

ROYAL WESTERN INDIA TURF CLUB, LIMITED

Registered Office: Race Course, Mahalakshmi, Mumbai - 400 034.

CIN: U91990MH1925PLC001182

E-mail: secretary@rwitc.com; Telephone: 022 – 62670100 / 20842550

Website: www.rwitc.com

NOTICE

Notice is hereby given that an Extra-Ordinary General Meeting (“EGM” / “the Meeting”) of the Members of the Royal Western India Turf Club, Limited, (“the Club” / “RWITC”) will be held on Tuesday, 30th January, 2024 at 4.00 p.m. through Video Conferencing (“VC”) or Other Audio Visual Means (“OAVM”) to transact the business hereinafter mentioned.

ITEM 1-SPECIAL BUSINESS, ORDINARY RESOLUTION:

“RESOLVED THAT, pursuant to the applicable provisions of the Companies Act, 2013 and the Rules framed thereunder, the Committee of the Club be and is hereby authorized to sign, execute, enter into, deliver, Memorandum of Understanding (“MOU”), Agreements, Indenture of Lease and / or such other documents as may be required with the Municipal Corporation of Greater Mumbai (“MCGM”), State Government of Maharashtra (“State Govt.”), authorised persons / bodies / departments of MCGM / State Govt.:

- (a) for renewing the existing lease of the Club for such period of time and on terms as contained in the Minutes of the Meeting held on 6th December, 2023 at 11.00 AM (“Minutes”) and further, discuss and negotiate such other additional terms and conditions (in addition to the items contained in the Minutes) as may be required and agreed upon by the parties to give effect and finalize any of the above documents to secure the best possible interests of the Club;
- (b) for the purpose of, *inter-alia*, obtaining permissions for various matters relating to the Club, including for re-locating stables, repairs and renovations of existing structures, permission for a club house, matters relating to License to Race of the Club etc.

RESOLVED FURTHER THAT the Committee of the Club be and is hereby authorized to take all such steps and actions for the purposes of making all such filings and registrations as may be required and further to do all such acts, deeds, matters and things as they may deem necessary for the purpose of giving effect to this Ordinary Resolution.”

NOTE : The copy of the Minutes and covering letter dated 26th December, 2023 are annexed to this Notice at Annexure “A”. The original of the aforesaid Minutes and copy of the three letters referred to in the covering letter dated 26th December 2023 shall be made available for inspection of Members between the hours of 10:00 a.m. to 4:00 p.m. on working days of the Secretarial department of the Club and with prior appointment. A copy of the English translation of the Minutes is provided at Annexure “B”. The “Plan” reflecting the area proposed to be retained by

MCGM for public garden / theme park is marked with A, B and C in yellow and the areas which are proposed to be leased out to the Club are marked in green with the race track being marked in light green on the Plan annexed to this Notice at Annexure "C".

BY ORDER OF THE COMMITTEE,

NIRANJAN SINGH,
SECRETARY,
ROYAL WESTERN INDIA TURF CLUB, LTD.

Mumbai: Dated this 7th day of January, 2024.

Registered Office: Race Course,
Mahalakshmi,
Mumbai - 400 034.

NOTE:

- (1) The relevant Explanatory Statement pursuant to Section 102 of the Companies Act, 2013 ("Act") in respect of the aforesaid items of Special Business mentioned in the Notice is annexed herewith.
- (2) Pursuant to COVID 19 pandemic, the Ministry of Corporate Affairs ("MCA") has vide the applicable General Circulars, including General Circular No. 14/2020 dated 8th April, 2020, General Circular No. 17/2020 dated 13th April 2020, read with General Circular No. 09/2023 dated 25th September, 2023, (collectively referred to as "MCA Circulars") permitted convening of EGM through VC or OAVM without physical presence of Members at a common venue. In accordance with the provisions of the Act and MCA Circulars, EGM is being held through VC or OAVM.
- (3) Since this EGM is being held through VC or OAVM pursuant to the MCA Circulars, physical attendance of Members has been dispensed with. Accordingly, the facility for appointment of proxies by the Club Members will not be available for this EGM and hence the Proxy Form and Attendance Slip are not annexed hereto. Please be advised that sharing of your email ID / USER ID / OTP to anyone else to attend the Meeting or vote on your behalf will constitute an act of breach of the regulations of the Club on your part.
- (4) Club Members attending the EGM through VC or OAVM shall be reckoned for the purpose of quorum under Section 103 of the Act.
- (5) The business set out in the Notice will be transacted through electronic voting system and the Club is providing facility for voting by electronic means. Instructions and other information relating to e-Voting (remote e-Voting and voting during the Meeting) are given in this Notice itself. The Club has engaged the services of National Securities Depository Limited ("NSDL") for providing attendance at the Meeting virtually and e-Voting facilities. NSDL will send the USER ID to the Club Members on their email ID registered with the Club.

