

## MINUTES

Name of the Meeting	<b>4<sup>th</sup> Meeting of Managing Committee 2013 – 14</b>							
Meeting Chaired by	<b>Shri Vimal Shah, President, MCHI-CREDAI</b>							
Meeting Conducted by	<b>Shri. Nainesh Shah, Hon. Secretary, MCHI-CREDAI</b>							
Date of the Meeting	<b>Tuesday , September 24, 2013</b>			Time of the Meeting	<b>6:00 pm</b>			
Venue of the Meeting	<b>MCHI-CREDAI Conference Hall</b>							
Total Committee Members	No. of Member Present	18	Leave Granted to	21	No. of Members Absent	4	Guest Attended	1
Member Present	<ol style="list-style-type: none"> <li>1. Shri Vimal Shah, President</li> <li>2. Shri Paras Gundecha, Immediate Past President</li> <li>3. Shri Mayur Shah, Vice President</li> <li>4. Shri Nayan Shah, Vice President</li> <li>5. Shri Deepak Goradia, Vice President</li> <li>6. Shri Nainesh Shah, Hon. Secretary</li> <li>7. Shri Sukhraj Nahar, Hon Treasurer</li> <li>8. Shri Harish Patel, Hon. Jt. Secretary</li> <li>9. Shri Bandish Ajmera, Hon. Jt. Secretary</li> <li>10. Shri Lakshman Bhagtani, Hon. Jt. Treasurer</li> <li>11. Shri Jagdish Ahuja, Co-ordinator</li> <li>12. Shri Jayesh Shah, Committee Member</li> <li>13. Shri Nayan Bheda, Committee Member</li> <li>14. Shri Rajendra Chaturvedi, Committee Member</li> <li>15. Shri Rakesh Sanghvi, Invitee Member</li> <li>16. Shri Rajesh Prajapati, President MCHI-CREDAI Raigad</li> <li>17. Shri Johar Zojwalla, President, MCHI-CREDAI Kalyan Dombivli</li> <li>18. Shri Shrikant Shitole, MCHI-CREDAI Kalyan Dombivli</li> </ol>							
Leave of Absence Granted to	<ol style="list-style-type: none"> <li>1. Shri Dharmesh Jain, President-elect</li> <li>2. Shri Ashok Mohanani, Hon. Jt. Secretary</li> <li>3. Shri Mukesh Patel, Hon. Jt. Treasurer</li> <li>4. Shri Pujit Aggarwal, Co-ordinator</li> <li>5. Shri Rasesh Kanakia, Co-ordinator</li> <li>6. Shri Parag Munot, Co-ordinator</li> <li>7. Shri Vikas Walawalkar, Committee Member</li> <li>8. Shri Sanjay Chhabria, Committee Member</li> <li>9. Shri Sandeep Raheja, Invitee Member</li> <li>10. Shri Suhail Khandwani, Invitee Member</li> <li>11. Shri Jitendra Jain, Invitee Member</li> <li>12. Shri Shailesh Sanghvi, Hon. Secretary, MCHI-CREDAI Mira Virar City</li> <li>13. Shri Arvind Goel, President, MCHI-CREDAI Navi Mumbai</li> <li>14. Shri Sunil Mantri, Past President</li> <li>15. Shri Pravin Doshi, Past President</li> <li>16. Shri Mohan Deshmukh, Past President</li> <li>17. Shri Mofatraj Munot, Past President</li> <li>18. Shri Niranjan Hiranandani, Past President</li> <li>19. Shri Rajni S. Ajmera, Past President</li> <li>20. Shri G. L. Raheja, Past President</li> <li>21. Shri Shailesh Puranik, President, MCHI-CREDAI Thane</li> </ol>							
Name of Members Absent	<ol style="list-style-type: none"> <li>1. Shri Boman Irani, Vice President</li> <li>2. Shri Sandeep Runwal, Hon. Jt. Secretary</li> <li>3. Shri Mukesh Mehta, Invitee Member</li> <li>4. Shri Munish Doshi, Invitee Member</li> </ol>							
Guest Attended	<ol style="list-style-type: none"> <li>1. Shri Manohar Shroff, Hon. Secretary, MCHI-CREDAI Navi Mumbai</li> </ol>							
MCHI-CREDAI Staff	<ol style="list-style-type: none"> <li>1. Shri S. S. Hussain, CEO, MCHI-CREDAI</li> <li>2. Smt. Anjana Chheda, Legal Advisor, MCHI-CREDAI</li> <li>3. Shri Ashok Lulla, General Manager, MCHI-CREDAI</li> <li>4. Shri C. P. Goyal, Chief Manager – Finance &amp; Admin, MCHI-CREDAI</li> <li>5. Smt. Shehnaaz Khambatta , General Manager – PR &amp; Corp. Communication, MCHI-CREDAI</li> <li>6. Shri Avadhoot Rane, General Manager (Liaison), MCHI-CREDAI</li> </ol>							

