

# BRAHMAND PHASE - I CO-OP. HOUSING SOCIETY LTD.

Registration No. TNA / (TNA) / HSG / TC 4580 / Dated 31.1.1992

Azad Nagar, Post - Sandoz Baug, Ghodbunder Road, Thane (W) - 400607

Ref. No. 243/2026

Date: 21/03/2026

## MINUTES OF THE SPECIAL GENERAL MEETING

The special general body meeting of our society named Brahmand phase 1 CHS Ltd held on Sunday 15th March 2026 at 11.00 AM at the two-wheeler parking space besides the society's garden to discuss and decide upon following agenda as per the notice for the same.

The Special General Meeting scheduled at 11:00 AM could not commence on time due to lack of quorum.

Accordingly, the meeting was adjourned and reconvened at 11:30 AM by the Chairman Mr. K.S. Dubey.

### Agenda No.1)

To consider, discuss, and to approve the proposed building layout plans submitted by our Developer Satyam Realty for the redevelopment/construction of our Brahmand Phase-1, Society's property.

### *Discussion and Suggestions*

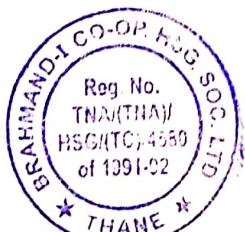
The Chairman Mr. K.S. Dubey welcomed all the members along with Mr. Harshal Vaid, Mr. Premaji Patel and Mr. Harsh Patel the representative of M/s Satyam Realty.

The meeting began with general instructions that the members are requested to listen and see the presentation and after the queries will be answer if any.

The Anchor by M/s Satyam Realty started the explanation about the project with the PPT Presentation

After Mr. Harshal Vaid (C.A.) anchored the session and explained the agenda and flow of the meeting. He explained about Overall redevelopment Master Plan, Project vision and development concept, proposed amenities and facilities, Unit planning and building layout, General construction features.

He also thoroughly explained the 1 BHK, 2 BHK and 3 BHK configurations as per the 41% agreed in the D.A. to the current area of the



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*[Signatures]*  
CHAIRMAN GEN. SECRETARY TREASURER



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residents. The proposed redevelopment project id consist of 2 towers i.e. A & B. Out of both towers B is for rehab. The current owners will be allotted the units having following MOFA area against their current flat area.

NO	CURRENT AREA (IN sqf)	NEW AREA AS PER 41% EXTRA (IN sqf)	UNIT CONF.
1	305.05	435.83	1 BHK
2	282.45	435.83	1 BHK
3	276.96	435.83	1 BHK
4	309.03	435.83	1 BHK
5	383.52	540.78	2 BHK
6	637.87	899.66	3 BHK

As per his presentation the tower will have the 45<sup>th</sup> floors of which podium parking area will be upto 7<sup>th</sup> floor. Amenities will be on the 8<sup>th</sup> floor. Residential floor will start from 9<sup>th</sup> floor. Remaining 37 floors will be for residential floors for rehab. Means total floors have 45 floors including podium and residential.

He assured that if the current owners are interested to purchase the additional area they can have it in the sale tower. The condition is owner is liable to purchase the flat against his current flat only. For addition purchase area the current owners have to pay Rs.14200/- per square rera area and stamp duty, GST and other taxes if any with floor rise charges i.e.Rs.100.00 per square foot.

After that walk through video was played and it was highly appreciated by the present members.

After the presentation, Mr. Sameer Shinde ( PMC) presented a Scrutiny Report regarding the redevelopment proposal. He clarified multiple points related to Area calculations, Layout planning, Development feasibility.

During questions-answer session Mr. Rajendra Mudrale (5/701) raised his queries that includes



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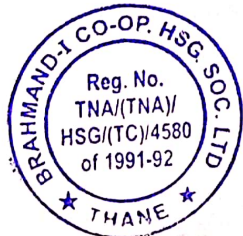
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1. All the 780sqft 2BHK flats entry is just in front of lifts, it will impact the privacy of residents, all these are sale flats Builder should consider redesigning the flat entry point.
2. There is no dry area defined in the floor plan and no demarcation for the washing machine area. Plz include it in the layout.
3. Areas for sale flats given in the society circular are not matching with Builder's floor plan layout. E.g. 2BHK area in society letter is 752 sqft whereas it is 780 sqft in builder's layout.
4. Sum of area given in floor plan layout is not matching with overall floor layout, Builder may explain the hidden areas which will sum up to total area during presentation in SGM.
5. Clarification question. Do existing flat areas are as per MOFA? Does it include Balconies and internal walls areas? Rehab flats areas are given as per MOFA, does it include internal walls area?
6. For existing flats and rehab flats if internal wall area and Balcony area is not considered. Then for the residents who want to buy an incremental area, the same methodology to be applied. E.g For existing 1BHK owners having area 383.52sqft are getting 2BHK rehab flats with MOFA 540.76 sqft in which internal wall area approx. 28 to 38 sqft (@5% to 7%) is not considered. Whereas all the sale flats are as per RERA includes internal wall areas.
7. With a 45 story building vrs existing 7 floor building, how much increase in Maintenance charges (FCAM+BCAM) we expect?
8. Parking area size is not defined in the layout. Provide the details along with clarity on type of parking stilt/stack.