- (6) The facility for voting, through Electronic Voting System shall also be made available at the VC or OAVM Meeting and the Club Members attending the VC or OAVM Meeting who have not already cast their vote by Remote e-Voting shall be able to exercise their right to vote at the Meeting.
- (7) All documents referred to in the Notice will be available for electronic inspection by the Members from the date of circulation of this Notice up to the date of EGM, i.e. 30th January, 2024. Members seeking to inspect such documents should send an email to adm@rwitc.com
- (8) The statutory registers maintained under Section 170 and Section 189 of the Act shall be made available only in electronic form for inspection during the proceeding of the Meeting which can be accessed at www.rwitc.com
- (9) The cut-off date for the eligibility for remote e-Voting and voting during the Meeting is 23rd January, 2024. Any Club Member not entitled to vote as of the cut-off date on account of non-payment of his / her subscription amount, shall not be entitled to vote by remote e-Voting or electronic voting during the Meeting, even if the USER ID and the procedure for remote e-Voting has been sent to such Club Member.
- (10) In compliance with the MCA Circulars, Notice of the EGM is being sent through electronic mode to those Members whose email addresses are registered with the Club as of the date of this Notice. The Notice of the EGM is also hosted on the website of the Club, www.rwitc.com and will remain on the website till the date of the EGM.
- (11) For receiving all communication from the Club electronically, all Members who have not registered / updated their email address and mobile phone number with the Club are requested to register / update the same by writing to the Club office with details of membership card / number and attaching a self-attested copy of PAN card at adm@rwitc.com
- (12) The Club has engaged the services of NSDL as the Agency to provide e-Voting facilities and voting facilities on the day of EGM and the USER ID for e-Voting will be sent directly by NSDL by email to those Club Members whose email ID is registered with the Club as of the cut-off date.
- (13) The remote e-Voting facility will be available during the following period:
- Commencement of remote e-Voting : From 9.00 a.m. (IST) on 27th January, 2024
- End of remote e-Voting : Up to 5.00 p.m. (IST) on 29th January, 2024
- The remote e-Voting will not be allowed beyond the aforesaid date and time and the remote e-Voting module shall be disabled by NSDL / Scrutinizer upon expiry of the aforesaid period.
- (14) The facility for voting through electronic voting system on the day of the Meeting shall be made available to the Club Members attending the Meeting through VC or OAVM after the commencement of the Meeting and shall remain open till 5.30 p.m., although the Meeting shall continue until concluded. Only those Club Members who have not cast their vote by remote e-Voting shall be able to vote at the Meeting i.e. a Club Member may choose to vote on all or any of the resolutions either by remote e-Voting or by Voting at the Meeting, but not both. Further, Club Members who cast their vote by remote e-Voting prior to the Meeting may also attend the Meeting, but shall not be entitled to vote at the Meeting.

- (15) Once the vote on a resolution is cast by a Club Member, the Club Member shall not be allowed to change it subsequently.
- (16) The Committee of the Club shall appoint a Scrutinizer to scrutinize the e-Voting process in a fair and transparent manner.
- (17) Subject to receipt of requisite number of votes, the resolution(s) shall be deemed to be passed on the date of the Meeting or any adjournment thereof.
- (18) In case of any query pertaining to e-Voting or for joining VC or OAVM Meeting, please visit help and FAQ's section available at NSDL's website www.evoting.nsdl.com or contact **NSDL HelpDesk at Tel No. (022 - 4886 7000 / 022 - 2499 7000) or Email at evoting@nsdl.com**. For any other query, the Club Member may contact the Club by email at adm@rwitc.com
- (19) The Scrutinizer, after scrutinizing the votes cast at the Meeting on the day of EGM and through remote e-Voting, shall make a consolidated Scrutinizer's report and submit the same to the Chairman of the Club. The results declared along with the consolidated Scrutinizer's report shall be placed on the website of the Club and on the website of the Agency immediately after the result is declared by the Chairman.
- (20) The recorded video conferencing of the EGM on 30th January, 2024, shall be maintained by the Club and also be made available on the website of the Club at the earliest soon after the conclusion of the Meeting.
- (21) Since the EGM will be held through VC or OAVM, Route Map is not annexed in this Notice.
- (22) The venue of the Meeting shall be deemed to be the Registered Office of the Club i.e. Race Course, Mahalakshmi, Mumbai – 400 034.
- (23) Facility to join the VC or OAVM Meeting will be opened 15 (fifteen) minutes before the scheduled EGM time and will only be closed any time after the expiry of minimum 15 (fifteen) minutes from the scheduled start time of the EGM.
- (24) **PROCESS FOR REMOTE E-VOTING / VOTING AT THE MEETING / ATTENDING EGM**

The Club has approached NSDL for providing e-voting services through NSDL e-voting platform. In this regard, membership ID of Club Members has been enrolled by the Club for your participation in e-voting on resolution(s) placed by the Club on e-Voting system.

The Notice of the EGM of the Club inter alia indicating the process and manner of e-Voting process can also be downloaded from the link <https://www.evoting.nsdl.com> or www.rwitc.com

OTP will be valid only for a very short period. So please log in quickly after receipt of OTP on your registered unique email ID and / or mobile number.

For Members, USER ID will be a combination of EVEN Number followed by Membership Number registered with the Club (For example if EVEN is 101456 & Membership number is Y1234 then USER ID is 101456Y1234).

In case of any assistance related to TECHNICAL queries or where the Club Members need assistance with using the technology before or during the Meeting, if any, you may contact NSDL by email at evoting@nsdl.com or call on NSDL No. : 022 - 4886 7000 / 022 - 2499 7000.

(A) Process for remote e-voting

The remote e-voting period commences on 27th January, 2024 at 9.00 a.m. (IST) and ends on 29th January, 2024 at 5.00 p.m. (IST). During this period Club Members may cast their vote electronically. The e-voting module shall be disabled for voting thereafter. Once the vote on a resolution is cast by the Club Member, the Club Member shall not be allowed to change it subsequently.

Step 1:- Log-in to NSDL e-Voting system

- a. An email from NSDL, from their email ID, evoting@nsdl.com is in the process of being sent to all Club Members regarding their USER ID. Please check your SPAM folder in case the NSDL email has landed in that folder because of your system setting. If found in the SPAM folder, please declare it as NOT SPAM.
- b. Visit the e-Voting website of NSDL by going to www.evoting.nsdl.com
- c. Click on icon “Shareholder/Member/Creditors – Login”
- d. Enter User ID received from the NSDL.
- e. Select login type as OTP. (Password option NOT available).
- f. Enter the verification code (Captcha) as shown on the screen or change the code if you are not clear about that and then enter the code in the space provided.
- g. Click on “I hereby agree to all Terms and Conditions”. Terms and conditions could be perused if you wish by clicking on the HTML.
- h. Click “Login”.
- i. OTP Screen will be opened. Enter the OTP received by you in “Enter OTP” option and click on “Submit”. Please note that the OTP is valid only for a short while and therefore enter the OTP as soon as you receive it on your registered email ID and / or mobile number.
- j. Home page of e-Voting will open.

Step 2:- Cast your vote electronically on NSDL e-Voting system from 27th January, 2024 at 9.00 a.m. (IST) and ending on 29th January, 2024 at 5.00 p.m. (IST).

