same place and at the such adjourned meeting the business in the agenda shall be transacted whether there is quorum or not.
2. No proxy will allow in the meeting, only member or associate members either one is allowed to participate in discussion of the meeting with authority letter of the member.
3. Members desirous to seek any clarification or offer suggestions regarding the accounts, day to day functioning or any other issue pertaining to society are requested to forward the same in writing to the Secretary by 25th Sep 2024. Only suggestions received in writing will be taken up for discussions during the AGM.
4. Members who desire to see the books of Accounts and seek clarification may kindly approach the society office between 22nd to 25th Sep 2024 so that the clarification if any be clarified and quality time of meeting is utilized for focusing on listed Agenda points.



RESOLUTION NO. उराव नं.		PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व उराव		REMARKS शेरा
S.R. No.	Flat No	Member Name	mobile No.	Sign.
1	N-71	G. PRASAD	9967973236	
2	M-22	Babasaheb B More	9892028197	
3	L-75	K.C. Kavolun	9323800021	
4	M-76	Raj Kumar	9823911493	
5	M-53	Jagat Chand Rajin	9820621908	
6	L-52	J.L. MAM	9819919472	
7	L-74	Jesse K THOMAS	9983076789	
8	L-16	K.S. Samyati	9967268854	
9	L-76	B.R. CASPTA	9819900303	
10	M-71	Kulvinder Singh Narula	9981531961	
11	M-64	Mohinder Singh	9967958971	
12	L-43	Dalvir Singh Sangwan	9930639550	
13	N-32	Km Tiwari	9820979442	
14	N-62	SR Nayak	9920275362	
15	L-14	LIDAYA SHRIYAN	7738005479	
16	M-32	VISHAL V. DALVI	8898330578	
17	M-25	Rampalal	9833481297	
18	M-16	Geogee	9833787970	
19	M-46	B.S. BISHT	8779640344	
20	L-33	Rajiv Ghose	9821355376	
21	N-22	J.C. Powale	9923752402	
22	L-61	Sudesh Jakhari	9867654461	
23	M-14	Damayanti Pandey	9969460825	
24	N-52	Murali Dhar Inpathe	9819187268	
25	N-74	V.S. Hoskatti	9820409289	
26	N-31	ANIRAJ SINGH	8169645419	
27	M-42	Ranjit Singh	9820305858	
28	L-24	VIJAY PRASAD	9920200150	
29	M-56	MAL SARKH	9967521727	
30	N-31	S.S. Marathe	7045547646	

Meeting No./सभा नं.

Date/तारीख 29/09/24

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

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



Date: - 06/01/2025

Ref. No. JVW/11/C

FINAL MINUTES OF THE ANNUAL GENERAL BODY MEETING HELD ON 29th SEP 2024

Annual General Body Meeting of Powai Jal Vayu Vihar (Type-C) Co-operative Housing Society Ltd. was held on Sunday 29th Sept. 2024 at 10.30 a.m. at 'M' building stilt parking area to transact the agenda as mentioned in the notice. The meeting started at 11.00 a.m. (Meeting was video recorded)

The Chairman, Mr. Ranjit Singh, presided over the meeting and welcomed all the members present & held 2 minutes silence for depart soul of 3 Members. The chairman requested the members to co-operate with management committee to enable smooth functioning of society affairs. The chairman then handed over to Secretary Mr. Aviraj Singh to conduct the Meeting as per agenda. The secretary welcomed all members on behalf of entire committee and the following agenda points were transacted:

Agenda No. 1

To read and confirm minutes of the General Body meeting held on 24th Sep 2023.

Hon. Secretary read out the minutes of last AGM held on 24th Sept 2023 and also explained the members the action taken thereon.

Resolved that "Minutes of AGM held on 24th Sept 2023 and the action taken there on are hereby confirmed unanimously"

Proposed by : Mr. K. S. Narula
Seconded by : Mr. S.C. Powale
Passed unanimously

Agenda No. 2

Acceptance & approval of audited statement of Account for financial year 2023-2024 & including action taken report / rectification report.

Hon. Secretary tabled the Audited Balance sheets with auditor report and auditor remarks for the year 2023-2024 along with "O" rectification report for F.Y. 2022-23. The audited

statement of account and balance sheets were distributed to all members and were also sent by email prior convening AGBM and adequate time was given to members. As no objections were received from the members the Audited Balance sheets with auditor report were passed unanimously.

Auditor remarks mentioned in Audit report were taken in to account and corrective action taken.



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STATUTORY AUDITORS REPORT
GENERAL REMARKS 2023-24

PART- A

INTRODUCTION

The Statutory audit of Powal Jalvayu Vihar Type C Co-Operative Housing Society Ltd., Mumbai has conducted by the undersigned on basis of Books and accounts maintained by the society & Information furnished at the time of Audit. The Balance Sheet and Income and Expenditure account for the period from 1-4-2023 To 31-3-2024 are enclosed after verification and subject to General Remarks.

MANAGING COMMITTEE:

During the Audit period, Election of managing committee members held on 22.5.2022 for the year 2022 to 2027. Followings are the Office Bearers and managing committee members of the society is as under for the year ended 31.3.2024.

Sr. No.	Member Name	Designation	Sr. No.	Member Name	Designation
1	Mr. Ranjeet Singh	Chairman	6	Mr. Vijay Prasad	Comm.Member
2	Mr. Aviraj Singh	Secretary	7	Mr. Sanjay Marathe	Comm.Member
3	Mr. Vishwanath Hoskatti	Treasurer	8	Smt. Damyanti Pande	Comm.Member
4	Mr. Murlidhar	Comm.Member	9	Smt. Tara K Tiwari	Comm.Member
5	Mr. Mal Singh	Comm.Member	10	Smt. Sudesh Jakhar	Comm.Member

After Election of Managing committee members, 12 managing committee members meeting held during the audit period. Managing committee members meeting is conducted once in a month. Annual general body meeting was held on dated 24.9.2023. Special General Meeting was held on dated 14.5.2023. Minute books should be written in details. Name of the proposer and Seconded should be mentioned in minutes. Page numbers should be given to minute books. Minutes of meeting to be distributed to all members. Absent managing committee members for continuous 3 meeting, action to be taken as per bye laws of the society.

INTERNAL AUDIT:

During the audit period, society has not appointed internal auditor for the year 2023-24. Internal audit is not done. Hence it is necessary to appoint internal auditor on quarterly basis to budget for society's income/expenses on quarterly basis.

AUDIT RECTIFICATION REPORT:

Last year statutory audit report 2022-23, Audit rectification report in Form "O" is submitted to Dy. Registrar Office, MHADA Ward, and Mumbai. It is not sent within time limit as per MCS act. But it is necessary to rectify defects given in the audit report within prescribed time limit as per MCS act/Rules and bye laws of the society.

