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DR. V. N. SHIRODKAR CO-OPERATIVE HOUSING SOCIETY LTD

C T S NO, 2712/D/1 S. NO. 134-2/1, BHAMBURDA, NR. BHOSALE NAGAR, RANGE HILLS RD, OPP.
UNIVERSITY RD., GANESHKHIND PUNE-41007

REGD.NO: PNA/PNA1/HSG/TC/4133/98-99/1998

REF. NO. :

DATE : 15/01/2025

**NOTICE OF SPECIAL GENERAL BODY MEETING OF Dr
V.N.SHIRODKAR CO OPERATIVE HOUSING SOCIETY LIMITED**

This is to inform to all the members of Dr V. N. Shirodkar Co-operative Housing Society Ltd that, Special General Body Meeting of the society will be held on Sunday February 2nd 2025 at 05.30 p.m.

That the meeting is to be held specifically for the purpose of giving boost to exploring redevelopment procedure. This meeting is called as per the request of majority of members who approached the committee with a request to organize a meeting to discuss the possibility of redevelopment and appointing Project Management Consultant to guide the society.

The Committee had organized presentation of legal and technical professionals who apprised the society members about the procedure involved during the course of redevelopment including but not limited to legal issues, formalities to be carried out, risk and advantages redevelopment in Financial year 2023 and Financial Year 2024

Following is the agenda of the meeting:

1. To discuss the issue of conducting hybrid meeting (Physical + virtual) to enable the all the members to participate in redevelopment procedure.

That various members have requested to have hybrid meeting so that everyone can participate in the redevelopment procedure and contribute to the same. Considering requests of many members and considering the fact that, redevelopment is a special issue and every member has right to contribute to the same, Hybrid Meeting is already called for. However with an intention to ratify the same, this resolution is proposed.

2. As of now the society has received 60 consents out of 65 members for redevelopment. To elaborate further, the discussion will be held and voting will be done whether members wish to go ahead with redevelopment with the help of Developer or self-redevelopment.
3. To understand and discuss various presentations given by various project management consultants and appoint the project management consultant by majority.

That following Project Management Consultants had given presentations about the legal and technical aspects of redevelopment.

1. CA Laxminarayan/Dream Redeveloped
2. Architect Devendra Dhere/DD Architects
3. Architect Dhawal Deshmukh/ Dhawal Deshmukh Architect
4. Architect Sanjeev Oak Architect/ Sanjeev Oak Architect

They have also provided their profile and scope of the work along with quotations to the society. Management committee of the society is providing the relevant documents, to the members for their study along with the notice of the meeting. This is to enable the members to

arrive at an appropriate decision. A brief comparison chart is given for your ready reference.

Quotation Comparison								
Rates are Inclusive of 18% GST								
	CA Laxminarayan		Devendra Dhere		Dhawal Deshmukh (Architect) & Sandeep Ghate (Advocate)		Sanjeev Oak Architect	
	Dream Redeveloped		DD Architects					
Particulars	Total	Per Flat *	Total	Per Flat	Total	Per Flat	Total	Per Flat
Technical + Feasibility + Mojni + consultancy up to project	3,05,448	4,699			2,95,000	4,538		-
Legal	1,91,750	2,950			3,54,000	5,446		
Total	4,97,198	7,649	7,67,100**	11,800	6,49,000	9,985	25,37,000**	39,031
Experience	Over 100 Redevelopment projects		Over 100 Redevelopment projects		Less than 100 Redevelopment Projects		Over 100 Redevelopment projects	

We have also Received a separate Quotation only for Legal Charges from Advocate Sunita Pagey of Rs 3,54,000

* Total no of members is 65 flats

** Architect quotation inclusive of Technical + Feasibility + Mojni + consultancy up to project
Completion + Legal Charges without providing bifurcations

4. To decide the contribution to be collected by each member of the Society for various charges and fees including legal, administrative, and consultation fees and associated costs for redevelopment of society

5. Formation of Redevelopment committee in overseeing project planning, coordination with stakeholders, and financial management of the redevelopment

6. Any other subject with the permission of chair.

That the committee proposes following resolutions which will be put to vote and everyone is supposed to vote either in favour of or against the proposed resolution.

Proposed resolution

Resolution No. 1

"Resolved that, to enable the members who are not staying in the society and are unable to attend the meeting in person, henceforth meeting will be done in hybrid manner (physical as well as virtual). For constituting quorum the virtual attendance will be considered. Members can vote via E-Mail on official mail id of the Society and the said voting has to duly signed and attached to the e-mail."

Resolution No. 2

"Resolved that, since the society members by majority expressed their consent to explore the possibility of redevelopment, the Committee will now initiate the redevelopment procedure by following the procedure under relevant provisions of law read with Government GR for redevelopment dated 4th July 2019."

That it is further resolved that, majority of members voted in favour of Redevelopment through developer/self redevelopment (strike whatever is not applicable) hence the society by majority has finalized mode of redevelopment.

Resolution No. 3

That following Project Management Consultants gave presentations about the legal and technical aspects of redevelopment.