- 1) After successful login at Step 1 above, you will be able to see the Home page of e-Voting.
- 2) Click on EVEN against RWITC.
- 3) Now you are ready for e-Voting as the Voting page opens.
- 4) Cast your vote by selecting appropriate options and click on “Submit” and also “Confirm” when prompted.
- 5) Upon confirmation, the message “Vote cast successfully” will be displayed. Vote confirmation SMS will be sent on registered mobile number only.
- 6) You can also take the printout of the votes cast by you by clicking on the print option on the confirmation page.
- 7) Once you confirm your vote on the resolution, you will not be allowed to modify your vote.

Attending EGM and Voting at the Meeting

Club Members may login from www.evoting.nsdl.com on EGM day i.e. on 30th January, 2024 upon commencement of the Meeting at 4.00 p.m. and up to 5.30 p.m. (IST) when the voting time on the date of the Meeting shall be available. Login on the e-Voting page and follow steps

mentioned below and click on the link 'VC/OAVM' under Join Meeting option to view the EGM and cast your vote electronically. EGM screen will not be available after the Meeting is over. e-Voting facility on the day of the Meeting will be permitted only during the timing specified above.

Note: - Member has to first attend GENERAL Meeting, then only he/she is eligible to e-vote.

Step 1:- Log-in to NSDL e-Voting system

- a. An email from NSDL, from their email ID, evoting@nsdl.com is in the process of being sent to all Club Members regarding their USER ID. Please check your SPAM folder in case the NSDL email has landed in that folder because of your system setting. If found in the SPAM folder, please declare it as NOT SPAM.
- b. Visit the e-Voting website of NSDL by going to www.evoting.nsdl.com
- c. Click on icon "Shareholder/Member/Creditors – Login"
- d. Enter User ID received from the NSDL.
- e. Select login type as OTP. (Password option NOT available).
- f. Enter the verification code (Captcha) as shown on the screen or change the code if you are not clear about that and then enter the code in the space provided.
- g. Click on "I hereby agree to all Terms and Conditions". Terms and conditions could be perused if you wish by clicking on the HTML.
- h. Click "Login".
- i. OTP Screen will be opened. Enter the OTP received by you in "Enter OTP" option and click on "Submit". Please note that the OTP is valid only for a short while and therefore enter the OTP as soon as you receive it on your registered email ID and / or mobile number.
- j. Home page of e-Voting will open.

Step 2:- Process to attend virtual EGM of RWITC by Club Members

- 1) After successful login at Step 1 above, you will be able to see the Home page of e-Voting.
- 2) Click on the link 'VC/OAVM' under Join Meeting option available against the EVEN of RWITC to view the EGM screen.
- 3) After clicking on the link 'VC/OAVM' new screen will be opened where the Club Members will be able to see the live proceedings of the EGM.

Step 3:-Cast your vote electronically on NSDL e-Voting system on 30th January, 2024 after commencement of the Meeting at 4.00 p.m. and up to 5.30 p.m. (IST) on the day of the Meeting

- 1) After successful clicking on VC / OAVM link under Join Meeting, please visit previous tab of NSDL e-Voting page and refresh the page.
- 2) Click on EVEN against RWITC
- 3) Now you are ready for e-Voting as the Voting page opens.
- 4) Cast your vote by selecting appropriate options and click on "Submit" and also "Confirm" when prompted.
- 5) Upon confirmation, the message "Vote cast successfully" will be displayed. Vote confirmation SMS will be sent on registered mobile number only.
- 6) You can also take the printout of the votes cast by you by clicking on the print option on the confirmation page.
- 7) Once you confirm your vote on the resolution, you will not be allowed to modify your vote.

(B) Procedure for Joining EGM through VC/OAVM by Members, other than Club Members.

Step 1:- Log-in to NSDL system by visiting the website given below

- a. An email from NSDL, from their email ID, evoting@nsdl.com is in the process of being sent to all Members, other than Club Members, regarding USER ID for Joining EGM through VC/OAVM. Please check your SPAM folder in case the NSDL email has landed in that folder because of your system setting. If found in the SPAM folder, please declare it as NOT SPAM.
- b. Visit the website of NSDL by going to www.evoting.nsdl.com
- c. Click on icon "Shareholder/Member/Creditors - Login"
- d. Enter User ID received from NSDL.
- e. Select login type as OTP. (Password option NOT available).
- f. Enter the verification code (Captcha) as shown on the screen or change the code if you are not clear about that and then enter the code in the space provided.
- g. Click on "I hereby agree to all Terms and Conditions". Terms and conditions could be perused if you wish by clicking on the HTML.
- h. Click "Login".
- i. OTP Screen will be opened. Enter the OTP received by you in "Enter OTP" option and click on "Submit". Please note that the OTP is valid only for a short while and therefore enter the OTP as soon as you receive it on your registered email ID and / or mobile number.
- j. Home page will open.

Step 2:- Process to attend virtual EGM of RWITC by Members other than Club Members

- 1) After successful login at Step 1 above, you will be able to see the Home page.
- 2) Click on the link 'VC/OAVM' under Join Meeting option available against the EVEN of RWITC to view the EGM screen.
- 3) After clicking on the link 'VC/OAVM' new screen will be opened where the Members other than Club Members will be able to see the live proceedings of the EGM.

(C) Procedure for registering as a speaker for All Members.

Members who wish to speak at the EGM may send the communication as per procedure below from 9.00 a.m. on Sunday, 28th January, 2024 till 5.00 p.m. on Monday, 29th January, 2024.

- a) Send the mail from your email ID registered with the Club to adm@rwitc.com or secretary@rwitc.com requesting to register as a speaker along with the following details:
 - i. Name:
 - ii. Membership No:
 - iii. Mobile no:
- b) A link with the procedure will be sent to the mail ID of the speaker on the previous day evening of the EGM.

EXPLANATORY STATEMENT

The Explanatory Statement as required under Section 102 of the Companies Act, 2013 is provided herewith.

Re: Item 1-Special Business, Ordinary Resolution

The representatives of Municipal Corporation of Greater Mumbai ("MCGM") and the representatives of the Royal Western India Turf Club, Limited, ("the Club" / "RWITC") had various meetings, including a meeting with the Hon'ble Chief Minister of Maharashtra on 6th December 2023, to discuss issues relating to the lease of the Club and its renewal; matters pertaining to various permissions required by the Club, including, for any Club House which the Club may propose to have at Mumbai Race Course; license fees payable by the Club for conducting horse racing at its centers at Mumbai and Pune, re-locating the existing squatters etc.