OTHER ACTIVITIES OF SOCIETY:

Rs. 5000/- and above cash withdrawal limit to be followed. Cash on hand limit to be followed as per bye laws. Rs. 1500/- and above cash payments to be avoided as far as possible. Expenses bills and vouchers should be signed by at least two office bearers of the society. TDS and income tax return should be filed within prescribed time limit as per income tax act. Deemed Conveyance procedure of land to be followed with Govt .rules.



PART- B

COMMENTS ON SOME IMPORTANT ITEMS
OF BALANCE SHEET AS ON 31.3.2024

PAID UP SHARE CAPITAL: RS. 63000.00

During the audit period, 126 Society Members have been contributed such amount of Rs. 63000.00 It is necessary to take additional share amount as per bye laws. All statutory registers are to be maintained up to date. This amount has Invested in State or District Co Operative bank separately by earmarking on fixed deposit certificates by the society. Flat transfer procedure to be followed as per bye laws of the society.

<u>RESERVE FUND:</u>	<u>Rs. 65400.00</u>
<u>GENERAL RESERVE FUND:</u>	<u>Rs. 911330.82</u>
<u>SINKING FUND:</u>	<u>Rs.6746346.00</u>
<u>REPAIR AND MAINT. FUND:</u>	<u>Rs.2466669.00</u>
<u>COMMON AMINITIES FUND:</u>	<u>Rs. 125000.00</u>
<u>LIFT FUND:</u>	<u>Rs. 443205.00</u>
<u>REPAIR FUND:</u>	<u>Rs. 4533000.00</u>

During the audit period, society has collected Entrance Fee, Transfer Fee and Transfer Premium etc. from flat transfer members towards Reserve fund amount. Entrance Fee, Share Transfer fee etc. to be collect from transfer member. Society has invested amount in Apna Sahakari Bank and MDCC Bank Ltd. Reserve and Other funds are to be invested in State or District Co –Operative bank by earmarking on fixed deposit certificates. Major Repair work to be done as per bye laws. Sinking Fund and Repair fund to be create as per new modern bye laws.

CURRENT LIAB. & PROVISIONS:

Audit Fees	Rs.	12600.00
Accounting Charges	Rs.	26000.00
Security Charges	Rs.	10000.00
Advance from Member	Rs.	9000.00
Water Charges	Rs.	50000.00
Education Fund	Rs.	66440.00
Unidentified Amt Credited into bank	Rs.	184195.00
Lift Charges	Rs.	18880.00
TDS Payable	Rs.	9122.00
Professional Fee Payable	Rs.	27000.00
Pest Control Charges	Rs.	3424.00
Property Tax Payable	Rs.	1581860.00
Income tax Payable	Rs.	623602.00

All other Current Liabilities are to be paid immediately after verification. Education and Training should be given to all members and committee members of the society as per bye laws every year. Advance from members to be confirmed every year ended. Unidentified amount credited in bank account to be traced out.



INCOME AND EXP. ACCOUNT: RS. 860145.15

During the audit period, mostly all provisions are done by the society. society has earned Net Deficit of Rs. 465588.66. During the audit period, society has contributed from members and other income total of Rs. 5942669.00 and spent amount including provisions of Rs. 6408257.66. Society has to be controlled expenses during the year. Hence, net accumulated Surplus is Rs. 860145.15 as on 31.3.2024. FDR interest is credited to specific fund for the year ended.

CASH AND BANK BALANCES:

Cash on hand	Rs.	769.00
Cash at Apna Sahakari Bank	Rs.	7001861.28
Cash at MDCC Bank	Rs.	268375.00
Cash at Bank of Baroda	Rs.	10797.47

Cash payment should be avoided as far as possible. Bank Balances are tallied as per pass book/statement. Excess cash on hand should be deposit in bank immediately. Cash in transit should be insured. Excess cash on hand should be deposited in bank immediately. Cash in hand limit is not followed during the audit period.

INVESTMENTS: RS. 7517158.00

This investment done by the society in MDCC Bank Ltd. and Apna Sahakari Bank Ltd. All fixed deposit certificates are available for Audit verification in society record.

DEAD STOCK

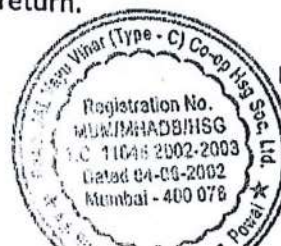
Water Pump	Rs.	59764.00	Computer System	Rs.	377.00
Furniture & Fixtures	Rs.	12401.00	Fog Machine	Rs.	845.00
Printer	Rs.	1011.00	Water Controller	Rs.	51648.00
Lift	Rs.	443205.00	Tools	Rs.	2150.00
Syntax Water Tank	Rs.	11296.00	Fire Fighter	Rs.	5274.00
Toilet Tank	Rs.	13464.00	Pressure Washer	Rs.	8925.00
CCTV Camera	Rs.	43699.00			

Dead stock register to maintained in details. Depreciation is charged on Dead Stock for the year ended. Name of the society should be mentioned on all Dead Stock. Unused assets which are not repairable/usable to be write off by passing resolution in meeting.

CURRENT ASSETS, DEPOSIT :

Dues from Members	Rs.	2847403.22
TATA Security	Rs.	53053.00
Telephone Deposit	Rs.	3000.00
TDS on FDR Interest	Rs.	148898.00
Receivable from Members	Rs.	340156.00

Member's outstanding dues list is enclosed with the report. It is to be recovered from members otherwise action should be taken to recover u/s 101 of the MCS Act. Deposit register should be maintained in details and deposit amount should be confirmed every year. Staff advances to be avoided. TDS to be claimed while filing income tax return.



PART -C

1. Cash in transit and building should be insured fully as per current valuation of the building.
2. Major repair work of building should be done as per requirement by flowing bye laws of the society. Structure audit is done by the society and it is to be discussed for further action.
3. Cash withdrawal limit of Rs. 5000/- to be followed. Cash expenses limit of Rs. 1500/- to be followed.
4. All expenses bills and vouchers to be signed by at least two office bearers of the society. Payment receiver sign to be taken on expenses voucher along with necessary revenue stamp.
5. Serial number are given to all vouchers. Details expenses to be mentioned in expenses voucher.
6. Election of managing committee members is done by society as per bye laws. Election Report is available in society record for verification.
7. All statutory registers to be brought up to date. All members file to be prepared separately and it is to be obtained and kept on record.
8. Nomination forms to be obtained from members and register to be maintained in details.
9. TDS from vendor's amount to be deducted and to be paid in govt. treasury within prescribed time limit.
10. Other funds to be created and to be invested in State or District Central Co-op. Bank Member's outstanding dues to be recovered or to take legal action u/s 101 of the MCS act.
11. Reserve and other funds to be invested in State or District Central Co-op. Bank.
12. Supporting all expenses bills to be attached with the voucher. Estimate, Quotation, Delivery Chalan, Chitti Bill etc. to be avoided for expenses.
13. TDS chalan to be attached with expenses voucher.
14. Statutory registers to be kept as per bye laws and to be updated with all members separate file. Flat transfer procedure to be done by office bearers should be check all relevant document received or not from flat transfer members as per bye laws of the society.
15. Society staff to be appointed as per govt. notifications and rules to be framed for appointment of staff for society day to day working. All vendors' agreement to be done and to be kept in society record for verifications.
16. Audit rectification Report to be sent to Auditor/Registrar Office, Mumbai within prescribed time limit as per MCS act. Internal Auditor should be appointed if necessary.



