



PARSEE GYMKHANA

MARINE LINES, MUMBAI - 400 002. TEL.: 2281 1869 * MOB.: 91678 68817
E-MAIL : parseegymkhanamarinelines@gmail.com * www.parseegymkhana.in

NOTICE

EXTRA-ORDINARY GENERAL BODY MEETING

An Extra-Ordinary General Body meeting of members of Parsee Gymkhana will be held on Friday, 2nd February 2024 at 6:30pm. to consider and approve the following proposal forwarded by the Managing Committee: -

Resolutions---

- 1) "It is recommended to carry out major renovation /refurbishment of the bar and restaurant to upgrade the interiors and improve the ambience, the estimated cost of which will be approximate Rs.45 lakhs. A list of the suggested drawings / photographs will be placed on the Notice Board from 25th Jan onwards.
- 2) It is also recommended that restoration/ repairs of the Gymkhana's roof be carried out at an approximate cost of Rs. 25 lakhs."

By way of abundant caution, although not required, it is suggested that the following resolution should also be passed.

- 3) "The expenditure incurred of approximate Rs. 14 lakhs on waterproofing of terrace, refurbishment of reception area and refurbishment of guest toilets be and are hereby approved."

Mumbai, 18th January 2024


(AN Pardiwalla / H K Katrak)

Jt. Hon. Secretaries

N.B. This being an EGM, no other matter can be taken up at this meeting.

PLEASE ADDRESS ALL CORRESPONDENCE TO JOINT HONORARY SECRETARIES



PARSEE GYMKHANA

MARINE LINES, MUMBAI - 400 002. TEL.: 2281 1869 * MOB.: 91678 68817
E-MAIL parseegymkhanamarinelines@gmail.com * www.parseegymkhana.in

EXPLANATORY NOTE

Several members have pointed out to the Managing Committee that the bar and restaurant on the ground floor appear to be dated and in need of an upgrade.

There has been normal wear and tear due to usage, as also some amount of deterioration during the pandemic period when the bar and restaurant were barely used.

We have had preliminary discussions with Umesh Desai Associates who had designed the bar and restaurant in 2014, and have ascertained from them certain concepts on the basis of which we shall refurbish the bar and restaurant in order that they look modern, neat, and appeal to as many sections of the members, as possible. The suggested Drawings/Photographs are being placed on the Notice Board for the information of members.

It is estimated that the cost of refurbishing the bar and restaurant will be in the region of Rs.40 lakhs, and adding another Rs.5 lakhs for contingencies, we are approaching the Extra Ordinary General Body Meeting for approval to incur the said capital expenditure.

Further, it has been felt by several members that the luminescence in the dining room and bar needs to be suitably increased. The Managing Committee believes that it will be possible to refurbish the bar and restaurant on these lines without incurring the expenditure of redoing the said bar and restaurant from scratch, which would cost substantially more.

Further, this monsoon, we experienced severe leakages in our reception area. After undertaking flooding and testing, sources identified were both rear terraces on the first floor plus the area below our water storage tank. Your Managing Committee decided to go ahead and waterproof these areas with brickbat koba and china mosaic, taking care to follow mandatory processes. Since the leakages had damaged certain walls at the Main reception including the ceiling, and ceiling of the Guest toilets, it was decided to simultaneously undertake the work of facelift of the Reception area and Guest toilets, as the costs were not much. The cost of facelift of the Guest toilets is around 1 Lakh, and Reception area around 4.25 lakhs. Adding the electrical fittings and styling would be another 1.6 lakhs to 2 lakhs covering both areas.

Therefore, the expenditure already incurred is approximately as under:

- 1) Reception area - Rs.4.25 lakhs
- 2) Guest toilets – Rs.1 lakh
- 3) Electrical fittings and styling – Rs.2 lakhs
- 4) Water Proofing of both terraces and the small terrace below the water tank – Rs.5.50 lakhs.

The expenditure that we expect to incur on refurbishing the bar and restaurant is Rs.45 lakhs.

The agency which does the roof work each year mentioned in the preceding year that several portions are precarious, and beyond such annual repair.

For the past two years the roof of our Gymkhana has leaked very badly during the monsoon season at several places. We are looking into the materials to be used for redoing the roof, and the approximate cost, which we expect is in the region of Rs. 25 lakhs at least.

GST will be added to the above, but we expect that the same will be absorbed by us as a pass-through cost and, therefore, will not be an expenditure to be debited to the Profit & Loss account for us.

PLEASE ADDRESS ALL CORRESPONDENCE TO JOINT HONORARY SECRETARIES

Anandhivalla prateek