MCGM has proposed that the lease of the Club be renewed with a proposal that MCGM and the Club co-exist on the present land at Race Course, Mumbai. Under the proposal, MCGM would be entitled to about 120 acres of land at Mumbai Race Course to have a public garden / theme park. This would also include the center of the Race Course, but in such manner that the viewing of the races is not hindered and nor is any disturbance caused to the racing and other activities of the Club. MCGM would approve and give permissions to the Club, inter-alia, for any proposal for Club House, renovation and refurbishing of its existing structures etc.; proposing to State Government for reduction in license fees payable on the racing license issued by the State Government to the Club; relocate the existing stables of the Club, the cost of which would be borne by MCGM; and relocating of the squatters at MCGM cost.

As per the Minutes of the Meeting at Annexure "A", it has been proposed to permit renewal of the lease of the Club from 1st June 2013 to 31st May 2023 and a further renewal of 30 years from 1st June 2023 to 31st May 2053, which would bring the total renewal of the lease for 40 years. The approximate area proposed for the Club under the fresh lease is 91 acres and MCGM would retain approximately 120 acres to itself for public garden / theme park.

Accordingly, the proposed Resolution seeks to authorize the Committee of the Club to sign, execute, enter into, deliver, Memorandum of Understanding ("MOU"), Agreements, Indenture of Lease and / or such other documents as may be required with the MCGM, State Government of Maharashtra ("State Govt."), authorised persons / bodies / departments of MCGM / State Govt.:

- (a) for renewing the existing lease of the Club for such period of time and on terms as contained in the Minutes of the Meeting held on 6th December, 2023 at 11.00 AM ("Minutes") and further, discuss and negotiate such other additional terms and conditions (in addition to the items contained in the Minutes) as may be required and agreed upon by the parties to give effect and finalize any of the above documents to secure the best possible interests of the Club;
- (b) for the purpose of, *inter-alia*, obtaining permissions for various matters relating to the Club, including for re-locating stables, repairs and renovations of existing structures, permission for a club house, matters relating to License to Race of the Club etc.

The copy of the Minutes and covering letter dated 26th December, 2023 are annexed to this Notice at Annexure "A". The original of the aforesaid Minutes and copy of the three letters referred to in the covering letter dated 26th December 2023 shall be made available for inspection of Members between the hours of 10:00 a.m. to 4:00 p.m., on working days of the Secretarial department of the Club and with prior appointment. A copy of the English translation of the Minutes is provided at Annexure "B". The "Plan" reflecting the area proposed to be retained by MCGM for public garden / theme park is marked A, B and C in yellow and the areas which are proposed to be leased out to the Club are marked in green with the race track being marked in light green on the Plan annexed to this Notice at Annexure "C".

None of the Members of the Committee or their relatives have any special or particular interest, save and except as any other Member may have in the aforesaid Resolution.

A copy of the Memorandum and Articles of Association is available for inspection of the Members at the Registered Office of the Club at Race Course, Mahalakshmi, Mumbai - 400 034, on any working day (except Race Days, Sundays and Holidays) between the hours of 10.30 a.m. and 12.30 p.m. and the same shall be furnished on written request from a Member on payment of Re.1/-. The same may also be available electronically on receipt of written request from a Member without any charges.

BY ORDER OF THE COMMITTEE,

NIRANJAN SINGH,
SECRETARY,
ROYAL WESTERN INDIA TURF CLUB, LTD.

Mumbai: Dated this 7th day of January, 2024.

Registered Office:
Race Course,
Mahalakshmi,
Mumbai – 400 034.



Annexure 'A'

MSC/A/3229

dt- 26/12-2023

डॉ. इ सिं चहल

भा प्र से

महानगरपालिका आयुक्त

बृहन्मुंबई महानगरपालिका

प्रति,

श्री. एस. आर. सनस,

अध्यक्ष, RWITC, रेस कोर्स,

महालक्ष्मी, मुंबई ४०० ०३४

विषय - महालक्ष्मी रेसकोर्स म्हणून ओळखल्या जाणाऱ्या भूखंड क्रमांक 1J, महालक्ष्मी फ्लॅट्स इस्टेटच्या प्रस्तावाबाबत दि.०६.१२.२०२३ रोजी ११.०० वाजता मा.मुख्यमंत्री महोदयांच्या शासकीय निवासस्थान "वर्षा बंगला" येथे मा.मुख्यमंत्री यांच्या अध्यक्षतेखाली झालेल्या बैठकीचे इतिवृत्तांत.

संदर्भ- १) आपले दि २०.०९.२०२३, २७.०९.२०२३ व ०९.१०.२०२३ रोजीचे पत्र

२) दि.०६.१२.२०२३ रोजीची मा.मुख्यमंत्री यांच्या अध्यक्षतेखाली झालेली बैठक

कृपया आपल्या उपरोक्त संदर्भित पत्रांचे अवलोकन करावे. उपरोक्त नमूद विषयाबाबत दि.०६.१२.२०२३ रोजी ११.०० वाजता मा.मुख्यमंत्री महोदयांच्या शासकीय निवासस्थान "वर्षा बंगला" येथे मा.मुख्यमंत्री यांच्या अध्यक्षतेखाली पार पाडलेल्या बैठकीचे इतिवृत्त, मा.मुख्यमंत्री महोदयांच्या अनुमतीने व निम्नस्वाक्षरीकाराने साक्षांकित केलेले इतिवृत्त आपल्या माहितीकरिता व मा.मुख्यमंत्री महोदयांच्या आदेशानुसार पुढील कार्यवाहीकरिता अग्रेषित.

26/12-23
महानगरपालिका आयुक्त

विषय-महालक्ष्मी रेसकोर्स म्हणून ओळखल्या जाणा-या भूखंड क्रमांक 1J, महालक्ष्मी फ्लॅट्स इस्टेटच्या प्रस्तावाबाबत दि.०६.१२.२०२३ रोजी ११.०० वाजता मा.मुख्यमंत्री महोदयांच्या शासकीय निवासस्थान "वर्षा बंगला" येथे मा.मुख्यमंत्री यांच्या अध्यक्षतेखाली झालेल्या बैठकीचे इतिवृत्तांत.

