

SGM. MOM OF 9th Feb 25

Anand Court Co-operative housing society Ltd.

Plot No-1C/3A, Dr. V.Raghunath Marg. Bandra West. Mumbai -4000 50

**Minutes of the SPECIAL GENERAL BODY meeting Regarding Redevelopment
-held on 9th February 2025.**

SGM held on 9th February 2025 at Anand Court CHS Premises TIME:10.30 am.

The meeting was attended by the following members of Anand Court Co-operative housing society:

- 1) Leena Shah 2) Daulat Setpal 3) Sunil Parab 4) Uma Meenakshi
- 5) Mahesh Menghani 6) Ryan Fonseca 7) Jitendra sawjany 8) Radha Jayaram
- 9) Amar Gandhi 10) Partik bheda 11) Pramila Menon 12) Aditi Samsi
- 13) S.A Menghani 14) Sharat Menon 15) Gurpreet Sethi

Total 15 members were present.

Member of Redevelopment committee

- a) Anil Parab b) Geeta Rebello

SGM MEETING COMMENCED IN THE PRESENCE OF CHAIRMAN Mr.DAULAT SETPAL.WHO PRESIDED THE MEETING.

ALL MEMBERS PRESENT IN THE MEETING WERE UPDATED ABOUT THE JOINT MEETING HELD BETWEEN MANGURDEKAR & ASSOCIATES (PMC), THE MANAING COMMITTEE AND THE REDEVELOPMENT COMMITTEE ON 26th JANUARY 2025.
THE FOLLOWING WAS DISCUSSED:

- THE PMC HAD EXPLAINED ABOUT HOW THE CARPET AREA OF EACH FLAT IS CALCULATED UNDER RERA AS WELL AS MOFA WITH REFERENCE TO MEASUREMENT DRAWINGS AND ITS MEASUREMENT TABLES.
- Mr. PRATHAMESH MANGURDEKAR SAID THAT FURTHER DECISION TO BE TAKEN BY SOCIETY MEMBERS WHICH AREA TO FOLLOW AND TO FOLLOW ITS MAX. OR MEAN OR AS IT IS.

SO AS PER 26th JANUARY 2025 JOINT MEETING MINUTES THE PRIMARY DECISION WAS THAT SOCIETY WILL FOLLOW THE MOFA AND ITS MEAN FOR TOTAL OF 16 FLATS OF 2 BEDROOM AND MOFA AND MEAN FOR TOTAL OF 6 FLATS OF 1 BEDROOM. THE TERRACES AREA AND GARAGES AREA THAT IS CARPET AREA WOULD BE AS IS SPECIFIED IN THE DRAWINGS CHART GIVEN BY MANGURDEKAR & ASSOCIATES.

AGENDA OF 9th FEBRUARY 2025 SGM MEETING WAS TO TAKE FINAL DECISION WHETHER SOCIETY SHOULD FOLLOW 1) RERA CARPET AREA OR MOFA CARPET AREA 2) ITS MEAN OR MAX.

DISCUSSION AND VIEWS WERE ON THE POINT 1) RERA CARPET AREA OR MOFA CARPET AREA TO FOLLOW AND THE DECISION OF MEJORITY (ALL MEMBER PRESENT) WAS GIVEN TO GO BY MOFA CARPET AREA.

DISCUSSION AND VIEWS WERE TAKEN ON THE POINT 2) ITS MEAN OR MAX - AS PER SOCIETY MEMBERS OBSERVATION AND VIEWS RECEIVED IT WAS CONCLUDED THAT THERE ARE TWO DIFFERENT TYPES OF DESIGN LAYOUT OF 2 BEDROOM FLAT IN OUR SOCIETY. AND CLEARLY INDICATING 6 SQFT DIFFERENCE IN SAME FLAT OF ONE FLOOR. THIS WAS CHECKED ON THE SUMMARY CHART PREPARED WITH HELP OF THE AREAS WHICH WERE STATED IN THE MANGURDEKAR & ASSOCIATE MEASUREMENT DRAWINGS AND ITS MOFA MEASUREMENT CHART.