Audit Classification:

During the Audit period, Considering overall performance, Records, Financial position, Rules and Bye-Laws of the society " B " Audit Classification has been retained / awarded for the Co-Operative Year 2023-24.

Resolve that "Audited statement of accounts for financial year 2023-24 is accepted" & approved by General Body.

Proposed by : Mr. Ganga Prasad
Seconded by : Mr. B. B. More
Passed unanimously

Agenda No. 3

To consider and pass the budget for financial Year 2024-25.

After discussion budget for financial year 2024-25 was passed unanimously.

Resolved that "Budget for financial 2024-25 is passed unanimously"

Proposed by : Mr. K. C. Kausik
Seconded by : Mr. Vishal Dalvi
Passed unanimously

Agenda No. 4

To appoint Statutory Auditor for Financial Year 2024-25.

After discussion Mr. S. V. Karande appointed as Statutory auditor for F.Y.2024-25

Resolved that "Mr. S. V. Karande, Panel No. 16765, office No. 407 Ganesh Tower CHS Ltd. Opp. Railway Station, Dada Patil Marg, Thane (W)-400602 is approved by AGM as statutory auditor for F.Y 2024-2025."

Also, AGM Resolved that "Audit report should be published in English Language every year".

Proposed by : Mr. K. S. Narula
Seconded by : Mr. B. R. Gupta
Passed unanimously



Agenda No. 5

To ratify new membership (M-24, M-72, N-12)

Flat No	Transferor	Transferee	Type
M-24	Pratap Singh	Shreyaan Chaudhary	Gift Deed
M-72	Late. Anil Kumar Dhawan	Veena Dhawan & Lakshay Dhawan	Legal heirs
N-12	Late. K. Nagappa	Satish Kumar Kotakonda	Legal heir

M-24 transfer as per AFNHB Certificate No. AFNHB/ADM/BYC0059 dated 11/09/2023.

M-72 transfer as per AFNHB Certificate No. AFNHB/ADM/BYC0125 dated 07/02/2024.

M-12 transfer as per AFNHB Certificate No. AFNHB/ADM/BYC0172 dated 25/07/2023.

Agenda No. 6

To discuss & decide to charge interest on defaulted dues @21% p.a. as per bye Laws no.71.

Resolved that "Henceforth an Interest of 21% on defaulting members. w.e.f. Oct 2024 shall be charged on maintenance bills only. Major repairs funds would not attract any interest however all members shall pay the amount due towards major repair funds at the earliest to avoid interest. The maintenance bills shall be raised in first month of the respective quarter."

Proposed by : Mr. Jose Thomas

Seconded by : Mr. K. C. Kausik

Passed unanimously

Agenda No. 7

To discuss & decide to initiate action for the recovery of dues as per section 154B-29 of the MCS Act.

Resolved that "Recovery procedure action shall be taken on defaulting members through legal advisor."

Proposed by : Mr. Omprakash

Seconded by : Mr. J. C. Rajan

Passed unanimously

Agenda No. 8

To apprise members about status of lease renewal.

The secretary brief the members about hurdles, which will have to be faced during redevelopment procedure about following points.



1. Renewal of lease
2. NOC from MHADA & AFNHB
3. Consent from adjacent societies
4. Dispute regarding additional RG plot and restoration of RG area in way of car parking of sector A

Proposed by : Mr. B. R. Gupta
Seconded by : Mr. Jose Thomas
Passed unanimously

Agenda No. 9

To discuss & decide on essential repairs.

Member suggested that till the redevelopment proposal is finalised we should go ahead with essential repairs of our buildings.

No decision taken

Agenda No. 10

To discuss & decide for marking of open car parking area, allot to members & levy car parking charges for additional cars

No decision taken

Agenda No. 11

To discuss & decide to Install telephone connection at gate.

Resolved that "Landline is to be installed at the gate."

Proposed by : Mr. K. C. Kausik
Seconded by : Mr. Ganga Prasad
Passed unanimously

Agenda No. 12

To discuss & decide CCTV installation.

Resolved that "upgradation of CCTV shall be done subject to finalisation of redevelopment."

Proposed by : Mr. Jose Thomas
Seconded by : Mr. K.C. Kaushik
Passed unanimously



Agenda No. 13

To discuss & decide Lift room major repairs to protect lift related equipment's.

Resolved that "Lift room major repair has to be carried out of all 6 Lift machine rooms."

Proposed by : Mr. Ganga Prasad
Seconded by : Mr. Rampratap Jat
Passed unanimously

Agenda No. 14

To discuss & decide about Major repair contribution.

Though few members opined that collection towards major repair fund shall continue, other members decided against it since redevelopment is round the corner therefore we shall undertake minor essential repairs only and collection towards major repairs @Rs. 2000/ month shall be discontinued however the members who have not paid shall do so at the earliest to maintain parity.

Resolved that Major repair contribution of Rs.2000/- per month shall be discontinued from the 1st quarter of 2025.

Proposed by : Mr. J. L. Mam
Seconded by : Mr. Josh Thomas
Passed unanimously

Agenda No. 15

To discuss & decide about pending bills of Star Protection of Rs.1,91,487/-

M/S Star protection has come up with some pending bill of Rs. 1,91,487/- which pertains to KOVID-19 period. Their staff visited the society and they were explained about the security charges paid to security guards directly by society however they have still come out with the above dues.

Resolved that "Pending bills if any of star protection to be paid only after confirmation.

Proposed by : Mr. Jose Thomas
Seconded by : Mr. J. L. Mam
Passed unanimously



Agenda No. 16

To discuss & decide about Rs. 2,38,478/- demand of creation elevators & pass budget for keep lifts operational. (which is not included in AMC)

One lift each of L & N block were defective due to water seepage into lift machinery room and it was felt necessary to have these lift repaired

Resolved that "The lift repair bills are to be cleared"

Proposed by : Mr. K. C. Kausik
Seconded by : Mr. Vijay Prasad
Passed unanimously

Agenda No. 17

To apprise members on re-development and accord approval for finalisation of tender document and initiate tendering process.

As per Mr. Chirag (representative of PMC – Shilp Associates) following points to be noted.

PMC is following guidelines of MHADA for tendering procedure but PMC cannot go ahead without resolving lease dispute clearance by MHADA. now PMC says he has limitations builder will solve lease dispute issues.

