



NOTICE & AGENDA OF AN EXTRAORDINARY GENERAL MEETING OF
THE CLUB MAHABALESHWAR

Notice is hereby given that the Managing Committee has decided to call for an **Extraordinary General Meeting (EGM)** of The Club on **Saturday, 1st June 2024** under Rule 18.1 at **3.15 pm**

at the:-

**Walchand Hirachand Hall,
Indian Merchants Chamber Building,
Opp Churchgate Station, Churchgate, Mumbai 400002.**

As was done last year, the EGM is being convened in order to approve the Capital Budget for certain projects to be carried out during the period when The Club is closed during the monsoon and to take certain other decisions, which have been mentioned in the annexures.

It may be noted that pursuant to Rule 18.3, no matter shall be discussed at an EGM other than the matters for which the EGM has been called. However, members are welcome to send any questions they have on the Items contained in the Agenda of the meeting on or before 24th May 2024.

Hard copy of the Notice, Agenda and all Annexures will be forwarded to all in due course. All members are requested to carry their copy to the EGM.

Yours sincerely,

Homi R Khusrookhan
President,
13th April, 2024

N.B. If there is no quorum at 3.15 p.m. the meeting will stand adjourned for 15 minutes and will commence at 3.30 p.m. with the members present constituting a quorum, as provided in Rule 21.3 of The Club's Rules.

AGENDA

1. Welcome
2. To take note of the final costs of the Projects approved at the EGM of 1st July 2023 which are now complete. (enclosed as Annexure 1)
3. To note the expenditure incurred by the Managing Committee on unbudgeted projects under Rule 15.1 (b) in the Financial Year 2023-24. (enclosed as Annexure 2)
4. To approve the Total Budget of Rs. 7.71 Cr. (Rupees Seven Crores and Seventy-one Lakhs) for Repairs and Renovation to be carried out during the next monsoon closure period in the A Block, the Kitchen and the B Block.
5. A detailed brochure has been prepared for the above, which is enclosed, together with a covering note, (Annexure 3) explaining the circumstances under which this project although contemplated earlier at the last EGM was not undertaken but is proposed to be carried out now.
6. To consider and if found worthwhile, to approve a proposal to convert plots no CTS no. 105, 107 & 108 from leasehold to freehold, by paying a one-time premium of ~Rs. 2.43 Cr. (Rupees Two Crores and Forty-Three Lakhs). An explanatory note is attached as (Annexure 4)
7. To consider enhancing the current limit on Memberships of 1800 – an item which was deferred at the AGM of 20th January 2024. (Details of numbers in each class of members over the last 5 years is enclosed as Annexure 5).
8. To consider and if found acceptable to carry out repairs to the road between the small car park / children's playground and the Main Clubhouse (Blocks A, B, D & E) from the junction adjoining the bazaar-facing main Entrance Gate upto the end of the compound wall of Frere Hall. This repair would be carried out at a cost of ~Rs. 15 Lakhs (Rupees fifteen lakhs) which would be borne by The Club. (An Explanatory Note is enclosed as Appendix 6).
9. For The Club Mahabaleshwar



Homi R Khusrokhani

President

13th April 2024.

ANNEXURE-1

Sr.		BUDGET	Jan '24 Estimate	Final Actuals	Savings v. Budget
		Rs. Lakhs	Rs. Lakhs	Rs. Lakhs	Rs. Lakhs
1	Storm Water Drains, HT Cable, & Car Parks	62	49	44	18
2	Tennis Court & Golf	15	11	12	3
3	Frere Hall Repairs	23	8	8	15
4	Paving of the main Driveway with Laterite	24	29	29	-5
5	Internal Walking Path to Theatre Block	13	7	7	6
6	Repairs to Admin Staff quarters	12	17	17	-5
	TOTAL	149	121	119	30

Projects deferred: 1. Structural Repairs of A Block & A Block Interiors (except for minor Repairs of Rs. 2 L.); 2. Breakfast/dining Room Flooring; 3. Kitchen; 4. Theatre Block.

