

# ROOF TOP CO-OP. HOUSING SOCIETY LTD.

REGD. NO. BOM / HSG / 4621 OF 1975

Mahakaji Caves Road,  
Andheri (East),  
Mumbai-400 093.

Ref. SGBM/RD/001

Date: **31 MAR 2026**

## NOTICE OF THE SPECIAL GENERAL BODY MEETING

All the members of Rooftop Co-operative Housing Society Limited are hereby informed that the **Special General Body Meeting will be held on Sunday, April 19<sup>th</sup> 2026 at 5:00 P.M.** on Society premises to transact the following special business. The meeting will be presided over by Hon. Chairman, Mr. Johnson Joseph. All members are requested to attend the SGBM on time and to sign in the Register before being seated.

### AGENDA

1. To permit members to attend Redevelopment SGBM over online video-conferencing to exercise their right to vote in favour or not in favour of Redevelopment. Online presence of such members will be utilized to form the quorum for the Redevelopment SGBM. Such members are to submit their written consents after the SGBM to the Managing Committee in the signed consent form through email.

2. To take a preliminary decision after taking into consideration the requisitions and suggestions received from the members regarding redevelopment of the society building. Members present shall submit a written consent to the Managing Committee voting in favour or not in favour of Redevelopment.

**Note:** In this Special General Meeting, the preliminary decision as to whether the society should proceed with the redevelopment or not shall be approved by the majority of the members present which shall not be less than minimum 51% of the total membership strength of the society. Hence, it is crucial for all members to attend the meeting, as Redevelopment decisions and resolutions passed by a minimum 51% of the total membership strength of the society in a properly convened general body meeting (GBM) of a housing society are binding on all members, including those who were absent or voted against them. The general body is the supreme authority, and decisions made in accordance with the Act, Rules, and bye-laws apply to everyone, regardless of participation.

3. To appoint an expert and experienced Architect/Project Management Consultant from the Panel of Government/Local Authority to monitor their development work of the building and to fix the aspects and terms/conditions of the work to be done by them, which will include approval of the quotation submitted by PMC's for Redevelopment, as well as separate quotation submitted for regularization of the society property under OC Amnesty Scheme. Members shall vote for their choice of

For ROOF TOP CHS. LTD.

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HON. SECRETARY

**PMC. The PMC which will receive the highest votes shall be appointed for Redevelopment. The General Body may consider appointing more than one PMC to acquire comparative feasibility reports, if deemed necessary.**

**Note:** Managing Committee of the society has invited quotations from 3 Project Management Consultants (PMCs) on the Panel of Government for selection by the General Body at the Special General Meeting.

**4. To present an outline of the programme pertaining to the redevelopment of the building**

**5. To vote in favour of setting off the Overdraft in MSC Bank against the Sinking Fund**

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**Note:**

1. The members of the society can submit in writing their realistic schemes/suggestions and recommendations regarding redevelopment of the society building as well as the names of the experienced and expert Architects/Project Management Consultants on the Panel within their knowledge to the Managing Committee 8 days prior to the date of the meeting. However, they must present to the society the letters/offers from the Architects/Project Management Consultants indicating their willingness to undertake the said redevelopment related work.
2. If there is no quorum of 2/3rd of the total membership strength of the society at the date and time appointed for the meeting, the meeting shall stand adjourned and the adjourned meeting shall take place after half an hour at the same place to transact the business in the agenda. If there is no quorum of 2/3rd of the total membership strength of the society after half an hour at the same place to transact the business in the agenda, then the meeting will be adjourned for a week.
3. Members should carry a valid Government issued photo ID card to verify their identity as per Society Member records. This ID can include Aadhaar Card, Drivers License, Voters ID Card and Passport.