

Blossom Co-operative Housing Society Ltd.

(Regn.Bom/Hsg-39/65)

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Draft Rules and Regulations of Redevelopment Committee (RDC) of Blossom Co-operative Housing Society Ltd. pertaining to self-redevelopment project

1. Objective of Redevelopment Committee:

Objective of Redevelopment Committee (RDC) is to assist and facilitate the Managing Committee during the entire process of self-redevelopment of the Society's property. The goal is to achieve the self-redevelopment in accordance with the prevailing DCR regulations and for achieving this, utmost harmony, accountability, transparency and cooperation amongst the members of the Managing Committee, RDC and Members of the Society is needed.

2. General body to constitute RDC:

The constitution of Redevelopment Committee will be made by General Body in the Annual General Meeting or Special General Meeting (SGM):

- i. The RDC shall consist of 11 members and the office bearers of the Society, viz, the Chairman, the Hon. Secretary and the Treasurer shall be ex-officio members of the RDC. *(If general body so desires may increase the number beyond 11 RDC members in its meeting)*
- ii. At the first meeting of the RDC, after it is constituted, shall elect a Convenor and a Co-ordinator amongst the committee members. While the Convenor will preside over the committee meetings, the co-ordinator will convene the meetings, prepare minutes and co-ordinate with MC with all the discussions decisions taken by RDC. The Convenor shall preside over all the meetings of the RDC and in his/her absence the Co-ordinator shall do the same.
- iii. The RDC shall as far as possible, meet at least once every fortnight.



- in.* The quorum for the RDC meeting shall be 50% of the strength or 5 members personally present, whichever is less.

3. Eligibility of member to become member of RDC:

The criteria of becoming RDC member shall be as under:

- a. He/ She should be a non-defaulting member of the society and preferably residing in the Society premises. Members who are staying in Metropolitan region of Mumbai may also be considered in case the subject Member is willing to attend the meetings regularly and he/she is in a position to give his/her services as and when required by the RDC/ MC.
- b. He/ She must be an expert or having experience in any of the field such as execution of Engineering projects, Contracts management, Finance & Accounting, Taxation, Environmental laws, Contracts, Law, Banking, Architecture or administration, Sales & Marketing, Advertisement, Information Technology etc.
- c. Willing to give time for the Society's redevelopment work and ready to attend RDC meetings and other meetings with various authorities in connection with the re- development work of the Society and also to visit various other projects and submission of reports for the selection of Contractor, in case if needed.
- d. Work in the sub-groups for study/scrutiny of tenders, contract documents, drawings & proposals submitted by the Architects/PMC and to prepare reports and to submit to the MC for further course of action. To give suggestions, if any, regarding the proposals placed before the RDC by the Society/MC. To supervise the work during construction with PMC and attend the meetings pertaining to the project monitoring and related matters.
- e. take interest in the self-redevelopment project of Blossom and ready to work towards achieving the goal of the project.



4. Duties and obligations of each member of RDC:

- a. Keep the classified information pertaining to the Society confidential and should not reveal the same to outsiders. The approvals, drawings, documents, data or such important details and information should not be parted with anybody other than members of the MC and RDC and Members of the society while in a General body meeting.
- b. The discussions in the meeting and decisions taken therein be kept confidential and not be shared with anybody other than the MC/RDC members and members of the society while in a General Body meeting.
- c. All the proceedings of the RDC meetings shall be recorded in a Minute book. The draft minutes shall be circulated among the RDC members within 7 days from the date of the meeting and shall be confirmed in the next meeting of the RDC.
- d. Upon confirmation of the minutes the same shall be signed by the Convener and Co-ordinator and circulated among RDC members with a copy to Hon. Secretary of Society.
- e. All the members of the society shall be entitled to take inspection of the minutes after giving a reasonable notice to the Hon. Secretary.
- f. The recommendation made by RDC or stand taken by RDC on any issue shall be decided by majority of RDC members. In case any members do not agree with the majority, their dissent shall be recorded in the minutes. Once this decision/stand is taken by the majority of the RDC, any dissenting members should not make the same public except in a General Body meeting.

5. Removal from the Re-development committee:

If any RDC member:

- a. Indulges in acts which are detrimental to the interest or proper working of the Society.



- b. Has wilfully deceived RDC or MC or Society by giving false information.
- c. Is found to be having any pecuniary interest in any arrangements or contracts proposed to be entered into by the Society, leading to a conflict of interest.
- d. Remains absent from the committee meeting continuously for three meetings without obtaining prior leave of absence from the Convenor.
- e. Ignore the decision/stand of RDC arrived by majority and start spreading misleading/false information about the RDC meetings/discussions/decisions and obstruct the MC in carrying out redevelopment, then on the recommendation of the RDC the General Body may remove such member from RDC.

6. Responsibilities of the RDC:

- a. A member of RDC shall give consent in writing that he/she will be guided and bound by the rules and regulations guiding the self-redevelopment process.
- b. To assist MC in implementing the mandate of self-redevelopment of Blossom buildings.
- c. To become member of various sub-groups that may be formed for intensive study of various aspects of self-redevelopment.
- d. To accompany office bearers of MC to represent Blossom society at various government, Municipal and public authorities or banks and financial institutions.
- e. To assist MC in drafting/ creating/scrutinizing key correspondence/ documents/ Tenders/worksheets/presentations /databases etc.
- f. To assist MC in formulating any schemes or systems or policies and presenting the same to General Body for its consideration and approval.



- g. To supervise the work during construction with PMC and attend the meetings pertaining to the project monitoring and related matters.

7. Tenure:

The tenure of the committee will be up to the completion of the self-redevelopment project or as determined by General Body in its meetings.

8. Reporting:

The RDC will report to the MC and in case of important issues a joint meeting of RDC and MC will be convened and decision by majority will be taken.

9. Approval of Rules and regulations of RDC:

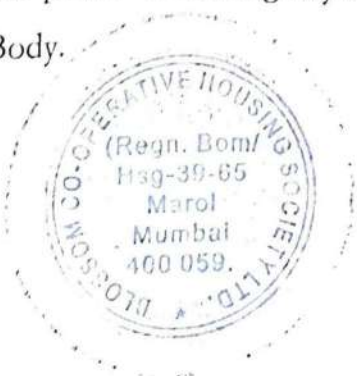
Draft Rules and Regulations of RDC will be placed in the General meetings and after obtaining its approval by General Body it will be binding on each member of RDC.

10. Expectation from RDC:

- a. The committee will assist Managing Committee in respect of various matters pertaining to self-redevelopment project.
- b. The power of RDC is recommendatory in nature. No member of the RDC shall have any signing powers or authority to execute any document relating to the development of Society.
- c. The committee or any member of RDC shall not be permitted to deal directly with PMC or any subject specialists such as Architects, Liaison Architects, CA, Legal Consultants, Structural Engineers etc. However, they will be involved as member of various sub-groups and such group members with MC members can represent various authorities and subject experts.

11. Modification/ alterations of rules and regulations of redevelopment committee

The rules and regulations of RDC are approved by General Body and hence the power of making any changes/modifications in them lies with General Body.



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