



NOTICE & AGENDA: ANNUAL GENERAL MEETING OF
THE CLUB MAHABALESHWAR

Dear Member,

Notice is hereby given that the **143rd Annual General Meeting** of THE CLUB MAHABALESHWAR is to be held on **Saturday January 18, 2025 at 3.15pm** at:

**Walchand Hirachand Hall
Indian Merchants Chamber Building
Churchgate
Mumbai 400002**

The Booklet containing the Agenda for the Meeting, the President's Message, Annual Report of the Managing Committee for 2024 and Accounts for the year ended 31st March 2024 will be sent to you shortly.

Members are requested to questions that they have on the Annual Report and Accounts to reach the undersigned 7 days prior to the Meeting i.e. by 10th January 2025, e-mails may be sent to The Club Secretary –secretary@clubmahabaleshwar.net

Yours Sincerely,

The Club Mahabaleshwar

Homi. R. Khusrokhhan

President

21st November 2024

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



AGENDA

1. Welcome
2. To note the minutes of the EGM held on 1st June 2024.
3. To consider the Report of the Managing Committee.
4. To consider & approve the Audited Accounts for the year ended March 31,2024.
5. To appoint auditors and fix their Remuneration.
6. To approve proposed renovations to C block & Repairs to Compound Wall(Annexure 1)
Followed by presentation by Architect Ms. Dhruvi Vaidya.
7. To approve the Budget for Sports & Entertainment (Annexure2)
8. Action taken on Matters from last AGM & EGM.
9. Any other business with permission of the Chair.

Annexure 1

(1) COST SUMMARY FOR (6 ROOMS) OF THE OLD C BLOCK (14.11.2024)

BOQ prepared by Dhruvi Vaidya Design Studio

General Tender terms		
1 The following is an estimate only, any change in specifications of items will lead to change in the estimate.		
2 The Client shall provide electricity and water for construction.		
3 Any item not mentioned in the BOQ will be charged extra.		
4 All final quantities executed will be measured on site and billed accordingly.		
5 No Club member or staff shall be allowed to bid for the Tender of its parts directly or indirectly		
SR	WORKS DESCRIPTION	AMOUNT
C BLOCK - OLD		
A	DEMOLITION WORKS	4 , 12,058
B	CIVIL WORKS	19 , 53,608
C	FALSE CEILING WORKS	3 , 58,991
D	CARPENTRY WORKS	19 , 53,450
E	ROOFING & FABRICATION WORKS	3 , 56,438
F	PAINTING & POLISHING WORKS	7 , 78,704
G	PLUMBING WORKS - INTERNAL & EXTERNAL	6 , 49,000
H	INTERNAL ELECTRICAL WORKS	10 , 65,750
I	MATERIALS & MISCELLANEOUS	25 , 32,070
TOTAL		1 ,00, 60,069
Architect's Design and Consultancy		7 , 54,505
RENOVATION COST WITH CONSULTANCY		1 ,08, 14,574
With 10% Contingency Provision		10, 81,457
TOTAL COST OF REPAIRS, RESTORATION & RENOVATION		1 ,18, 96,031
Total carpet area of repairs, restoration & renovation		3,616
Per sq. ft. cost of repairs, restoration & renovation		3,290
Taxes extra at actuals on above		

COSTS NOT INCLUDED IN ABOVE

1. All roofing sheets repairs / replacement to new sheets
2. External electrical main line, CCTV works
3. Storage/ online geysers for washrooms.
4. Air conditioning works (in case all 6 rooms are to have ACs and refrigerators, the cost will be Rs 6.00 lakhs approximately).
5. Mini Fridges

(2) ESTIMATE FOR LATERITE COMPOUND WALL ALONG BUS STAND ROAD, FROM MAIN GATE CORNER UPTO THE PETROL PUMP

Rs 58,47,130/-. Plus 10% contingency provision **Rs 64,31,843 (Rupees Sixty-four lakhs thirty-one thousand, Eight hundred and Forty-three only) inclusive of all taxes.**

ANNEXURE 2

The Sports & Entertainment Sub Committee seeks permission for the following items:

<u>Sr.</u>	<u>ITEM</u>	<u>Rs</u>
1.	Padel Court (incl. Civil Work)	30,00,000
2.	Pickle ball Court (incl. Civil Work)	15,00,000
3.	Covering during monsoon of above mentioned courts	50,0000
4.	Golf Maintenance & Golf Programs	15,00,000
5.	Tennis Court repainting (if necessary)	2,00,000
6.	Cleaning of 2 wells on Golf Course	1,00,000
7.	Pathway for walking and cycling on Golf Course	3,00,000
	Total	71,00,000
	With 10% Contingency	78,10,000