महालक्ष्मी रेसकोर्स म्हणून ओळखल्या जाणा-या महालक्ष्मी फ्लॅट इस्टेट येथील भूखंड क्रमांक 1J येथे जागतिक दर्जाच्या थीम पार्कच्या प्रस्तावाबाबत बृधवार, दि.०६.१२.२०२३ रोजी सकाळी ११.०० वाजता मा.मुख्यमंत्री यांच्या शासकीय निवासस्थान "वर्षा बंगला" येथे मा.मुख्यमंत्री यांच्या अध्यक्षतेखाली बैठक पार पडली.

सदर बैठकीस खालील सदस्य/अधिकारी / मा. मंत्री उपस्थित होते.

<u>अ. क्र</u>	<u>नाव</u>	<u>पदनाम</u>
१	श्री. एकनाथ शिंदे	मान. मुख्यमंत्री
२	श्री. इ.सि. चहल	बृहन्मुंबई महानगरपालिका आयुक्त
३	श्री. एस. आर. सनस	अध्यक्ष (RWITC)
४	श्री राम श्रौफ	सदस्य(RWITC)
५	श्री दिलिप ठक्कर	सदस्य(RWITC)
६	श्री निरंजन सिंघ	सचिव(RWITC)

बैठकीत खालील मुद्द्यांवर चर्चा करण्यात आली.

<u>अ. क्रं</u>	<u>चर्चा</u>	<u>मान. मुख्यमंत्र्यांचे निर्देश</u>
१.	RWITC चे अध्यक्ष श्री एस. आर. सनस यांनी नमूद केले की, आमचा भाडेपट्टा करार मे २०१३ मध्ये संपला आहे आणि सरकारने गेल्या १० वर्षांसाठी मे २०२३ मध्ये मक्ताभाडे स्वीकारले आहे हे सर्वाना माहिती आहे. यास्तव आम्ही राज्य सरकारला विनंती करतो की, RWITC च्या मक्ता कराराचे	मा. मुख्यमंत्री यांनी सार्वजनिक उद्यान/थीम पार्कसाठी १२० एकर जमीन राखिव ठेवून उर्वरित ९१ एकर जमीन RWITC ला त्यांच्या विनंतीप्रमाणे म्हणजेच प्रथम ०१ जून २०१३ ते ३१ मे २०२३ या १० वर्षांच्या कालावधीकरीता व पुढील

लवकरात लवकर नूतनीकरण करावे. सदर नवीन मक्ता करार करताना / नूतनीकरण करताना मक्ता करार/दस्तावेज प्रथम ०१ जून २०१३ ते ३१ मे २०२३ या १० वर्षांच्या कालावधीकरीता व पुढील ०१ जून २०२३ पासून ३१ मे २०५३ पर्यंतच्या ३० वर्षांच्या कालावधीकरीता स्वतंत्रपणे एकाचवेळी (Simultaneously) करावे.

यावर बृहन्मुंबई महानगरपालिका आयुक्त यांनी नमूद केले की, महाराष्ट्र शासनाद्वारे बीएमसीच्या माध्यमातून विकसित करण्यात येणाऱ्या सार्वजनिक उद्यान / थीम पार्कसाठी आणि RWITC साठी सह-अस्तित्वात राहण्याचे प्रस्तावित आहे, ज्यामध्ये १२० एकर जमीन सार्वजनिक उद्यान/थीम पार्कसाठी महाराष्ट्र शासन/ BMC मार्फत विकसित करेल आणि उर्वरित ९१ एकर जमीन RWITC ला भाडेपट्ट्याने दिली जाईल ज्यासाठी महाराष्ट्र शासन RWITC च्या भाडेपट्ट्याचे नूतनीकरण करेल. यासाठी RWITC ने वरील प्रस्तावास सर्वसाधारण सभेची मान्यता प्राप्त करून प्रस्ताव बृहन्मुंबई महानगरपालिका/महाराष्ट्र शासनास सादर करणे अपेक्षित आहे.

सदर प्रस्ताव सर्वसाधारण सभेत मंजूर करून घेण्यास मा. मुख्यमंत्री महोदयांनी RWITC चे अध्यक्ष यांना आदेशित केले.

परंतु सदर बाबतीत RWITC चे अध्यक्ष श्री.एस. आर. सनस यांनी असे नमूद केले

०१ जून २०२३ पासून ३१ मे २०५३ पर्यंतच्या ३० वर्षांच्या कालावधीकरीता स्वतंत्रपणे एकाचवेळी (Simultaneously) मक्ता करार/ दस्तावेज निष्पादित करून भाडेपट्ट्याचे नूतनीकरण करावे असे आदेश दिले.

तसेच, बृहन्मुंबई महानगरपालिका आयुक्त सदर चर्चासत्रामध्ये (Open House Discussion) उपस्थित राहून सर्व सभासदांना प्रस्तावाबाबत सविस्तर माहिती देतील व त्यांची सहमती प्राप्त होण्याकरिता RWITC ला मदत करतील. तदनंतर RWITC चे अध्यक्ष श्री.एस. आर. सनस यांनी RWITC च्या सर्वसाधारण सभेची सदर प्रस्तावास मान्यता प्राप्त करून शासनास लवकरात लवकर अवगत करावे व त्यानंतर RWITC ने मक्ता करार नूतनीकरणाचा प्रस्ताव बृहन्मुंबई महानगरपालिका/नगर विकास विभाग, महाराष्ट्र शासन यांच्याकडे सादर करावा. सदर प्रस्ताव प्राप्त झाल्यानंतर बृहन्मुंबई महानगरपालिका/ नगर विकास विभाग, महाराष्ट्र शासन यांनी RWITC च्या विनंतीवर त्वरित कार्यवाही करावी.