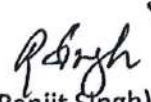
Cost of Advertisement publish in leading newspapers Approx. 65000/-
Tender printing cost approximate of Rs. 18000 to 25000/-

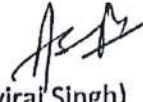
Resolved that "The General body approves finalisation of tender documents and to be published in 4 leading newspapers.

Proposed by : Mr. Manish Parmar
Seconded by : Mr. Nirbhay Singh
Passed unanimously

Agenda No. 18

Any other point with the permission of chair.
No any other point to discuss.


(Ranjit Singh)
Chairman


(Aviraj Singh)
Secretary


(Vishwanath Hoskatti)
Treasurer

Note: The draft minutes are being placed on main notice board and also the hard copy will be circulated and emailed to members for their perusal. Members are requested to revert with objection if any by 05th January 2025.



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श्री.दिपक खांडेकर,
निवडणूक निर्णय अधिकारी,
पवई जलवायू विहार (टाईप सी) को.
ऑप.हौ.सोसा.लि., तथा
सहाय्यक निबंधक, सहकारी संस्था, दुग्ध ठाणे.
दिनांक - १०/०७/२०२२

प्रती,

१) मा. उपनिबंधक, सहकारी संस्था,
म्हाडा विभाग, मुंबई.

२) अध्यक्ष/सचिव

पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि.
अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६

विषय:- संस्थेच्या संचालक मंडळाची सन २०२२ ते २०२७ या कालावधीसाठी
घेण्यात आलेल्या निवडणूक कार्यक्रमाचा अहवाल.

मा. महोदय,

निवडणूक निर्णय अधिकारी या नात्याने मी पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि.
अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६ या संस्थेच्या संचालक मंडळाचा सन २०२२ ते २०२७ या
कालावधी करिताचा निवडणूक कार्यक्रमास मान्यता घेवून संस्थेच्या सूचना फलकावर जाहीर करून संस्थेच्या
नवनिर्वाचित संचालक मंडळ निवडीची प्रक्रिया सुरु केली.

दि. १७/०६/२०२२ अखेर नामनिर्देशन आले त्याची यादी पुढीलप्रमाणे आहे.

अनु. क्र.	उमेदवाराचे नाव	मतदार यादी अनु.क्र.
सर्वसाधारण मतदार संघ		
१.	होसकट्टी विश्वनाथ	२९
२.	जॅकोब निनान	३५
३.	जाखर सुदेश	३१
४.	मराठे संजय	४९
५.	प्रसाद विजय	७१
६.	सिंग अविराज	९७

७.	सिंग माल	१०२
८.	सिंग रंजित	१०९
९.	थॉमस जोसे के.	११५
१०.	त्रिपाठी एम. डी.	११९
महिला राखीव मतदार संघ		
१.	तिवारी तारा के.	११८
२.	पांडे दमायंती	६०

वर नमुद केलेल्या नामनिर्देशन पत्राची छाननी १८/०६/२०२२ रोजी करण्यात आली. पडताळणी मध्ये सर्व अर्ज वैध ठरविण्यात आले व दिनांक १९/०६/२०२२ रोजी वैध नामनिर्देशन पत्राची यादी सूचना फलकावर प्रसिध्द करण्यात आली. तद्नंतर दिनांक ०३/०७/२०२२ अखेर कोणत्याही मतदार संघातून दाखल केलेले नामनिर्देशन पत्र मागे घेतले नाही.

तद्नंतर उमेदवारांची अंतीम यादी नमुना ई - ७ नुसार दिनांक ०४/०७/२०२२ रोजी सूचना फलकावर लावण्यात आली, ती पुढील प्रमाणे :

नमुना ई - ७

(नियम २८)

निवडणूक लढविणाऱ्या उमेदवारांची अंतिम यादी.

अ. क्र.	उमेदवारांचे नांव	उमेदवाराचा पत्ता	नेमूण दिलेले निवडणूक चिन्ह
सर्वसाधारण मतदार संघ			
१.	होसकट्टी विश्वनाथ	सदनिका क्र.एन/७४, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	बॅटरी टॉर्च
२.	जॅकोब निनान	सदनिका क्र.एम/३१, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	पणती
३.	जाखर सुदेश	सदनिका क्र.एल/६१, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	कॅरम बॉर्ड
४.	मराटे संजय	सदनिका क्र.एल/३१, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	छत्री
५.	प्रसाद विजय	सदनिका क्र.एल/१२, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	केक

६.	सिंग अविराज	सदनिका क्र.एन/३१, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	जहाज
७.	सिंग माल	सदनिका क्र.एम/५६, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	विमान
८.	सिंग रंजित	सदनिका क्र.एम/४२, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	बॉटल
९.	थॉमस जोसे के.	सदनिका क्र.एल/७४, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	बॅट्समन
१०.	त्रिपाठी एम. डी.	सदनिका क्र.एन/५२, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	कॉलव्युलेटर

सर्वसाधारण प्रवर्गात एकूण १० उमेदवार असल्यामुळे दि.१०/०७/२०२२ रोजी दुपारी ०४.०० ते सायं. ०६.०० या वेळेत मतदान घेण्यात आले. एकूण १२६ सभासदांपैकी ५७ सभासदांनी मतदान प्रक्रियेत भाग घेतला, निवडणूक प्रक्रिया संपल्यानंतर उपस्थित उमेदवारांच्या समोर मतमोजणी प्रक्रिया सुरु करण्यात आली.

उमेदवाराचे नाव व त्यांना मिळालेली मते याबद्दलची माहिती पुढील प्रमाणे :

अ. क्र.	उमेदवारांचे नांव	उमेदवाराचा पत्ता	उमेदवाराना मिळालेल्या वैध मतांची संख्या
सर्वसाधारण मतदार संघ			
१.	होसकट्टी विश्वनाथ	सदनिका क्र.एन/७४, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	५०
२.	जॅकोब निनान	सदनिका क्र.एम/३१, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	१३
३.	जाखर सुदेश	सदनिका क्र.एल/६१, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	४६
४.	मराठे संजय	सदनिका क्र.एल/३१, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	४३
५.	प्रसाद विजय	सदनिका क्र.एल/१२, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	५१

६.	सिंग अविराज	सदनिका क्र.एन/३१, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	५४
७.	सिंग माल	सदनिका क्र.एम/५६, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	४९
८.	सिंग रंजित	सदनिका क्र.एम/४२, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	५२
९.	थॉमस जोसे के.	सदनिका क्र.एल/७४, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	३०
१०.	त्रिपाठी एम. डी.	सदनिका क्र.एन/५२, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	३९

खालील उमेदवार हे संस्थेच्या व्यवस्थापक समितीवर सन २०२२ ते २०२७ या कालावधी करिता

निवडून आले.

