

# NUTAN AYOJAN NAGAR CO-OP. HOUSING SOCIETY LIMITED

( Regd No. BOM/HSG/PR/7486 of 1981 )

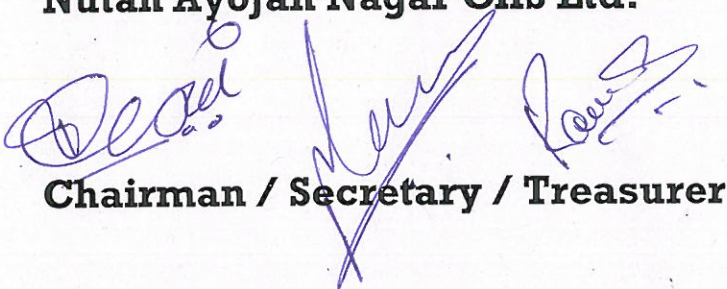
Liberty Garden, Cross Road No. 4, Malad (West). Mumbai- 400 064.

Date: 14/10/2024

All Members,

A copy of DRAFT minutes of 43<sup>rd</sup> Annual General Meeting duly approved by the managing committee is being circulated herewith; Members are requested to communicate their observation, if any, to the Secretary within 15 days from date of this circular for further action as per bye laws – 109.

**For and on Behalf of Managing Committee of  
Nutan Ayojan Nagar CHS Ltd.**

  
**Chairman / Secretary / Treasurer**



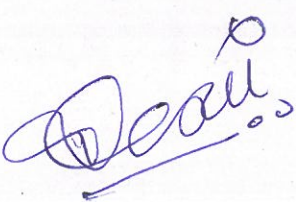
The 43<sup>rd</sup> Annual General Meeting of our society, Nutan Ayojan Nagar Co-operative Housing Society Limited for the year 2023-2024 was held on 29<sup>th</sup> September 2024 at 03:00 PM at Lad Parishad Banquet Hall, 2<sup>nd</sup> Floor, Liberty Garden, Cross Road Number 4, Malad (West), Mumbai- 400064. The meeting started at 03:00 PM but due to insufficient quorum it was adjourned for half an hour. The meeting restarted at 03:30 PM after completion of the quorum within 132 members present.

All members were requested to follow the Agenda as per the priorities set in the agenda and other points to be discussed only after the points mentioned in agenda are covered.

Honorable Secretary Mr. Manish Ruparel welcomed all society members. Honorable Secretary Mr. Manish Ruparel presides over the meeting as requested Honorable Treasurer Mr. Ravi Shahri to proceed with the agenda.

**(1) To read and confirm the minutes of 42<sup>nd</sup> Annual General Body Meeting held on 24<sup>th</sup> September, 2023:**

With the permission of majority present members of the AGM the minutes of the 42<sup>nd</sup> AGM were read & confirmed. After the satisfactory answers to the











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queries raised by the members, the minutes of the 42<sup>nd</sup> AGM were approved & adapted with the majority of the members present.

**Proposed By: Mr. Ankit D Panchal**                      **Seconded By: Mr. Nilesh A Doshi**

**(2) To receive, consider and adopt the report of Managing Committee, Audited Statement of Accounts and Audit Report there in for the year end 31<sup>st</sup> March 2024:**

Honorable Treasurer Mr. Ravi Shahri informed all the members that the Balance Sheet, Income and Expenditure Accounts along with the Notice of Annual General Meeting have been published on the Society's website.

After the satisfactory answers to the queries raised by the members, Managing Committee Report, Audited Statement of Accounts & Audit Report of the Auditor were approved & adapted with the majority of the members present.

**Proposed By: Mr. Chetan R Bhesania**                      **Seconded By: Mr. Ankit D Panchal**

**(3) Appointment of Statutory Auditors for the financial year 2023-24:**

Honorable Treasurer Mr. Ravi Shahri proposed to all the members to appoint Yogesh S Thakkar & Associates as a Auditor for the Financial Year 2024-2025, and it was approved by the majority of the present members.