ANNEXURE-2

Projects carried out/ to be carried out pursuant to Rule 15.1 (b)			Rs. In Lakhs	
Sr.	Rule 15.1 (b) Projects	Actual Cost / Latest Estimate	Status as on 11.04.'24	
1	Bitumen Resurfacing of internal Roads	12.92	Completed	
2	Repairs to Boundary Wall	16.05	Project in progress	
3	Repairs to Drain along boundary wall	2.25	Project in progress	
5	Airconditioning of 4 E-block Rooms	2.82	Approved by MC on 3.04.24	Rationale will be provided at EGM
6	Installation of Refrigerators in each Room	4.56	Approved by MC on 3.04.24	
TOTAL		38.60		

ANNEXURE-3

EXPLANATORY NOTE FOR THE PROJECT TO REPAIR AND RENOVATE A BLOCK, THE KITCHEN AND B BLOCK DURING THE NEXT MONSOON CLOSURE AT A TOTAL COST OF RS, 7.71 CRORES

Background to the decision to defer spending on the A Block in 2023:

1. At the last EGM, there was considerable discussion about the merits of incurring expenditure on the A Block because of its lower occupancy. Some members felt that in the absence of a lift, occupancy would remain low and would not justify the cost.
2. There was also a fairly lengthy discussion about the need to carry out repairs to the breakfast room floor and ceiling and the need to change the original Minton tiles in the dining room.
3. During the discussion to carry out modifications to the kitchen, the cost of the proposed exhaust system was questioned and the MC were asked to look for cheaper options.
4. Most importantly, it was decided, post the EGM, to not commence the Kitchen Project without a prior approval from the Heritage Committee. The risks of stoppage of work by the authorities after the project commenced was seen as too great a risk to take.

Post the AGM there were also suggestions that the B Block was in need of repair, particularly the bathrooms and balcony railings.

Current Proposal:

Post the appointment of Messrs Dhruti Vaidya Design Studios as our architects and Messrs. Devang Sutaria Associates as our Structural Consultants all the above 4 elements were re-examined. Messrs Kitchen Kraft were appointed Kitchen Consultants, and the cost of ensuring Fire Safety for the Kitchen was also incorporated into the project. Full details of the project have been set out in the Brochure enclosed with the Notice and Agenda of the EGM.

Acknowledgements:

I must at this stage thank the Building Sub Committee comprised of Mr. Shripal Shah, Mr. Kekoo Colah and Mr. Sandeep Gokhale for the long hours spent on putting this project together and also make a special mention of the initiative taken by Mr. Sandeep Gokhale to obtain all permissions prior to the start of the Project. Sandeep has considerable experience of managing projects in Mahabaleshwar when he as President of JSW organised the repair and Restoration of Babington House.

We are expecting to get all approvals including the Heritage approval for Blocks A, B and kitchen shortly.



Homi R Khusrokhhan
President



13th April 2024

ANNEXURE 4

EXPLANATORY NOTE TO ITEM 5 OF THE AGENDA, VIZ. TO CONSIDER AND APPROVE A PROPOSAL TO PAY A ONE-TIME PREMIUM FOR CONVERSION OF 3 PARCELS OF THE LAND WITHIN THE AREA OCCUPIED BY THE CLUB, FROM LEASEHOLD TO FREEHOLD

The Club currently holds 16,081 Sq. m. of land comprising of CS Nos 105/106/107 on which the C block, Tennis Court area, D block & part new E block and the family workmen quarters are located. The lease for the above- mentioned parcels of lands is due to expire in 2028. The Collector Satara, under the Policy of the Government of Maharashtra has been extending leases for 30 years, but with certain conditions. The current annual lease rental payable till 2028 on the above parcels of land is only Rs 10,000/- per annum (Rupees ten thousand only.) (Beyond 2028, it is estimated that the lease rental could be around Rs 2 Lacs per annum).