	की, सदर प्रस्ताव सर्वसाधारण सभेत मंजूर करण्यास बृहन्मुंबई महानगरपालिका आयुक्त यांनी मदत करावी. जरी सर्वसाधारण सभेमध्ये बृहन्मुंबई महानगरपालिका आयुक्त हजर राहू शकत नाहीत, तरी त्या आधी खुली चर्चा सत्र (Open House Discussion) आयोजित करण्यात येईल. सदर चर्चेमध्ये बृहन्मुंबई - महानगरपालिका आयुक्त यांनी उपस्थित राहून सर्व सभासदांना प्रस्तावाबाबत सविस्तर माहिती द्यावी व त्यांची सहमती प्राप्त होण्याकरिता मदत करावी अशी विनंती केली.	
२.	RWITC चे अध्यक्ष श्री एस. आर. सनस यांनी नमूद केले की, सदर ठिकाणी महाराष्ट्र शासनाद्वारे बीएमसीच्या माध्यमातून विकसित करण्यात येणाऱ्या सार्वजनिक उद्यान / थीम पार्क आणि RWITC चे रेस कोर्स यांना सह-अस्तित्वात राहण्याचे प्रस्तावित आहे. यास्तव सदर सार्वजनिक उद्यान / थीम पार्क विकसित करताना रेस कोर्सची धावपट्टी दर्शकांना बसण्यासाठी असलेल्या जागेमधून (Stands) कोणत्याही अडथळ्याविना दिसू शकेल याची खातरजमा करण्याची विनंती केली.	बृहन्मुंबई महानगरपालिका / महाराष्ट्र शासन यांनी सदर सार्वजनिक उद्यान / थीम पार्क विकासाचा आराखडा बनवताना रेसकोर्सची धावपट्टी दर्शकांना बसण्यासाठी असलेल्या जागेमधून (Stands) कोणत्याही अडथळ्याविना (unhindered view) दिसू शकेल याची खबरदारी घ्यावी.
३	RWITC चे अध्यक्ष श्री एस. आर. सनस यांनी विनंती केली की रेस कोर्सच्या कंपाउंडमध्ये विविध झोपडपट्ट्यांचे अतिक्रमण झाले आहे. यास्तव, विनंती करण्यात येते की, ती अतिक्रमणे काढून टाकली जावी आणि	बृहन्मुंबई महानगरपालिकेने झोपडपट्ट्यांचे सर्वेक्षण करावे व सदर झोपडपट्टीधारकांचे आसपासच्या झोपडपट्टी पुनर्वसन प्रकल्पांमध्ये (SRA) पुनर्वसन

	विकासक/ बृहन्मुंबई महानगरपालिकेच्या खर्चावर जवळपासच्या प्रस्तावित झोपडपट्टी पुनर्वसन योजनांमध्ये पुनर्वसन करावे.	करण्याबाबत झोपडपट्टी पुनर्वसन प्राधिकरण (SRA), महाराष्ट्र शासन यांच्यासोबत व्यवहार्यता तपासून पूढील कार्यवाही करावी. सदर झोपडपट्टीधारकांच्या पुनर्वसनाची संपूर्ण जबाबदारी ही बृहन्मुंबई महानगरपालिका/ महाराष्ट्र शासन यांची राहिल व सदर पुनर्वसनाचा आर्थिक बोजा RWITC वर पडणार नाही.
४	RWITC चे अध्यक्ष श्री.एस. आर. सनस यांनी नमूद केले की, महानगरपालिका/ महाराष्ट्र शासन यांच्या विचाराधीन असलेल्या सार्वजनिक उद्यान/थीम पार्क विकसित करण्याचा प्रस्तावामुळे RWITC चे अस्तीत्वात असलेले तबेले पाडावे लागणार आहेत. यास्तव नवीन बांधण्यात येणाऱ्या तबेल्यांच्या बांधकामाचा अंदाजे ९७ कोटी रुपयांचा खर्च महानगरपालिका / महाराष्ट्र शासनाने उचलावा अशी विनंती केली.	सदर बाबतीत बृहन्मुंबई महानगरपालिका/ महाराष्ट्र शासन यांनी तबेल्यांच्या बांधकामाच्या खर्चाबाबत शहानिशा करून नियमानुसार योग्य ती कार्यवाही करावी आणि यासाठी आवश्यक खर्चाची तरतूद करावी.
५	RWITC चे अध्यक्ष श्री.एस. आर. सनस यांनी विनंती केली की, आरक्षण बदलणे इत्यादी बाबतच्या सर्व परवानग्या शासनाने ताबडतोब मंजूर कराव्यात.	RWITC ने सदर बाबतचा प्रस्ताव बृहन्मुंबई महानगरपालिका/नगर विकास विभाग, महाराष्ट्र शासन यांच्याकडे सादर करावा. सदर प्रस्ताव प्राप्त झाल्यानंतर बृहन्मुंबई महानगरपालिका/नगर विकास विभाग, महाराष्ट्र शासन यांनी RWITC च्या विनंतीवर त्वरित कार्यवाही करावी.

६	<p>RWITC साठी प्रस्तावित असलेल्या ९१ एकर जागेमध्ये क्लब हाऊस आणि तबेला बांधण्याचे प्रस्तावित आहे. यासाठी बृहन्मुंबई महानगरपालिकेच्या विविध विभागांकडून विविध परवानग्या आवश्यक असतील, म्हणून RWITC चे अध्यक्ष श्री.एस. आर. सनस यांनी विनंती केली की, सदर परवानग्या लवकरात लवकर आम्हाला प्रदान करण्यात याव्यात.</p>	<p>बृहन्मुंबई महानगरपालिका आयुक्त यांनी सदर बाबतीत नियमानुसार आवश्यक कार्यवाही करावी.</p>
७	<p>RWITC ला भाडेकराराने द्यावयाची जागा ही बृहन्मुंबई महानगरपालिका व महाराष्ट्र शासन यांच्या मालकीची आहे. यास्तव बैठकीमध्ये RWITC चे सदस्यत्व बृहन्मुंबई महानगरपालिका व महाराष्ट्र शासन यांना मिळण्याबाबत चर्चा झाली.</p>	<p>RWITC च्या भाडेपट्टा कराराचे नूतनीकरण करताना / नवीन भाडेपट्टा करार करताना त्यामध्ये खालीलप्रमाणे अटी नमूद कराव्यात:-</p> <ol style="list-style-type: none"> 1. बृहन्मुंबई महानगरपालिका आयुक्त हे RWITC चे आजीवन (निःशुल्क) सदस्य असतील व त्यांना प्रत्येक वर्षी RWITC मध्ये अन्य १ आजीवन (निःशुल्क) सदस्य नामनिर्देशित करण्याचा अधिकार असेल. 2. RWITC च्या मक्ता कराराचे प्रथम नूतनीकरण करताना/नवीन मक्ता करार करताना मा. मुख्यमंत्री यांना ५० आजीवन (निःशुल्क) सदस्य नामनिर्देशित करण्याचा अधिकार असेल. 3. मा. मुख्यमंत्री यांना प्रत्येक