THE MAJORITY DECISION OF ALL MEMBER PRESENT) WAS TO POINT 2- I.E. TO TAKE MAX OF 1st TYPE OF - 2 BEDROOM - MAX MOFA CARPET VALUE THAT IS OF (A1,A4, A7,A10,B3,B6,B9,B11) AND MAX OF 2nd TYPE OF - 2 BEDROOM MAX -MOFA CARPET VALUE THAT IS OF (A3,A6,A9,A11,B1,B4,B7,B10)

THE 1 BEDROOM FLAT DECISION WAS TAKEN AS THE MAX MOFA CARPET VALUE . THAT IS OF (A2,A5,A8,B2,B5,B8).

TERRRACE CARPET AREA AND GARAGE CARPET AREA WILL BE AS SPECIFIED IN THE DRAWINGS CHART GIVEN BY MANGURDEKAR & ASSOCIATES.

THE SUMMARY CHART OF MOFA CARPET AREA MEASUREMENT WAS UPLOADED ON THE A&B GROUP OF ANAND COURT CO-OPERATIVE SOCIETY.

AS OBSERVED IN THE MOFA DRAWING SUBMITTED BY M&A ABOUT THE 2 FLATS A/10 AND A/11 OF DOOR JAMB LINE AREA WHICH WAS NOT INCORPORATED IN THE RESPECTIVE FLATS - A10 AND A11 THIS HAS TO BE INFORMED TO MANGURDEKAR & ASSOCIATES TO GET DOOR JAMB LINE SQFT.AREAS INCORPORATED IN THE MOFA DRAWING AND ITS MEASUREMENT TABLE OF THE RESPECTIVE FLATS.

THE MANGURDEKAR & ASSOCIATES- PMC SHOULD BE INFORMED IN WRITING THE FINAL DECISION TAKEN IN THE SGM HELD ON 9th FEBRUARY 2025 ABOUT 1) WHICH TYPE OF AREA AND VALUES WERE FINALIZED 2) THE 3 TYPES FLAT LAYOUT MODULES SOCIETY MEMBER HAS FINALIZED WITH THE CHART ATTACHED.

FLAT NO.	2 BED ROOM TYPE -1		FLAT NO.	2 BED ROOM TYPE -2
	MOFA CARPET AREA- SQFT.			MOFA CARPET AREA SQFT.
A1	770.81		A3	760.93
A4	770.85		A6	764.67
A7	770.83		A9	764.70
A10	758.04		A11	755.86
B3	765.70		B1	754.26
B6	772.02		B4	767.25
B9	772.06		B7	767.38
B11	774.81		B10	767.37
MAX VALUE	<u>774.81</u>		MAX VALUE	<u>767.38</u>

TYPE -3

FLAT NO.	1 BED ROOM		FLAT NO.	TERRACE CARPET AREA
	MOFA CARPET AREA- SQFT.			CARPET AREA SQFT.
A2	507.53		A10	109.39
A5	516.32		A11	274.85
A8	516.30		B10	273.23
B2	508.98		B11	125.75
B5	509.39			
B8	509.24			
MAX VALUE	<u>516.32</u>			

FLAT NO.	GARAGE AREA SQFT.
A7	164.01
A10	164.01
B6	164.01

THE NEXT SGM WILL BE CALLED ONLY AFTER RECEIVING THE FEASIBILITY REPORT AND AFTER THE REDEVELOPMENT COMMITTEE AND THE COMMITTEE HAVE APPROVED IT. IN THE NEXT SGM MANGURDEKAR & ASSOCIATES WILL BE CALLED FOR THE MEETING TO EXPLAIN THE FEASIBILITY REPORT AND TO ANSWER THE QUERIES OF THE MEMBERS.

THE MEETING ENDED WITH A VOTE OF THANKS TO THE CHAIR

Leera Shah

HON. SECRETARY

D. S. Setpal

CHAIRMAN