अ.क्र.	उमेदवारांचे नांव	उमेदवाराचा पत्ता
सर्वसाधारण मतदार संघ		
१.	सिंग अविराज	सदनिका क्र.एन/३१, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६
२.	सिंग रंजित	सदनिका क्र.एम/४२, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६
३.	प्रसाद विजय	सदनिका क्र.एल/१२, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६
४.	होसकट्टी विश्वनाथ	सदनिका क्र.एन/७४, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६
५.	सिंग माल	सदनिका क्र.एम/५६, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६
६.	जाखर सुदेश	सदनिका क्र.एल/६१, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६
७.	मराठे संजय	सदनिका क्र.एल/३१, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६
८.	त्रिपाठी एम. डी.	सदनिका क्र.एन/५२, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६
महिला राखीव मतदार संघ		
१.	तिवारी तारा के.	सदनिका क्र.एम/३५, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६
२.	पांडे दमायंती	सदनिका क्र.एम/१४, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६

इतर मागासवर्गीय राखीव मतदार संघ		
१.	रिक्त	
भटक्या विमुक्त जाती/जमाती व विशेष मागास प्रवर्ग राखीव मतदार संघ		
१.	रिक्त	
अनुसूचित जाती/जमाती राखीव मतदार संघ		
१.	रिक्त	

निवडून आलेल्या उमेदवारांची नमुना ई - १७ मध्ये निवड करण्यात आलेली असल्याची उद्घोषणा
ण्यात आलेली आहे.



काण - मुंबई

तांक - १०/०७/२०२२

(दिपक खांडेकर)
निवडणूक निर्णय अधिकारी
पवई जलवायू विहार (टाईप सी) को.ऑप.
हौ.सोसा.लि., तथा
सहाय्यक निबंधक, सहकारी संस्था, दुग्ध ठाणे.

माहितीसाठी सविनय सादर :-

- मा. उपनिबंधक, सहकारी संस्था, म्हाडा विभाग, मुंबई.
- सचिव, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि.,

नमुना ई-१७

(नियम ६४)

(निवडणूक परिणामाच्या आणि समितीच्या सदस्यांची नावे प्रस्तुतिकरण)

पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६ च्या संचालक मंडळाची निवडणूक सन २०२२ ते सन २०२७ या ५ वर्षांच्या कालावधीसाठी निवडणूकीचा खालील मतदार संघातील निवडणूक परिणाम

अ. क्र.	उमेदवारांचे नांव	उमेदवाराचा पत्ता	उमेदवाराना मिळालेल्या वैध मतांची संख्या
सर्वसाधारण मतदार संघ			
१.	होसकट्टी विश्वनाथ	सदनिका क्र.एन/७४, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	५०
२.	जॅकोब निनान	सदनिका क्र.एम/३१, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	१३
३.	जाखर सुदेश	सदनिका क्र.एल/६१, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	४६
४.	मराठे संजय	सदनिका क्र.एल/३१, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	४३
५.	प्रसाद विजय	सदनिका क्र.एल/१२, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	५१
६.	सिंग अविराज	सदनिका क्र.एन/३१, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	५४

७.	सिंग माल	सदनिका क्र.एम/५६, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	४९
८.	सिंग रंजित	सदनिका क्र.एम/४२, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	५२
९.	थॉमस जोसे के.	सदनिका क्र.एल/७४, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	३०
१०.	त्रिपाठी एम. डी.	सदनिका क्र.एन/५२, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६	३९

मी घोषित करतो की, पुढील उमेदवार हे यथोचितरित्या निवडून आलेले आहेत.

अ.क्र.	उमेदवारांचे नांव	उमेदवाराचा पत्ता
सर्वसाधारण मतदार संघ		
१.	सिंग अविराज	सदनिका क्र.एन/३१, पवई जलवायू विहार (टाईप सी) को.ऑप. हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६
२.	सिंग रंजित	सदनिका क्र.एम/४२, पवई जलवायू विहार (टाईप सी) को.ऑप. हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६
३.	प्रसाद विजय	सदनिका क्र.एल/१२, पवई जलवायू विहार (टाईप सी) को.ऑप. हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६
४.	होसकट्टी विश्वनाथ	सदनिका क्र.एन/७४, पवई जलवायू विहार (टाईप सी) को.ऑप. हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६
५.	सिंग माल	सदनिका क्र.एम/५६, पवई जलवायू विहार (टाईप सी) को.ऑप. हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६
६.	जाखर सुदेश	सदनिका क्र.एल/६१, पवई जलवायू विहार (टाईप सी) को.ऑप. हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६

७.	मराठे संजय	सदनिका क्र.एल/३१, पवई जलवायू विहार (टाईप सी) को.ऑप. हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६
८.	त्रिपाठी एम. डी.	सदनिका क्र.एन/५२, पवई जलवायू विहार (टाईप सी) को.ऑप. हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६
महिला राखीव मतदार संघ		
१.	तिवारी तारा के.	सदनिका क्र.एम/३५, पवई जलवायू विहार (टाईप सी) को.ऑप. हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६
२.	पांडे दमायंती	सदनिका क्र.एम/१४, पवई जलवायू विहार (टाईप सी) को.ऑप. हौ.सोसा.लि. अधिशंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६
इतर मागासवर्गीय राखीव मतदार संघ		
१.	रिक्त	
भटक्या विमुक्त जाती/जमाती व विशेष मागास प्रवर्ग राखीव मतदार संघ		
१.	रिक्त	
अनुसूचित जाती/जमाती राखीव मतदार संघ		
१.	रिक्त	

निवडून आलेल्या उमेदवारांची नमुना ई - १७ मध्ये निवड करण्यात आलेली असल्याची उद्घोषणा करण्यात आलेली आहे.



(दिपक खांडेकर)

ठेकाण - मुंबई

देनांक - १०/०७/२०२२

(दिपक खांडेकर)
निवडणूक निर्णय अधिकारी
पवई जलवायू विहार (टाईप सी) को.ऑप.
हौ.सोसा.लि., तथा
सहाय्यक निबंधक, सहकारी संस्था, दुग्ध ठाणे.

मत माहितीसाठी सविनय सादर :-

- १) मा. उपनिबंधक, सहकारी संस्था, म्हाडा विभाग, मुंबई.
- २) सचिव, पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि.,

पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि.

आदि शंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६

नवनिर्वाचित संचालक सदस्य सभा

दिनांक: १२/०७/२०२२ रोजी झालेल्या नवनिर्वाचित संचालक सदस्यांची प्रथम सभेचे इतिवृत्त

पवई जलवायू विहार (टाईप सी) को.ऑप.हौ.सोसा.लि. आदि शंकराचार्य मार्ग, पवई, मुंबई ४०० ०७६ या संस्थेची नवनिर्वाचित संचालक सदस्याची पदाधिकारी निवड सभा दि. १२/०७/२०२२ रोजी सायं. ०८.३० वाजता प्राधिकृत अधिकारी श्री. दिपक खांडेकर यांच्या अध्यक्षतेखाली संस्थेच्या कार्यालयात घेण्यात आली. सदर सभेत सर्व नवनिर्वाचित सदस्य उपस्थित होते. सदर सभेत खालीलप्रमाणे बहुमताने निर्णय घेण्यात आले. विषय क्र. १) नवनिर्वाचित संचालक सदस्यांमधून अध्यक्ष, सचिव, व खजिनदार निवड करणे.