		वर्षी RWITC मध्ये ३ आजीवन(निःशुल्क) सदस्य नामनिर्देशीत करण्याचा अधिकार असेल.
८	<p>RWITC चे अध्यक्ष श्री.एस. आर. सनस यांनी नमूद केले की, बंगलोर, हैदराबाद, कोलकत्ता येथे अनुक्रमे रु.६००००/-, रु.१०,०००/- व रु.६,०००/- असे परवाना शुल्क प्रती शर्यत आकारण्यात येते. तथापि, गृह विभाग, महाराष्ट्र शासन आम्हाला वार्षिक परवाना शुल्क १०% वाढीसह जारी करत असून सन २०२३-२४ ची रक्कम तब्बल ८.५० कोटी इतकी आहे.</p> <p>RWITC चे अध्यक्ष यांनी विनंती केली की, संबंधित राज्य सरकारांकडे भरलेल्या शुल्काच्या तुलनेत आमची सध्याची फी खूप जास्त आहे.</p>	मा. मुख्यमंत्री यांनी सदर बाबतीत परवाना शुल्कामध्ये सुसूत्रीकरण (rationalisation) करण्याचे आदेश दिले.

मान. मुख्यमंत्री तथा बैठकीचे अध्यक्ष यांचे आभार मानून सभेची सांगता करण्यात आली.

महानगरपालिका आयुक्त

12-23

उपरोक्त बैठक मा. मुख्यमंत्री, महाराष्ट्र राज्य यांच्या अध्यक्षतेखाली संपन्न झाली. सदर बैठकीच्या इतिवृत्तामध्ये नमूद विविध विषय व त्यावरील निर्णय मा. मुख्यमंत्री, महाराष्ट्र राज्य यांना मी रविवार दि. १७.१२.२०२३ रोजी ११.४५ वा. वाचून दाखविले व मा. मुख्यमंत्री, महाराष्ट्र राज्य यांनी सदर इतिवृत्त मंजूर केले.

महानगरपालिका आयुक्त

12-23

Dr. I.S. Chahal

I.A.S.

Municipal Commissioner

Municipal Corporation Greater Mumbai

MSC/A/3229

Dt. 26.12.2023

To,

Shri S.R. Sanas

Chairman, RWITC, Race Course

Mahalaxmi, Mumbai 400 034

Sub: Minutes of the Meeting held at 11.00 am on 06.12.2023 at the official residence of Hon'ble Chief Minister "Varsha Bungalow" under the Chairmanship of Hon'ble Chief Minister regarding the proposal of Plot No.1J Mahalaxmi Flats Estate known as Mahalaxmi Race Course

Ref: 1) Your letters dated 20.09.2023, 27.09.2023 and 09.10.2023
2) Meeting held under the Chairmanship of Hon'ble Chief Minister on 06.12.2023

Please refer to your above-mentioned letters. The Minutes of the Meeting held at 11.00 a.m. on 06.12.2023 at the official residence of Hon'ble Chief Minister "Varsha Bungalow" under the Chairmanship of Hon'ble Chief Minister, are sent herewith with the permission and orders of the Hon'ble Chief Minister duly signed by the undersigned, for your information and necessary action.

Sd/-

Municipal Commissioner

26.12.2023

Municipal Corporation Headquarters, Mahapalika Marg, Mumbai – 400 001.

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Sub: Minutes of the Meeting held at 11.00 am on 06.12.2023 at the official residence of Hon'ble Chief Minister "Varsha Bungalow" under the Chairmanship of Hon'ble Chief Minister regarding the proposal of Plot No.1J Mahalaxmi Flats Estate known as Mahalaxmi Race Course

A meeting was held at 11.00 am on Wednesday 06.12.2023 at the official residence of Hon'ble Chief Minister "Varsha Bungalow" under the Chairmanship of Hon'ble Chief Minister regarding the proposed International Theme Park at Plot No.1J Mahalaxmi Flats Estate known as Mahalaxmi Race Course.

The following Members/Officers/Hon'ble Ministers were present for the said meeting:

Sr. No.	Name	Designation
1.	Shri Eknath Shinde	Hon'ble Chief Minister
2.	Shri I.S. Chahal	Commissioner, Municipal Corporation Greater Mumbai
3.	Shri S.R. Sanas	Chairman (RWITC)
4.	Shri Ram Shroff	Member (RWITC)
5.	Shri Dilip Thacker	Member (RWITC)
6.	Shri Niranjan Singh	Secretary (RWITC)

The following points were discussed in the meeting:

Sr. No.	Discussion	Orders of Hon'ble Chief Minister
1.	The Chairman of RWITC, Shri S.R. Sanas notified that the lease agreement was over in May 2013 and as all are aware, the	The Hon'ble Chief Minister directed that keeping 120 acres of land reserved for Public Garden / Theme Park, the



