

## MINUTES

Name of the Meeting	13 <sup>th</sup> Core Committee Meeting						
Meeting Chaired & Conducted by	Shri Nainesh Shah, Hon. Secretary						
Date of the Meeting	Tuesday, May 27, 2014			Time of the Meeting		6:00 pm	
Venue of the Meeting	MCHI-CREDAI Meeting Room No. 1						
Total Committee Members (18)	No. of Member Present	10	No. of Members Absent		2	Leave Granted to	6
Member Present	1. Shri Vimal Shah, President 2. Shri Deepak Goradia, Vice President 3. Shri Boman Irani, Vice President 4. Shri Nainesh Shah, Hon. Secretary 5. Shri Sukhraj Nahar, Treasurer 6. Shri Harish Patel, Hon. Jt. Secretary 7. Shri Ashok Mohanani, Hon. Jt. Secretary 8. Shri Bandish Ajmera, Hon. Jt. Secretary 9. Shri Mukesh Patel, Hon. Jt. Treasurer 10. Shri Jagdish Ahuja, Co-ordinator						
Leave of Absence Granted to	1. Shri Dharmesh Jain, President-elect 2. Shri Mayur Shah, Vice President 3. Shri Nayan Shah, Vice President 4. Shri Lakshman Bhagtani, Hon. Jt. Treasurer 5. Shri Rasesh Kanakia, Co-ordinator 6. Shri Parag Munot, Co-ordinator						
Name of Members Absent	1. Shri Sandeep Runwal, Hon. Jt. Secretary 2. Shri Pujit Aggarwal, Co-ordinator						
Guest Attended	----						
Name of the officials from MCHI-CREDAI	1. Shri S. S. Hussain, Chief Executive Officer 2. Shri C. P. Goyal, Chief Manager, Finance & Admin 3. Shri Avadhoot Rane, General Manager (Liaison)						

Sr. No. Agenda	DISCUSSION & DECISION	
1	To read and confirm the minutes of core committee meeting held on April 29, 2014	
	Minutes of the Core Committee Meetings held on April 29, 2014 was taken as read and confirmed.	
2	Legal Matter :	
	i.	<p>To discuss on the mail sent by Shri Dharmesh Chheda on issues</p> <p>1) 999 years reduction to 30 years</p> <p>2) 2% enhanced lease rent being charged at RR every year.</p> <p>3) 5% fungible premium</p> <p>Transfer premiums ranging from 10% to 50% + multiple transfers.</p> <p>It is informed by Hon. Secretary, Shri Nainesh Shah that we have received a letter from Shri Dharmesh Chheda that Matunga Residence Association has filed a Writ Petition on the issue on the subject matter, so he has requested to MCHI-CREDAI members for becoming the member of Matunga Residence Association. So, that they can also avail the benefit of the Writ Petition but Shri Vimal Shah, President MCHI-CREDAI informed the Core Committee that the petition should be filed in the name of MCHI-CREDAI and the Members of Matunga Residence Association should request to accept the membership of MCHI-CREDAI.</p>
	ii	<p>Janhit Manch : SLP in Supreme Court</p> <p>The matter came upon board on 30<sup>th</sup> April 2014 at Supreme Court. Advocate Rahul and Advocate Neveille Mukharji appeared on behalf of MCHI-CREDAI none appeared on behalf of Janhit Manch. Shri Gonsalves Sr. Counsel appeared on behalf of Medha Patkar in one of the clubbed matters Sr. Counsel Shri Atul Chitale appeared on behalf of BMC.</p> <p>The Court inquired about the SRA project taken till date and the states say with regard to extension of cutoff date. The advocate appearing on behalf of the State Government had no instructions; the Bench finally adjourned the matters to beyond the vacation and shall take the final hearing on re-opening.</p> <p>MCHI has yet to file reply in this matter and Shri Rahul will circulate the draft of the same shortly.</p> <p>It has been decided that Shri Rahul Dwarkadas from M/s. Wadia Gandhi &amp; Co. should proceed in the matter.</p>
3.	Liaison Matter :	
	i.	<p>Meeting held with Shri Manik Gursal, Deputy Inspector General of Registration (Head Quarters)</p> <p>Shri S. S. Hussain, CEO, MCHI-CREDAI briefed details about meeting held on May 22, 2014 to discuss the issues related to Stamp Duty and registration. Shri Vimal Shah, President informed CEO to arrange a meeting in Mumbai with Shri Shrikar Pardeshi, IGR of Maharashtra to discuss extensively about issues related to the Stamp Duty and Registration.</p>
	ii.	<p>Discussed the agenda points for Hon’ble Chief Minister Meeting</p> <p>MCHI-CREDAI prepared the agenda for next meeting with Hon’ble Chief Minister of Maharashtra.</p> <p>Six point agenda was discussed by Members and inform to CEO that to sent brief agenda of 22 points to Shri Manu Kumar Srivastav, Principle Secretary - UDD - I for their information.</p>
	iii.	<p>Discussion on workshop of Land Titling, YASHADA, Pune.</p> <p>Shri S S Hussain, CEO informed that Government of Maharashtra has organized 2nd review workshop on May 17 in Pune to discuss following issues related to the Land Titling.</p> <p>Shri Vimal Shah informed CEO to sent draft of Land Titling Act to Advocate Shri Parimal Shroff for remarks and changes in the section of the Act to take further with Government and Stake Holders.</p>