अ) संस्थेच्या नवनिर्वाचित संचालक सदस्यांमधून अध्यक्ष म्हणून श्री. सिंग रंजित यांची अविरोध निवड करण्यात आली.

सूचक - सिंग माल

अनुमोदक - मराठे संजय

ब) संस्थेच्या नवनिर्वाचित संचालक सदस्यांमधून सचिव म्हणून श्री. सिंग अविराज यांची अविरोध निवड करण्यात आली.

सूचक - पांडे दमायंती

अनुमोदक - तिवारी तारा के.

क) संस्थेच्या नवनिर्वाचित संचालक सदस्यांमधून खजिनदार म्हणून श्री. होसकट्टी विश्वनाथ यांची अविरोध निवड करण्यात आली.

सूचक - त्रिपाठी एम. डी.

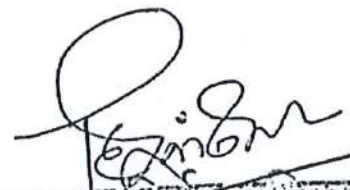
अनुमोदक - जाखर सुदेश

यानंतर सभेच्या विषय पत्रिकेवर दुसरा कोणताही विषय नसल्याने सभा अध्यक्षांनी उपस्थितांचे आभार मानून सदरची सभा संपल्याने जाहिर केले.

दिनांक: १२/०७/२०२२

ठिकाण: मुंबई




निवडणुकीचे निष्पत्ती अधिकारी
D.A. KHANDEKAR
RETURNING OFFICER (P.N.155)



Scanned with OKEN Scanner

Sl.	Flat No.	Member Name	"I" Register No.
1	L-11	Mr. Samir Bhattacharjee & Mrs. Ananya Bhattacharjee	139
2	L-12	Mr. Vijay Prasad & Ms. Asmita Prasad	140
3	L-13	Mr. Satish Chawla	168
4	L-14	Mr. U. P. Shriyan	004
5	L-15	Mr. K.N.S. Narayanan	005
6	L-16	Mr. Sanjeev Karan Samyal & Mr. Risheeraj Singh Sanjeev Samyal	178
7	L-21	Mr. R. K. Goswami	128
8	L-22	Mr. H. C. Roy	008
9	L-23	Mr. D. S. L. Srivastava	009
10	L-24	Mrs. Asmita Vijay Prasad	141
11	L-25	Mr. B. S. Khutwad	142
12	L-26	Mr. B. S. Shekhawat	012
13	L-31	Mr. S. S. Marathe	013
14	L-32	Mr. I. S. Jha	014
15	L-33	Mr. Rajiv Hari Ghare	179
16	L-34	Mr. Jaswant Singh	016
17	L-35	Mr. S. M. Pawle	017
18	L-36	Mr. S. V. Dadde	018
19	L-41	Mr. Nirbhay Singhal	143
20	L-42	Mr. R. N. Sharma	020
21	L-43	Mr. Dalveer Singh. Sangwan	021
22	L-44	Mr. M. K. Yadav	022
23	L-45	Mr. Paramjit Singh	023
24	L-46	Mr. P. G. A. Joseph	129
25	L-51	Ms. Manjit Kumar	144
26	L-52	Mr. M. A. Thomas	026
27	L-53	Mr. J. L. Mam	027
28	L-54	Ms. Lata Titus Sudhakar	161
29	L-55	Mr. S. C. Gupta	029
30	L-56	Mr. S. S. Atwal	030
31	L-61	Ms. Sudesh Jakhar	145
32	L-62	Mr. Surender Singh	167
33	L-63	Mr. Manish Parmar	146
34	L-64	Mr. P. V Ramdas	034
35	L-65	Mr. Pulimoottil K. Aju	162
36	L-66	Mr. Jasbir Singh	036
37	L-71	Mr. Sandeep Sapru	037
38	L-72	Mr. Pawan Sapru	180
39	L-73	Ms. Parveen Sharma	147
40	L-74	Mr. Jose K. Thomas	040
41	L-75	Mr. K. C. Kaushik	041
42	L-76	Mr. B. R. Gupta	042
43	M-11	Mr. A. K. Rattani	043
44	M-12	Mr. Samir Bhattacharjee	169
45	M-13	Mr. Pritam Kaur	045
46	M-14	Mr. Damayanti Pandey	138
47	M-15	Mr. J. N. Mehta	047
48	M-16	Mr. A. K. Bhardwaj	048
49	M-21	Mrs. Brijesh Pal & Mr. Manish Kumar	174
50	M-22	Mr. B. B. More	050
51	M-23	Mr. Ramesh C. Sharma	148
52	M-24	Mr. Shreyaan Chaudhary	175
53	M-25	Ms. Nisha Raina	131
54	M-26	Mr. B. B. Raina	054
55	M-31	Mr. N. Jacob	055
56	M-32	Mr. V. V. Dalvi	056
57	M-33	Mr. S. A. Dhanshetti	127
58	M-34	Mr. R. L. Yadav	058
59	M-35	Ms. Tara K. Tiwari	132
60	M-36	Mr. K. S. B. Kutty	060
61	M-41	Mrs. Laxmi devi	173
62	M-42	Mr. R. Singh	062
63	M-43	Mr. R. S. Bhavra	063
64	M-44	Mr. L. Singh	064