<p>Government has accepted the lease rental for 10 years in May 2023. Hence, we request the State Government to renew the lease agreement at the earliest. While executing the new / renewed lease agreement, the lease agreement firstly for a period of 10 years from 01 June 2013 to 31 May 2023 and then for a further period of 30 years from 01 June 2023 to 31 May 2053 be executed separately simultaneously.</p> <p>Upon this, the Municipal Commissioner pointed out that it was proposed by Government of Maharashtra through BMC to develop Public Garden / Theme Park with co-existence of RWITC, in which Government of Maharashtra through BMC will develop Public Garden / Theme Park in 120 acres of land and balance 91 acres of land will be given to RWITC on lease, for which the Government of</p>	<p>balance 91 acres be leased out to RWITC as per their request i.e. firstly for a period of 10 years from 01 June 2013 to 31 May 2023 and then for a further period of 30 years from 01 June 2023 to 31 May 2053 be executed separately simultaneously.</p> <p>Similarly, the Municipal Commissioner will attend the Open House Discussion and give detailed information to all the members regarding the proposal and thus help RWITC in getting their approval.</p> <p>Thereafter, on getting approved the said proposal in the General Meeting, Shri S.R. Sanas, Chairman-RWITC, would inform the Government at the earliest and then submit the lease renewal proposal to Municipal Corporation Greater Mumbai / Urban Development Department, Government of Maharashtra. On receipt of the</p>
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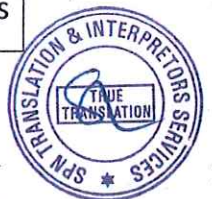
<p>Maharashtra shall renew the lease agreement. For this RWITC is expected to get the above proposal approved in its General Meeting and submit the same to Municipal Corporation Greater Mumbai / Government of Maharashtra.</p> <p>The Hon'ble Chief Minister directed the Chairman RWITC to get the said proposal approved in the General Meeting.</p> <p>The Chairman RWITC Shri S.R. Sanas sought the help of Municipal Commissioner to get the said proposal approved in the General Meeting. Since the Municipal Commissioner cannot attend the said meeting, still prior to that an Open House Discussion will be organized. The presence of the Municipal Commissioner was requested in the said Discussion to give detailed information of the proposal and help in getting the approval for the proposal.</p>	<p>said proposal, the Municipal Corporation Greater Mumbai / Urban Development Department, Government of Maharashtra will immediately act on the request of RWITC.</p>
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2.	The Chairman-RWITC Shri S.R. Sanas informed that co-existence of Public Garden / Theme Park being developed by Government of Maharashtra through BMC and RWITC was proposed. Hence it was requested to ensure that the Race Track is visible to the spectators from their Stands without any obstacles.	While planning the development of Public Garden / Theme Park by Municipal Corporation Greater Mumbai / Government of Maharashtra, it should be ensured that the spectators have an unhindered view of the Race Track from their Stands.
3.	The Chairman-RWITC Shri S.R. Sanas pointed out the encroachment of various slums in the compound of the Race Course. Hence, he requested removal of the same by rehabilitating them in nearby proposed SRA schemes at the cost of the Developer / BMC.	Municipal Corporation Greater Mumbai should make a survey and check the feasibility with Slum Rehabilitation Authority, Government of Maharashtra to rehabilitate the Slum Dwellers in nearby SRA schemes, and act accordingly. The full responsibility of rehabilitation of said slum dwellers will rest with Municipal Corporation Greater Mumbai / Government of Maharashtra and there will be no financial burden of such rehabilitation on RWITC.
4.	The Chairman-RWITC Shri S.R. Sanas pointed out that due to	In this connection the Municipal Corporation / Government of



	the proposed development of Public Garden / Theme Park by Municipal Corporation / Government, the existing stables of RWITC will have to be demolished. Hence it was requested that the cost of approximately Rs.97 crores for the construction of new stables be borne by Municipal Corporation / Government.	Maharashtra should ascertain the cost of construction of stables and proceed as per rules and also make provision of the expenditure required for the same.
5.	The Chairman-RWITC Shri S.R. Sanas requested the Government to issue permissions required for changing reservations etc. immediately.	RWITC to submit the said proposal to Municipal Corporation Greater Mumbai / Urban Development Department, Government of Maharashtra. On receipt of the said proposal, the Municipal Corporation Greater Mumbai / Urban Development Department, Government of Maharashtra to act immediately on the request of RWITC.
6.	On the proposed land of 91 acres for RWITC, construction of Club House and Stables is proposed. For this, various permissions	In this connection, the Commissioner, Municipal Corporation Greater Mumbai should take necessary action as



	from various Departments of BMC are necessary. Therefore, the Chairman-RWITC Shri S.R. Sanas has requested to issue the same at the earliest.	per rules.
7.	The land to be given to RWITC on lease rental is owned by Municipal Corporation Greater Mumbai and Government of Maharashtra. Therefore, getting membership of RWITC to Municipal Corporation Greater Mumbai and Government of Maharashtra was discussed in the meeting.	<p>While renewing lease agreement / executing new lease agreement of RWITC, the following conditions be included therein:</p> <ol style="list-style-type: none"> 1. The Commissioner, Municipal Corporation Greater Mumbai will be a Life Member (Free) of RWITC and he will have the authority to nominate one Life Member (Free) every year. 2. While renewing lease agreement / executing new lease agreement of RWITC, the Hon'ble Chief Minister will have authority to nominate 50 Life Memberships (Free). 3. The Hon'ble Chief Minister will have authority to nominate 3 Life Members.

		(Free) of RWITC every year.
8.	The Chairman-RWITC Shri S.R. Sanas pointed out that the License Fee at Bangalore, Hyderabad, Kolkata is charged at Rs.60,000/-, Rs.10,000/- and Rs.6,000/- respectively for every race day. However, the Home Department, Government of Maharashtra levies annual License Fee with 10% increase and the amount for 2023-24 is Rs.8.50 crores. The Chairman-RWITC requested that the License Fee presently charged to us as compared to the License Fee charged by the concerned State Governments is very high.	In this connection, the Hon'ble Chief Minister has directed to do rationalization in License Fee.

The meeting was concluded with a vote of thanks to the Hon'ble Chief Minister / Chair.

Sd/-
Municipal Commissioner
26.12.2023

The above meeting was held under the Chairmanship of the Hon'ble Chief Minister. The various issues discussed and the decisions taken thereon as



Annexure 'B'
contd....

noted in the Minutes of the said Meeting were read out by me to the Hon'ble Chief Minister, Government of Maharashtra, on Sunday, 17.12.2023 at 11.45 am and the Hon'ble Chief Minister, Government of Maharashtra, has approved the said minutes.

Sd/-
Municipal Commissioner
26.12.2023