Sr. No. Agenda	DISCUSSION & DECISION	
1.	To read and confirm the Minutes of the meeting held August 6, 2013 <b>Minutes of the Meeting held on August 6, 2013 were taken as read and confirmed.</b>	
2.	To grant leave of absence to members. <b>As mentioned on Page 1, leave of absence granted to names mentioned (Nos. 1 to 21).</b>	
3.	Discussion on ATR- Action Taken Report on last Managing Committee Meeting. Discussion on the work allotted to the Task Owners concerned.	
i.	Task - SRA: Owner - Shri Jagdish Ahuja	<b>President Shri Vimal Shah informed that the Managing Committee that SRA going to frame a small committee to complete SOP for standardization for new scheme. He requested task owner Shri Ahuja and his team to meet CEO SRA on regular basis for taking the updates for the same in concurrence of CEO MCHI. Comments received on SRA guidelines can also be taken up like other issues of the last meeting with SRA.</b>
ii	Task - Automatic NA & Royalty matter Owner - Shri Nayan Bheda	<b>It was informed by Task Owner Shri Nayan Bheda and CEO, MCHI-CREDAI that BKC area is still being counted as agriculture land traditionally and government taking the payment for the same as a commercial area. Therefore this issue will be taken up to Hon'ble Revenue minister to expedite and sort-out the problem.</b>  <b>President also informed that with reference of draft Act of Central Government MCHI-CREDAI wants to meet revenue Minister. Revenue minister may delegate NA power to Municipal Corporations in forthcoming months. In this procedure after submitting document to collector office from developers entire document will scan, scrutinize and examined by collector office and will check the status by them. After complying positive approvals the collector office will issue letter to Municipal Corporation to provide NA permission to said developers.</b>
iii	Task - High Rise Owner:- Shri Mayur Shah & Shri Nayan Shah	<b>It has been decided that to take an appointment of Shri V. K. Phatak who is expertise in DCR preparation work and also consultant for MCGM. for DCR work.</b>
iv.	Task - Hand Book Owner - Shri Nayan Shah	<b>50% work is completed and Revenue manual would be ready soon.</b>
4.	Legal Matters for discussions.	
i.	Notice to send CREDAI BANM-Raigad for forming new association in Raigad.	<b>As par our instructions, Shri Rahul Dwarkadas of Wadia Ghandy &amp; Co. have sent notice to CREDAI BANM-Raigad for intention to form new association in Raigad. Letter received from Shri Rajesh Prajapati.</b>