Sl.	Flat No.	Member Name	"I" Register No.
			065
65	M-45	Mr. S. K. Shetty	066
66	M-46	Mr. B. S. Bisht	067
67	M-51	Mr. Pradeep Singh	149
68	M-52	Mr. S. K. Mishra	150
69	M-53	Mr. Jagat Chand Rajen	070
70	M-54	Mr. R. K. Kapoor	170
71	M-55	Mr. Vikram Dalvi	072
72	M-56	Mr. Mal Singh	073
73	M-61	Mr. Chandran Nambiar	130
74	M-62	Mr. K. S. Khati	075
75	M-63	Mr. H. S. Sahdev	076
76	M-64	Mr. M. Singh	077
77	M-65	Ms. Sarla Sharma	078
78	M-66	Mr. S. G. Pawar	165
79	M-71	Mr. Kulvinder Singh Narula	176
80	M-72	Ms. Veena Dhawan & Mr. Lakshay Dhawan	133
81	M-73	Mr. Atul Malhotra	137
82	M-74	Mr. Prahlad Anant Pawar	083
83	M-75	Mr. J. Mohammed	084
84	M-76	Mr. Raj Kumar	085
85	N-11	Smt. S. D. Sharma	177
86	N-12	Mr. Satish Kumar Kotakonda	087
87	N-13	Mr. K. V. Jacob	088
88	N-14	Mr. R. P. Choubey	089
89	N-15	Mr. Rajpal Singh Rana	090
90	N-16	Mr. V. C. George	091
91	N-21	Mr. R. K. Mahto	092
92	N-22	Mr. S. C. Powale	093
93	N-23	Mr. Dilbagh Singh	094
94	N-24	Mr. Michael Cardoza	095
95	N-25	Mr. S. P. Rohilla	096
96	N-26	Mr. Rampratap Jat	151
97	N-31	Mr. Aviraj Singh	098
98	N-32	Mr. K. M. Tiwari	152
99	N-33	Mr. Neha Kamat	100
100	N-34	Mr. K. V. Kamat	153
101	N-35	Ms. Urmila Moray	102
102	N-36	Mr. J. S. Yadav	103
103	N-41	Mr. N. V. Anthony	104
104	N-42	Mr. S. K. Kulhari	181
105	N-43	Mr. Ajay Mehta	136
106	N-44	Smt. Hemamalini Varadarajan	107
107	N-45	Mr. Chandra Prakash	108
108	N-46	Mr. R. K. Gupta	109
109	N-51	Mr. Manorama Das	110
110	N-52	Mr. M. D. Tripathi	154
111	N-53	Ms. Urmila Surendrakumar	155
112	N-54	Mr. Naveen K, Chaudhary	113
113	N-55	Mr. Lancelot M. D'Souza	156
114	N-56	Mr. Avinash Chaudhary	115
115	N-61	Mr. J. C. Sharma	157
116	N-62	Mr. Sharada Nayak	117
117	N-63	Mr. A. S. Yadav	118
118	N-64	Mr. Om Prakash	134
119	N-65	Ms. Simrodevi Sharma	164
120	N-66	Mr. Devkaran Singh Sherawat & Mr. Mal Singh	121
121	N-71	Mr. G. Prasad	171
122	N-72	Mr. Vikram Singh Rathore	123
123	N-73	Mr. A. K. Chandok	159
124	N-74	Mr. V. S. Hoskatti	135
125	N-75	Ms. Pratima Sharma	166
126	N-76	Ms. Ranjana M. Tripathi	

RESOLUTION NO. ठराव नं.		PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव		REMARKS शेरा
Sr. No.	Flat No.	Member Name	Mobile No.	Sign
01	M-42	Ranjit Singh	9820305856	RGH
02	N-31	Avinay Singh	8169645419	ASH
03	M-56	Mal Singh	986521722	SA
04	M-14	Damayanti Pandey	9969460825	DP
05	L-61	Sudesh Jolkhar	9867654461	Sled
06	L-81	JACO B. M. M.	98710600654	JB
07	L-53	J. G. MAM. W. G.	9819819972	MG
08	M-76	Raj Kumar	9619038137	RK
09	N-14	Rajendra Chaturay	9869915781	RC
10	M-53	J. C. RASEN	9820621908	JCR
11	M-12	Samir Bhattacharjee	9833214434	SB
12	L-11	Samir Bhattacharjee	9833214434	SB
13	N-24	Michael Cardozo		MC
14	L-43	Dalveer Singh Sangwan	9930639550	DS
15	L-62	Surender Singh	9867949349	SS
16	N-32	K. M. Tiwari	9820779442	KT
17	M-66	S. G. Pawar	9591939454	SP
18	L-33	Rajiv H. Ghare	9821355376	RHG
19	N-26	Ram Prata P	9833481297	RP
20	L-25	B. S. Chitwan	8108555789	BS
21	N-16	B. C. George	9833787970	BCG
22	N-23	Zilbay Singh	9820062324	ZS
23	M-45	J. K. Shetty	9869607749	JS
24	N-74	V. S. Horkale	9820409288	VS
25	L-31	Sanjay S. Marathe	7045547696	SM
26	L-23	Daya Shankar Lal Srivastava	9920389354	DSL
27	N-64	OM PRAKASH	8857926255	OP
28	M-26	B. B. RAINA	9869432933	BR
29	L-75	K. C. Kanholke	9323800021	KCK
30	L-41	NIRBHAY SINGH	7788770798	NS

ekal

Meeting No. / सभा नं.

Date / तारीख 29/03/2025

[illegible]



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/HISG/TC/11648/2002-2003 dt. 04 June, 2002
E-mail : jalvayu5@gmail.com



Date: - 22/06/2025

DRAFT MINUTES OF THE SPECIAL GENERAL BODY MEETING HELD ON 29th March, 2025

The Special General Body Meeting of Powai Jal Vayu Vihar (Type-C) Co-operative Housing Society Ltd. was held on Saturday, 29th March 2025, at 5:30 p.m. at the ground floor of Building 'M', near the pump room, to transact the agenda as mentioned in the notice. The meeting commenced at 5:30 p.m. but was postponed for half an hour due to the lack of quorum. It was reconvened at 6:00 p.m. at the same venue with the same agenda.

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

This meeting is being video recorded.

The Legal advisor Adv. Nahar Mahala & PMC were present for the meeting.

Agenda No. 1:

1. To open the tenders received from the bidders for redevelopment, declare and publish the list of received tenders, and create a website for the same.

Mr. Aviraj Singh informed all members that the Society was going to open the tenders received from four bidders. He asked if any members present had objections to opening the tenders. Out of the 33 present members, only two Mr. Om Prakash (N-63) and Mr. Michel Cardoza(N-24) objected to opening the tenders. As the majority of members showed interest in proceeding, the tender opening process was initiated.

The sealed bids were received from following bidders: -

1. Shoden Developers
2. Kolte Patil Developers Ltd.
3. Evita Construction
4. Malpani Estates(Giriraj)

The representative of bidders presents were asked to check their bids & sign the same prior opening. All representative of bidders signed in the bids.



The bids were opened by Senior members of the society in the presence of bidder representative, PMC, RDC & MC.

PMC representative Mr. Saurabh Damale and the Legal advisor explained to all bidders and members the status of the lease renewal. They informed that the renewal was still pending, and the Society was waiting for the minutes of the meeting held on 18th March 2025 in the office of ACO MHADA

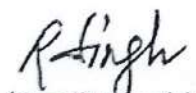
Subsequently, PMC opened all four bids and informed members about their offers, including details related to area, rent, brokerage, shifting charges, bank guarantee, stamp duty, GST, car parking, and the estimated time for development.

It was decided that, all documents zerox copies related to the bids would be handed over to the PMC, as per its requirements for the purpose of preparing a comparative statement. All original documents related to the bids were sealed in the presence of committee members and kept in the Society's office for further processing.

The Society website has been created and all necessary information concerning redevelopment shall be available on the website.

Passed unanimously

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


(Ranjit Singh)
Chairman


(Aviraj Singh)
Secretary

(Vishwanath Hoskatti)
Treasurer

Note: The draft minutes are being placed on main notice board and emailed to members for their perusal. Members are requested to revert with objection if any by 09th July 2025.