In the year 2019 the Government of Maharashtra came out with a policy to convert Collector lease lands to freehold at a concessional one-time premium of 25% of the Ready Reckoner rate. The policy, initially valid for 3 years was extended for a further period of 2 years. We never felt the necessity to avail of this one-time premium payment and conversion of the land since the lease rental was very low compared to the capital outlay for conversion. The concessional policy has since lapsed.

Keeping in view the current stance of the Government of Maharashtra in matter of the renewal of leases of certain Club's and Gymkhanas in Mumbai (in case of both BMC and Collector's leases) the MC feels that it would be prudent to pay the one-time premium which works out to approx. Rs 2.43 Cr.(Rupees two crores forty three lakhs) for converting the above-mentioned three parcels land to freehold, based on a calculation of what the premium would amount to, viz. ~16,200 Sq. m. X ~Rs 2,000 (Ready Reckoner rate) X 0.75. There could be minor incidental expenses for liaison, if required.

Had the MC felt it was appropriate to convert these parcels of land from leasehold to freehold, under the earlier 2019 Concessional Policy the cost would have been in the region of Rs. 80 Lakhs, but that is now of academic value and one needs to consider the pros and cons of availing of this policy going forward.

It could be mentioned that A, B, D, E blocks and part of new E block and some ancillary quarters and the Theatre Hall Building are on Freehold land, aggregating to 33,602 Sq. M.

Homi R. Khusrokhhan
President

13th April 2024

ANNEXURE-5

MEMBERSHIP NUMBERS 2019 TO 2024

Sr. No	Membership Category	Oct-19	Additions / deletions / conversions	Oct-20	Additions / deletions / conversions	Oct-21	Additions / deletions / conversions	Oct-22	Additions / deletions / conversions	Oct-23	Additions / deletions / conversions	Jan-24
1	Life (New)					15	15	30	15	45	3	48
2	Life (incl. conversions from Ord to Life)	778	-7	771	-6	765	-19	746	84	830	-4	826
3	Ordinary	852	44	896	28	924	5	929	-42	887	9	896
4	Service							1	-1			0
	Total	1630	37	1667	37	1704	2	1706	56	1762	8	1770
4	Associate Members	80	1	81	2	83	0	83	10	93	-1	92
5	Junior Members	100	-9	91	-2	89	2	91	1	92	-2	90
	Total	1810	29	1839	37	1876	4	1880	67	1947	5	1952

Recommendation of Managing Committee: Overall Limit on Membership excl. Associate & Junior Members should be raised from 1800 to 2000

Basis of Recommendation: Average Net Increase in Ordinary Membership each year ~25 p.a.

For information: Pending applications for Ordinary Membership are: (a) Ordinary: 25 (b) Life: 3

ANNEXURE 6

The road between the small car park and the Main Club House upto the end of the Frere Hall wall is in a very poor condition and requires major repairs. About a year or so ago, the Tehsildar's office had approached us that they would be prepared to resurface it at their cost.

Members may be aware that this Road is a private road on land belonging to The Club but public access to the road was allowed by The Club during the War years, because there was a temporary army camp on the Golf Course. Ever since, the public have been making use of the road. At one stage we had submitted a plan for making our land one contiguous plot and diverting vehicular traffic to the road going past C Block and the connecting zig-zag road between Old Mahabaleshwar Rd. and the Batliboi Mini Villa.

When we recommenced the dialogue to take up the offer from the local authorities to resurface the road, we were told that it would need us to first give an undertaking that we would relinquish our rights to the road.

This the Managing Committee found totally unacceptable. Therefore, we are now proposing to resurface the road from the Bazaar Corner to the end of the Frere Hall wall, at our own cost which, is approximately Rs. 15 Lakhs (Rupees fifteen lakhs) plus 10% for contingencies.

The members are requested to consider the above proposal and sanction the above budget requested, so that the repair can be carried out post the monsoon.



Homi R Khusrokhani

President

13th April 2024