All the above question were answered in detailed.

Mr. Harshal Vaid explained that to exchange the current flat the members can convert the MOFA area into Rera carpet area by multiplying by 5% and which will be deducted by area of the newly purchased flat. For example MOFA carpet 540.78 sq. f area is 567.81 sq.f. rera carpet area.

Mr. Harshal Vaid firmly assured that both towers will be of same quality. Amenities will be common for both towers.. Around 61 members have expressed their interest to purchase additional area and many more yet to come and 8 rehab flats area in the saleable tower A.



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All the queries by Mr. Rajendra Mudrale were answered by Mr. Harshal Vaid and Mr. Mudrale was quite satisfied.

Mr. Vishnu Kokitkar's queries regarding the parking area were also addressed positively. The Secretary Mr. Mahendra Madhavi assured that month to month update and work in the progress will be shared with members as usual done in the past by the committee.

Queries by Mr. Bharat More were also addressed and answered in detail.

Mr. Amol Shirodkar asked about the process to obtain the full C.C. or part C.C.

Mr. Harshal Vaid assured that the full CC will be obtained.

To address the Mr. Avinash Gavali regarding the safety grill, solution was given that common vendor will be hired for the same as per the demand by the members and cost will be borne by these members. The difference between MOFA carpet area RERA carpet area was explained.

When Mr. Nilanjan Chatterji asked about the entrance lobby, he was answered that the lobby will be common. The entry for the commercial premises will be separate than the residential.

Regarding the concern by Mr. B.N. Desai, it is informed that the norms in UDCPR 2020 will be followed. Mrs. Desai Ma'am described the journey of the redevelopment with the journey from the earth to heaven.

To answer Mr. Rao Uncles's query regarding the vacating the flat, he was answered that after CC the flats will be vacated and time line for CC is from 6 months to 1 year. Flower bed is not offered as it is counted as carpet area.

When Mr. Ashok Sonawane raised his concern regarding the design/plan of the flat that WC is very much in front of the kitchen, for that direction of entry door of the WC will be changed.

Also There was suggestion for shifting the common bathroom door so that kitchen door and both room doors are not exactly opposite to each other.



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This was immediately accepted by builder's representative as well architect and assured the members that this will be taken care in final plan .

All the queries were answered deliberatively and in detail by Mr. Harshal Vaid (C.A.)

At last Mr. Sanjay Kurhade appreciate the plan, layout and compared it with building in Chikago. He also thanked M/s Satyam Realty's team, architect and the brains behind it. He also expressed to hand the help unitedly with committee whenever it is needed.

## Resolution 1.

With proper discussion, explanation with accepting suggestions, it was resolved that the proposed building layout, plans submitted by our Developer Satyam Realty for the redevelopment/construction of our Brahmmand Phase-1, Society's property is approved unanimously.




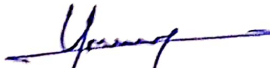
Proposed By : Mr. Eanest Harisson

Seconded By : 1) Mrs. R. Ramanurthi.

2) Nikhil Sharama

3) Vijay Sarangle

The meeting concluded with a vote of thanks to the Chair and all members present.


     
K. S. Dubey      Mahendra Madhavi      Sharad Kembari      Vinayak Kongere


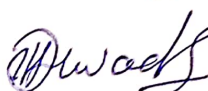
(Chairman)


(Secretary)

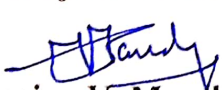
(Joint Secretary)


(Treasurer)

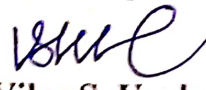
  
Shivaji K. Renake

   
Ashok Woolya      B. S. Dewade

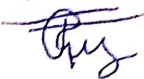
  
Sandip Bhosle

  
Sanjay V. Mandya

  
Mahesh B. Kadam

  
Vilas S. Ugale

Jayram Tare


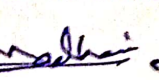
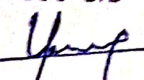


Janessa Veigas





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CHAIRMAN      GEN. SECRETARY      TREASURER

