

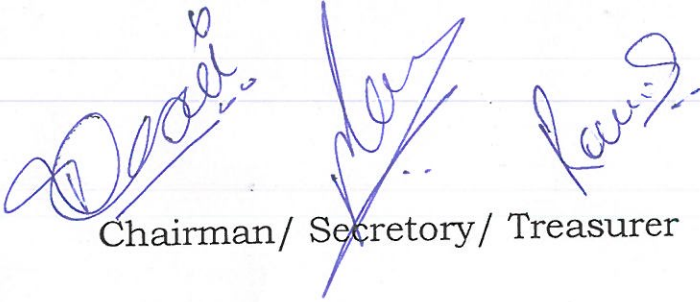
NUTAN AYOJAN NAGAR CO-OP HOUSING SOCIETY LTD.
(REGD. NO: BOM/HSG/PR/7486 of 1981)
Liberty Garden, Cross Rd. No:4, Malad West, Mumbai 400064

Date: 03/07/2023

Dear Members,

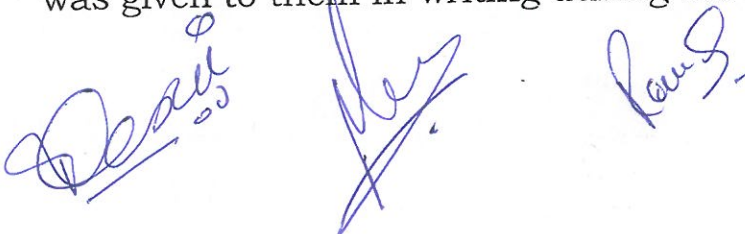
A copy of minutes of SGM for Approval Draft MOU, DA & POA for redevelopment of our society held on 02/07/2023 as per 79A procedure duly approved by Managing committee is being circulated herewith, members are requested communicate their observations if any, within 15 days from the date of circular for further action.

For and on behalf of Managing Committee,


Chairman/ Secretary/ Treasurer

The SGM for Approval Draft MOU, DA & POA for redevelopment of Nutan Ayojan Nagar CHSL, was held on 02/07/2023 at society ground in presence of Advocate Nilesh C. Parmar. Meeting was scheduled to commence at 06.00 pm, but the attendance procedure and settling down of the members took time due to which the meeting was adjourned and started again at the same place at 7:00 pm, after receiving the necessary quorum, total 110 members were present.

Mr. Kamlesh Desai updated the members about the process and progress of proposed Redevelopment that circulated draft of Memorandum of Understanding (MOU), Development Agreement (DA), Power of Attorney (POA) is finalized by the Society Committee with appointed consultant Advocate Nilesh C. Parmar, the Developer M/S. ARKADE DEVELOPERS PVT. LTD. and their Advocate. The Society Committee has received suggestion/objection in writing from 6 members only after specified time mentioned in the notice. Reply to their letter was given to them in writing during the meeting.





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Also clarified that in today's meeting we are not going to sign DA or POA, signing process of DA will start only after we obtain final order in our favor from Dist. Dy. Registrar which is likely to be received in 1st half of July'23 as per our Advocate Nilesh C. Parmar. And Registration of DA will be done only after or along with the registration of our Deemed Conveyance.

Mr. Kamlesh Desai has informed that, The Society has kept joint meeting of Advocate Nilesh C. Parmar with the members on 1st July, 2023 for clarification and discussion on draft of Memorandum of Understanding (MOU), Development Agreement (DA), Power of Attorney (POA) and was discuss and finalized the draft with some suggestion.

Thereafter, Mr. Manish Ruparel asked to present members for their suggestions on draft of Memorandum of Understanding (MOU), Development Agreement (DA), Power of Attorney (POA)

Mr. Alka Solanki have raised query and given their suggestion. Adv. Nilesh C. Parmar had given satisfactory answered to the members.

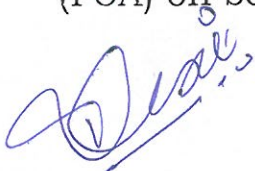
During the meeting Managing Committee observed that Mr. Manoj Dhanani was capturing the video recording on mobile, managing committee asked him to stop recording as there is no prior permission taken for video recording, however Mr. Manoj Dhanani ignored the request of managing committee and did not stop recording.

Following resolution has been passed:

“RESOLVED THAT the draft of Memorandum of Understanding (MOU), Development Agreement (DA), Power of Attorney (POA) are hereby approved.

Proposed by : Mrs. Beena Desai
Seconded by : Mr. Yogesh Desai

“FURTHER RESOLVED THAT, Mr. Kamlesh Desai, (Chairman), Mr. Manish Ruparel (Secretary), Mr. Ravi Shahri (Treasurer) are hereby authorized to sign, execute & Register draft of Memorandum of Understanding (MOU), Development Agreement (DA), Power of Attorney (POA) on behalf of the Society


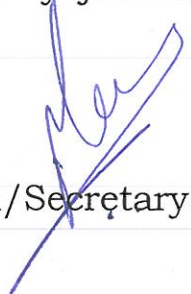



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Proposed by : Mr. Sudhakar Gosalker
Seconded by : Mr. Brijesh Desai

Finally Mr. Kamlesh Desai informed that the members could now leave the meeting hall by submitting the consent form.

FOR AND ON BEHALF OF MANAGING COMMITTEE
For Nutan Ayojan Nagar CHS Ltd.




Chairman/Secretary/Treasurer

