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Blossom Co-operative Housing Society Ltd.

(Regn.Bom/Hsg-39/65)

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To All Members

21stth May, 2021

Dear Members,

Following are the proceedings of the Special General Meeting (SGM) of Blossom Co-operative Housing Society Ltd., Military Road, Marol, Andheri (East), held through online mode, on Saturday, the 15th May, 2021 at 5:00 pm. IST.

Kindly go through the same and if you wish to make any suggestions and or modifications in these Minutes, please send the same before 20th June, 2021.

For and on behalf of Blossom Co-operative Housing Society Ltd


Hon. Secretary



Proceedings of the Special General Meeting (SGM) of Blossom Co-operative Housing Society Ltd., Military Road, Marol, Andheri (East), held through online mode, on Saturday, the 15th May, 2021 at 5:00 pm. IST.

No. of Members present: 241 (on Microsoft Team platform) (85% of the total members)

Online Meeting began at 5:00 pm. and quorum achieved at 5.12.pm.

Hon. Chairman, Mr. S. D. Bargir, welcomed the members and expressed satisfaction on attendance of large section of Blossom fraternity. He declared that the required quorum is available and thanked the members once again for their impressive presence. He also indicated that this meeting is very crucial as from this date onwards, Blossom is trudging a path of self-redevelopment and it is going to offload its past unsuccessful efforts towards development of society buildings through Developer model. He recalled that Society had arranged the Presentation of renowned Architect and Activist, Mr. Chandrashekar Prabhu (CP) on 19.4.2021 and he too advocated the path of redevelopment through Self-

redevelopment route. In the said meeting CP also answered queries of members and also assured that he will guide the Society all through its self-redevelopment journey. CP further clarified that he will not charge any fees or remuneration for his services as he has decided to help all such Societies who wish to undertake redevelopment through self-redevelopment route.

The Chairman further added that the Managing Committee has also released a note titled "Essentials of Redevelopment" wherein the key information on redevelopment such as Redevelopment of old buildings through developer route and redevelopment by self-redevelopment route, myths of self-redevelopment, merits and demerits of self-redevelopment, PMC and his role as well as availability of Mr. Chandrashekhar Prabhu (CP), as Advisor is given. He added that even CP in his presentation suggested the method by which new flats can be sold to members, their relatives and also some flats to underwriters so that the funds can be made available for the project to start. The Chairman also confirmed that Mr. CP has agreed to assume the role of Advisor to Blossom project, for which he has advised that the Society can approve the proposal of appointing him as Advisor as soon as Society undertakes to redevelop its buildings through self-redevelopment route by passing appropriate resolution in general meeting.

The Chairman then reminded the members that the MC has sent one communique dated 12th May, 2021 giving therein procedure for joining Microsoft Team platform for attending SGM and step by step procedure for joining Right2Vote platform for voting. He then drew the attention of members towards the Preamble and draft of resolution to be passed which was given by way of an Annexure to the communique dated 12.5.2021. In order to recall and refresh the memory of the members, he read the entire Preamble and the resolution which is reproduced below.

Preamble:

Blossom Co-op. Hsg. Society Ltd, a Housing Society, formed in 1965, with 284 members, owns free hold land approx. measuring 6 acres in Marol, Andheri East, Mumbai 400059. The Society completed the construction in 1970, on its own, and occupied all the 11 buildings. Presently, the buildings are very old, but habitable, leaving no option but to redevelop it. Self-Redevelopment model is found to be suitable in view of its advantages as compared to redevelopment through developer model. Members of the Society will be in full control throughout, as opposed to absolute control supervision with the Developer. In addition to the above, Technical, Professional and Architectural support, External Finance, Project Management support etc. can be all outsourced by Society.

As the Society and its members have sought professional guidance from Mr. Chandrashekhar Prabhu, an Expert in this field, it is now incumbent on the



Society to passing the below resolution mandating the MC for going ahead with Self-redevelopment Model.

Following this, the Society shall convene another Special General Body Meeting to consider appointment of Mr. Chandrasekhar Prabhu as Advisor to Self-redevelopment process and also to constitute a Redevelopment Committee and to frame rules and regulations guiding the said Redevelopment Committee.

He then requested two members to come forward, one to propose and another to second the resolution.

RESOLUTION:

Resolved that the redevelopment of Society building be and is hereby carried through Self-redevelopment model.

Further Resolved that Managing Committee of the Society be and is hereby authorized to convene another Special General Body Meeting to appoint an Advisor and to select Redevelopment Committee along with Rules and Regulations guiding such Committee, within next fifteen days

Proposed by: Mr. TEJKUMAR M. DIALANI (4/22)

Seconded by: Mr. SELWYN BONWAITY (9/4)

The resolution was then put to vote and members were requested to go to voting platform viz. Right2Vote platform. At this stage around 40 members came forward and indicated that they have not received any link from the Right2Vote platform but they want to register their presence for the meeting and also support the motion by saying "YES".

The Chairman also informed the members that due to storm at Kerala and surrounding areas, some of the members are not in a position to log in the voting platform.

Thereafter, members were directed to go to voting platform and for some time the Microsoft Teams platform was kept in silent mode.

After the entire process of voting was over, it was observed that those members who indicated their preference by saying "Yes" to the resolution in the MS Team meeting, 27 of them got link and they could vote on the Right2vote platform. Hence votes of 13 members who attended the SGM and voted on MS team platform were taken on record.

At 8.10 pm the results were available from the Right 2vote system. The Chairman declared the results on the basis of System Report which indicated that total 231 members voted on Right2Vote platform, out of which 5 were against. The Chairman then declared that the resolution as proposed and seconded, is passed by majority with only 5 against.



[However, on scrutiny, it was observed that 9 members who voted have not logged in MS Team platform. Hence the total valid votes polled considered is 235 (231-9 = 222 Right2Vote platform + 13 MS Team platform) of which 5 were against the resolution.]

The Chairman thanked each member of the Blossom who attended MS Team meeting in large numbers and also exercised their voting right in Right2Vote platform. He stressed that the time has come to sink differences and tread the path of self-redevelopment. There is no gain in raking the past unsuccessful attempts of redevelopment through developer model and in Blossom there is always divine guidance whereby we get signals of right path and now we have got a route of redevelopment through self-redevelopment model.

He also thanked all the volunteers who are popularly known as foot soldiers who tirelessly worked for making today's meeting successful with tangible results. Some of the young volunteers will become members of future blossom committees and their involvement at this stage is good learning for shaping future.

The meeting then ended with vote of thanks to the Chair.

Note: Those members who wish to visit office and see the various lists and wish to ensure the accuracy and precision in recording attendance for meeting at MS Team platform and all data pertaining to Right2Vote platform regarding Voting are welcome to visit office preferably with prior intimation.