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	iv.	To discuss the proposals received from Mobile Creches.
		<p>Shri S S Hussain, CEO informed that Mumbai Mobile Creches is an NGO taking initiative in social matter. Principal Secretary for Women &amp; Child Development already had series of meetings to discuss this issue in brief.</p> <p>Shri Vimal Shah informed CEO to incorporate this issue in our next quarterly Home Bulletin of MCHI-CREDAI for information to all members to support this campaign under CSR activity.</p>
4.	<b>Secretariat</b>	
	i.	Seminar on MOFA :
		It has been decided that not to conduct any seminar unless and until rules are finalized by Government of Maharashtra. The seminar proposed to be held in the first week of June on MOFA stands cancelled therefore.
	ii.	Discussion on draft Articles of Association for CREDAI Member Associations received from CREDAI National.
		The remarks of MCHI to be sent to the CREDAI.
	iii.	Email received from Shri Naman Shah for enrolling his name in Youth Committee of MCHI-CREDAI.
		It has been decided that CEO shall finalise this issue in concurrence of Shri Boman Irani, Vice President of MCHI-CREDAI and Mentor of Youth Wing.
5.	<b>Any other matter with the permission of Chair.</b>	
	i.	Letter from Shri Pravin Mehta address to Principal Secretary, UDD regarding modification of DCR on behalf of MCHI-CREDAI.
		Not discussed.
	ii.	Email received from Tridhaatu Realty & Infra Pvt. Ltd. Regarding MCHI-CREDAI Writ Petition.
		Not discussed.
	iii.	<p>It has been decided to felicitate all newly elected members of Parliament of Lok Sabha from MMR. Core Committee decided that MCHI-CREDAI will have their next Managing Committee meeting on 3<sup>rd</sup> June, 2014 at Sofitel Hotel, BKC Bandra between 6:00 pm to 7:00 pm, which will be followed by felicitation of six MPs of Mumbai specially and have Dinner with them.</p> <p>Following Agenda items will be taken up for the interaction with new elected Hon'ble Member of Parliament.</p> <ol style="list-style-type: none"> <li>1. Civil Aviation</li> <li>2. Environment / CRZ</li> <li>3. Doppler Radar</li> <li>4. Army Area Restriction</li> <li>5. Slum Rehabilitation Schemes</li> <li>6. Affordable Housing</li> </ol> <p>Felicitations and Coordination with following MPs as follows;</p> <ol style="list-style-type: none"> <li>a. Shri Gopal Shetty, North Mumbai and Shri Bandish Ajmera will coordinate with him.</li> <li>b. Shri Gajanan Kirtikar, North West Mumbai and Shri Vimal Shah will coordinate with him.</li> <li>c. Shri Arvind Sawant, South Mumbai and Shri Rajendra Chaturvedi will coordinate with him.</li> <li>d. Dr. Kirit Sommaiya, North East Mumbai and Shri Deepak Goradia will coordinate with him.</li> </ol>

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		<p>e. Smt. Poonam Mahajan, North Central Mumbai and Shri Boman Irani will coordinate with her.</p> <p>f. Shri Rahul Shewale, South Central Mumbai and Shri Boman Irani will coordinate with him.</p>
	iv.	<p>In second phase MCHI-CREDAI is planning to felicitate all 11 Member of Parliament from MMR Region and 6 Ministers from Maharashtra in the last week of June or beginning of July. For this Shri Vimal Shah suggested to initially discussing with Hon'ble Union Minister, Shri Gopinath Munde and Hon'ble Union, Shri Nitin Gadkari to coordinate this programme and fix up a date for the same.</p> <p>For this programme following members will take a responsibility as given below;</p> <ul style="list-style-type: none"> <li>a. Shri Jagdish Ahuja will coordinate with Hon'ble Union Minister, Shri Gopinath Munde.</li> <li>b. Shri Vimal Shah will coordinate with Hon'ble Union Minister, Shri Nitin Gadkari.</li> <li>c. Shri Boman Irani will coordinate with Hon'ble Union Minister, Smt. Smuriti Irani.</li> <li>d. Shri Bandish Ajmera will coordinate with Hon'ble Union Minister, Shri Piyush Goyal.</li> <li>e. Shri Nainesh Shah will coordinate with Hon'ble State Minister, Shri Prakash Jawdekar.</li> <li>f. Shri Vimal Shah will coordinate with Hon'ble State Minister, Shri Anant Geete and Hon'ble State Minister, Shri Raosaheb Yadavrao Danve</li> </ul>
	v.	<p>It has been decided by President that we should call advertisements from developers for forthcoming home bulletin which should be printed on third or last page of the bulletin copy. Advertisements from Real Estate Companies and ancillary items manufacturers should be taken up for the same.</p>
	vi.	<p>It has been decided by President that while preparing for agenda for next managing committee all legal items should be incorporated at the end of the agenda and rest of the items will be taken up in the beginning.</p>
	vii.	<p>Shri Vimal Shah informed the committee about the presentation given by Col. N. B. Saxena (Retd.) from L &amp; T Construction, New Delhi and Col. Anil Pokhriyal (Retd.) from Constructions Skill Development Council, New Delhi on National Skill Development Corporations programme for construction workers training under the CSR activity. He also suggested to take this item for next Managing Committee Members as first agenda item.</p>
	viii.	<p>It is informed by the President that our Existing Statutory Auditor Mr. K. N. Gandhi would continue as an Auditor of MCHI Trust and as decided in our last AGM of MCHI M/s. Bathia &amp; Co. will be the new Auditor of MCHI.</p>
	ix.	<p>It has been decided that 50% of existing salary of CEO, Shri S S Hussain will be paid from MCHI as a Salary and the balance 50% will be paid from MCHI Trust as consultancy fees, as he is allowed to be an advisor / consultant there.</p>
	x.	<p>It has been decided that Managing Committee Meeting for the month of September 2014 will organized at Ahuja Towers.</p>

Meeting ended with vote of thanks to the Chair.

For MCHI-CREDAI

Sd/-  
Nainesh Shah  
Hon. Secretary