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	ii.	In the Kohinoor SLP in Supreme Court The Government has filed affidavit in reply. Efforts are made to get the copy of affidavit but so far it is not received.
		<p><b>MCGM has filed affidavit in reply. Copy of affidavit in reply is received and sent to Shri Parimal Shroff today. It appears that the Division Bench appears to be against the RG on podium. It was discussed in the meeting that MCHI-CREDAI should intervene in the said SLP. It was unanimously agreed to file intervener's application through M/s Parimal Shroff &amp; Co in the SLP of Kohinoor.</b></p> <p><b>Now SLP is fixed for hearing on Monday, September 30, 2013 before Justice Gokhale's bench.</b></p>
	iii.	Writ Petition regarding slum redevelopment in CRZ area is kept on October 3, 2013 for admission before Kanade J.
		<b>Not a single application received from them. Try to get information through filing RTA.</b>
5.		<p>Finance: Meeting with Shri Nitin Kareer (IAS), Sales Tax Commissioner, on September 20, 2013.</p> <p><b>President, Shri Vimal Shah; CEO, Shri S. S. Hussain and Shri C. P. Goyal attended the meeting with Sales Tax Commissioner. The Commissioner informed that those who have filed the return without following 3 formulas, suggested by the Sales Tax Department; they will be charged interest as well as penalty. In this case Shri Vimal Shah requested to the Sale Tax Commissioner to issue a notification for giving the time for 4 to 6 months, so that the developers who have not adopted 3 formulas they can revise their returns and save the penalty and interest liability. Option to go for the composition scheme in VAT. Commissioner agreed and inform to President to submit the above request in writing to the department, so that he will consider the point of the developers.</b></p>
6.		<p>To discuss names of Invitee Members and finalize the Managing Committee Members for the year 2013-2014.</p> <p><b>Request has been sent to provide names for the invitee members.</b></p> <p><b>2 vacancies in Managing Committee and it have been decided to fill it up.</b></p> <p><b>It has been also decided to form an advisory council of 3 members.</b></p>
7.		<p>Discussion regarding challenging the section 43 (CA) inserted by the finance Act 2013.</p> <p><b>It was decided to challenge the 43CA at Mumbai High Court and also decided to engage Shri V. Sridharan as Senior Advocate and M/s. PDS Legal as Advocate on record.</b></p> <p><b>Shri Naresh Jain who is associated with MCHI-CREDAI, will coordinate with Senior Advocate and Advocate on record. Charges for the Senior Advocate, Shri V. Sridharan was decided Rs. 6 lakhs and for Advocate on record, M/s. PDS Legal Rs. 6 lakhs total come to Rs. 12 lakhs from beginning to end.</b></p>

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8.	<p>To review 22<sup>nd</sup> Property Exhibition 2013 preparations and Budget for the same.</p> <p>A detailed presentation for the progress of Exhibition activity as well as the revenue earnings for 22<sup>nd</sup> Property Exhibition 2013 given by Shri Bandish Ajmera, Chairman Exhibition Committee. He gave the updates to the Managing Committee about the present status of stalls sold etc. All the present Managing Committee members appreciated the steps taken by Shri Bandish Ajmera and his young team for taking the maximum saleable area and launching a mobile application for all the members of MCHI-CREDAI. Managing Committee suggested Shri Bandish Ajmera, further to improve the sale of stalls.</p> <p>On the request &amp; suggestion from Hon. Treasurer, Shri Sukhraj Nahar, it was decided to present budget before the Core Committee Meeting for its approval.</p>
9.	<p>To discuss and decide Few aspects of HR policy - Organizational restructuring etc.</p> <p>When the CEO informed Hon. Secretary that the preparations for the same are under way and chapter points have been finalized.</p> <p>Hon. Secretary informed CEO that we will take up this matter in next Core Committee Meeting.</p>
10.	<p>Wadhawa Developers would like to send invitations to members for their project "Panorama".</p> <p>The above point was not discussed in the meeting.</p>
11.	<p>To discuss Rs. 1 lakh collection against Legal Fund.</p> <p>Hon. Secretary, Shri Nainesh Shah requested to all present Managing Committee Members to contribute their Legal Fund Rs. 1 lakh and particularly those who have not contributed so far. It has also decided to send one more reminder to all members of MCHI-CREDAI.</p>
12.	<p>Any other matter with the permission of Chair</p> <p>Opening new account in the bank for labour welfare as requested by Shri Pravin Doshi.</p> <p>Hon. Secretary requested to all Managing Committee members that those who want to contribute for CSR activity can give their contribution to MCHI-CREDAI. Shri Pravin Doshi and Shri Nayan Shah had already contributed towards this activity.</p> <p>It is also decided to open a separate bank account with Indian Overseas Bank, Nariman Point for the CSR activity. Resolution for the same was passed in Annual General Meeting held on August 14, 2013 at Hotel Sofitel.</p> <p>Proposed by Shri Ashok Mohanani Seconded by Shri Harish Patel</p> <p>"RESOLVED THAT a separate Current Account should be opened in the name of "MCHI-Labour welfare Fund" with Indian Overseas Bank, New Marine Lines Branch".</p>

Meeting ended with thanks to the chair.

For MCHI-CREDAI,

Sd/-  
Nainesh Shah  
Hon. Secretary