COMPARISION OF JAL VAYU VIHAR SEC -C REDEVELOPMENT BIDS

29th March 2025

Sr No.	Activity	Builder			Builder		Builder	
		Hiranandani Construction/Evita	HOH	Kolse Patil	Malpani			
1	DD	15 Lakhs	15 Lakhs	15 Lakhs	15 Lakhs			
2	Area	85% of Existing Carpet Area	15% extra MOFA Area 805 Sq.ft	950Sq.ft. MOFA	966Sq.ft. MOFA			
3	Stamp Duty	Yes	Yes	Yes	Yes			
4	GST	Yes	Yes	Yes	Yes			
5	Corpus Fund	2500 /Sq.ft	4000/Sq.ft	2500/Sq.ft	2500/Sq.ft			
6	Rent	125/135/138/Sq.ft for 3 years	150/165/182/200/Existing carpet area /Yearly	60000+5%/Quarterly Advance	130/136/145/Half Yearly			
7	Brokerage	One Month	One Month/one time	One Month	One Month			
8	Shifting	50000	75000/-	25000+25000	50000			
9	BG	I Missed this point	58Cr	7 Cr	As per terms & Conditions			
10	Car Parking	As per Mhada/BMC norm	Can be discussed	2 Car parking each	1 Car parking each			
11	Timeline	3 Years	4.5 Years	36-42 months	3.5 Years			
If there is any error, it is regretted in Advance/DS								

STATEMENT OF OFFERS RECEIVED FROM BIDDERS FOR REDEVELOPMENT OF "POWAI JAL VAYU VIHAR (TYPE C)"CHSL ADI SHANKARACHARYA MARG, NEAR HIRANANDANI GARDENS, POWAI, MUMBAI -400076					
ANNEXURE II					
Sr. No	Name in which the bid is submitted	EVITA CONSTRUCTIONS PRIVATE LIMITED	PMC Remark	GIRIRAJ ENTERPRISES	PMC Remark
1	Carpet Area for residential tenement including Fungible per member	1041 Sq.ft. MOFA Carpet area	✓	966 Sq.ft. MOFA Carpet area with Commercial	✓
2	Finish Floor Level to bottom of Ceiling (Clear Height of Residential Flat Minimum 10' (10 Feet)	Floor to Floor height is to be considered 3 Meter	✓	Accepted	✓
3	Hardship Compensation i) Terms of Payment for Hardship Compensation (Entire amount to be paid before vacating of the existing members)	₹2,500	✓	₹2,500	✓
	Schedule and Mode of payment	10% on signing LOI 10% on registration of DA 20% on 100% vacation 60% on repossession	✓	1. On execution of Development Agreement- 25% 2. on Vacating of building by the last member -25% 3. on OC and handover of the new flat existing society member-50%	✓
4	Monthly rent for temporary alternate accommodation per member (in INR) to be upfront along with escalation rate for the subsequent year(s) i) Rent for 1st Year Rs. _____ per sq.ft./Month ii) Rent for 2nd Year with 10% Increase Rs. Per _____sq.ft./Month iii) Rent for 3rd year _____ per sq. ft. Rent beyond 36 months in case of delay in completion of project to be subject to escalation @ _____% at the end of every 12 months.	₹ 125/- per Sq Ft- per month 1st year ₹. 125/- per sq.ft. 2nd year ₹. 131/- per sq.ft. 3rd year ₹.138/- per sq.ft. 5% Increment After 24 Months Rent beyond 36 months in case of delay in completion of project to be subject to escalation @ 5% at the end of every 12 months	✓	i) Rent for 1st year ₹.130/- per sq.ft/ month. ii) Rent for 2nd year ₹.136/- per sq.ft/ month iii) Rent for 3rd year ₹.143/- per sq.ft/ month 5% escalation for every year Rent beyond 36 mnths in case of delay in completion of project to be subject to escalation @ 5% at the end of every 12 months.	✓



STATEMENT OF OFFERS RECEIVED FROM BIDDERS FOR REDEVELOPMENT OF "POWAI JAL VAYU VIHAR (TYPE C)" CHSL ADI SHANKARACHARYA MARG, NEAR HIRANANDANI GARDENS, POWAI, MUMBAI -400076					
ANNEXURE II					
Sr. No	Name in which the bid is submitted	EVITA CONSTRUCTIONS PRIVATE LIMITED	PMC Remark	GIRIRAJ ENTERPRISES	PMC Remark
5	Schedule and Mode of payment of rent a. Half Yearly b. Yearly c. Three Year Advance Payment Online Transfer/PDC With 10% Yearly escalation	Rent for first year will be paid in advance PDC for the following years.	✓	Half yearly -Online transfer	✓
6	Brokerage, Registration Charges, Stamp Duty for Alternate Temporary Accommodation for Existing Members [To be paid for each shifting and every 12 months till possession to members]	One month rent -One time	✓	One Month rent	✓
7	Shifting charges (Both Ways Shifting & Re- shifting to new Flat) Two times across a two years period.	₹50,000 ₹ 25,000 on shifting ₹ 25,000 on Repossession	✓	.75000 each way ₹.37,500/	✓
8	No. of Car parks per member (Minimum Two Car Parking's)	2 Car Park Per Member	✓	One Car park to each member Second Car Park can be discussed in further process	Society needs to clarified the same from bidder





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



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Ref. No. JVV/II/C

NOTICE FOR SPECIAL GENERAL BODY MEETING

Notice is hereby given to all the members of the Society that a Special General Body Meeting of the members of the Society is scheduled on **20th July 2025 at 10:30 AM** at the ground floor of Building 'M', near the pump room of Powai Jalvayu Vihar Type-C CHS LTD., Powai, Mumbai -400076 in the presence of Authorized Officer appointed by Dy. Registrar of Co-op Societies(**Eastern Suburbs**), MHADA, Mumbai, U/Sec.79-A of **MCS Act, 1960** for Redevelopment and Appointment of the Developer.

Agenda:

Agenda 1: To elect the Chairman to preside over the meeting.

Agenda 2: To finalize a Developer for the redevelopment of the Society in the presence of the authorized representative of the Deputy Registrar Co-operative Societies

Agenda 3: To authorise the Chairperson, Secretary, and Treasurer of the Society to sign all the deeds and documents required to be executed for the redevelopment of the Society including Development Agreement, Power of Attorney, Agreement for Permanent Alternate Accommodation and such other documents related to the redevelopment and admit the same before the concerned Sub-Registrar of Assurances if required.

For Powai Jalvayu Vihar Type-C C.H.S. Ltd.


Hon. Chairman

Date: 05/07/2025

Note:

- No matters other than the agenda will be discussed in this meeting.
- It is mandatory for all the members attending the meeting to carry any one of the Identity proofs such as Aadhar Card/ PAN Card/ Passport to show it to the authorized representative of the Dy. Registrar.
- Only members & their Joint / Associate Members (with authorization letter from the original Member) can attend the meeting. No proxy or power of attorney holders of any of the members are allowed to attend the meeting and cast their votes.