1. CA Laxminarayan/Dream Redeveloped
2. Architect Devendra Dhere/DD Architects
3. Architect Dhawal Deshmukh/ Dhawal Deshmukh Architect
4. Architect Sanjeev Oak Architect/ Sanjeev Oak Architect

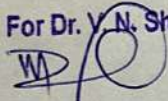
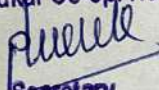
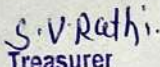
That considering the presentations given by various Project Management Consultants, M/s. _____ is selected by majority as a Project Management Consultant of the society.

That other than the aforesaid subject any other relevant subject will be discussed with the permission of the chair.

Meeting will start at sharp 05.30 pm and will be adjourned for want of quorum for 30 minutes. The meeting will be held on the same place and date without quorum and the business transacted during the meeting are binding on all the members.

Please note that this will be a hybrid meeting and members who are not able to join in person can join online. The details of online joining will be informed 24 hours before the meeting.

You are requested to remain present.

For Dr. V. N. Shirodkar Co-op. Hsg. Soc.

Chairman

Secretary

S. V. Rathi.
Treasurer
Secretary

This notice is to be sent from the official email id of the society to all the members on the email id provided by member and the same is considered as service of notice to each member.

Kindly note official mail id of the society is drvns.chs@gmail.com



Dr.V.N.Shirodkar CHS <drvns.chs@gmail.com>

NOTICE OF SPECIAL GENERAL BODY MEETING to be held on Sunday February 2nd 2025 at 05.30 p.m.

8 messages

Dr.V.N.Shirodkar CHS <drvns.chs@gmail.com>

Wed, Jan 15, 2025 at 5:49 PM

To: mjsukthankar@gmail.com, madan_prabhu@hotmail.com, sonalw085@gmail.com, Neeraj Wagh <neerajwagh65@gmail.com>, ranjeetsjadhav@gmail.com, Bhalchandra D V <bhalchandradv@gmail.com>, Vinod Chindhade <Drchindhade@gmail.com>, Jayant Phalak <jayantphalak@gmail.com>, Pradnya Gupte <p.gupte15@gmail.com>, Nitin Pednekar <nitindpednekar@gmail.com>, khire.nilima@gmail.com, Abhay Khire <khire.abhay@gmail.com>, rekha.davare@yahoo.com, Vinay Shah <vinayshah4027@gmail.com>, Jyoti Wabale <Jyoti.wabale.2@gmail.com>, suhasgore_1@yahoo.co.in, nanda_chaudhari@hotmail.com, Manmeeta Sathe <manmeetas@gmail.com>, nirmala agarwal <nirmalaagarwal@gmail.com>, minal.at.deshmukh@gamil.com, deshmukhelectricals07@gmail.com, Pradeep Chaudhari <cpradeep28@gmail.com>, Jadudhbhate@yahoo.com, VILAS gaikwad <Vpgaikwad@gmail.com>, shubhangi.simran@gmail.com, Vaishali Gandhi <dr.vgandhi@gmail.com>, vishwas kurhade <vishwask72@gmail.com>, Chetan Dongre <dongre.chetan@gmail.com>, dilip dhavale <dilipdhavale@gmail.com>, shreeram.aradhye@gmail.com, Shubhra Kachi <shubhrakachi@gmail.com>, dattatraymantri@gmail.com, jairamc@gmail.com, sumeet_kuvelkar@yahoo.com, Pramod Desai <pramod.desai20@gmail.com>, Sukhada Gole <sukhada1505@gmail.com>, aparna bhagat <aparnabhagat111@gmail.com>, Pralhad Shewale <pralhadkshewale@gmail.com>, Yamini Sawant <yasawant2401@gmail.com>, rohit_shewale@yahoo.com, Nilesh Urunkar <nilesh.urunkar@gmail.com>, Govind Deshpande <togovind.deshpande@gmail.com>, bhagwanphulaware1954@gmail.com, Paras Pagare <Paras.pagare@gmail.com>, "jayu p." <jayshri.pekhale@gmail.com>, Vishnu Rathi <Vishnuprathica@gmail.com>, surekha rathi <Surekharathi63@gmail.com>, rajendramorankar61@gmail.com

Dear members
Please find attached

- 1) Notice of Special general Body Meeting
- 2) Quote and Scope of CA Laxminarayan Dreams Redeveloped
- 3) Quote and Scope of Devendra Dhere DD Architects
- 4) Quote and Scope of Dhawal Deshmukh Architect
- 5) Legal quote and Scope of Sandeep Ghate
- 6) Quote and Scope of Sanjeev Oak Architect
- 7) Legal Quote Sunita Pagey

Thanks and Regards
Mr Bhgawan Phulaware
Secretary
Dr V N Shirodkar Co operative Housing Society Limited

7 attachments

-  **05 Legal quote Sandeep Ghate.pdf**
173K
-  **04 Dhawal Deshmukh Architect.pdf**
602K
-  **01 Notice of meeting.pdf**
1082K
-  **02 CA Laxminarayan Dreams Redeveloped.pdf**
1137K
-  **06 Sanjeev Oak Architect.pdf**
1424K
-  **07 Legal Quote Sunita Pagey.pdf**
475K



03 Devendra Dhere DD Architects.pdf

4849K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: drvns.chs@gmail.com

Wed, Jan 15, 2025 at 5:50 PM