**Proposed By: Mr. Ashish S Pai**                      **Seconded By: Mr. Kaushik N Mistry**

**(4) Approval for usage of repair fund:**

Honorable Treasurer Mr. Ravi Shahri proposed to approve the usage of repair fund of Rs.11,65,500/- for the FY 2023-2024.

Proposal was approved by the majority of present members.

**Proposed By: Mr. Arvinbhai R Wala**                      **Seconded By: Mr. Manilal M Chheda**

**(5) Transfers & Transmissions:**

Honorable Treasurer Mr. Ravi Shahri read the list of Transfers and Transmissions. None of the members raised any objection on any transfers or





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transmissions. With the majority of the members present all the transfers and transmissions were approved.

**Proposed By: Mr. Sandeep M Kasbekar    Seconded By: Mr. Alpeshkumar Rathod**

## **(6) Recovery of Deficits for the Financial Year 2021-2022, Financial Year 2022-2023 & Financial Year 2023-2024:**

The Honorable Treasurer Mr. Ravi Shahri told that in last year's AGM meeting dated 24<sup>th</sup> September 2023, we had told all the members that the Recovery of deficits for the FY 2021-2022 and FY 2022-2023 should be paid by sending 6 Supplementary Bills to all the members.

But in FY 2023-2024, for the further process of redevelopment of our Society, we needed to complete the process of Deed of Conveyance of the Society first. That is why we paid Rs.56,94,760/- Stamp Duty to the Governments to complete the process of Deed of Conveyance on behalf of all the members of the Society.

Rs.56,94,760/- Stamp Duty was paid to the Governments to complete the process of Deed of Conveyance. Out of this entire amount, Stamp Duty of Rs.35,88,510/- was pending for only 103 Individual Flats Owners. And the remaining Stamp Duty of Rs.21,06,250/- was pending for the entire land of the Society.

In FY 2023-24, the Managing Committee had started the process of recovering the amount by sending Bills of Rs.35,88,510/- to only 103 Individual Flats Owners.

Now in this FY 2024-25, the Managing Committee wants to start the process of recovering the amount by sending Bills of Stamp Duty of Rs.21,06,250/- to all the members of the Society for the entire land of the Society.

The Honorable Treasurer Mr. Ravi Shahri further said that due to this reason the process of Recovery of deficits for the FY 2021-2022 and FY 2022-2023 could not be completed.

We have to face Recovery of deficits in FY 2023-2024 as well. We want to inform all the Society Members through all the Committee Members that the Recovery of deficits for the FY 2021-2022, FY 2022-2023 and FY 2023-2024 should be kept on hold for some time and in this FY 2024-2025, the process of paying the Stamp

*Devi*

*[Signature]*

*[Signature]*





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Duty for the entire Land of the Society should be completed by sending 2 Supplementary Bills to the members. All the Society Members agreed on this.

**Proposed By: Mr. Kaushik N Mistry  
M Popat**

**Seconded By: Mrs. Bhagyashree**

**(7) Approval for Salary Increase of Pump Room Operators and Security Guards:**

The Honorable Treasurer Mr. Ravi Shahri said that for the past few years there was a demand for increase in payment from Pump Room Operators and Security Guards. Due to rising inflation, we are requesting all the members to increase their payments. If the General Body approves it, then the Committee Members can increase the payments to all these people.

It was proposed to increase Rs.1,000/- per person and the same was approved by majority of the present members.

**Proposed By: Mr. Yogesh A Desai**

**Seconded By: Mr. Ashish S Pai**

**(8) Any other point with the permission of the chair:**

(a) Mr. Nilesh Doshi said that even after repairing the leakage from the Terrace and Side Wall during the rainy season, if leakage occurs again, then what should be the solution to that problem?

On this, The Honorable Secretary Manish Ruparel said that all the buildings have become old and that is why the leakage problem is occurring. For this, we will talk to the contractor and try to find a solution.

(b) Mrs. L M Kudwa and Mrs. Sangeeta A Goyal said that the Drainage and Seepage Lines are getting choked up repeatedly, what is the solution for this?

On this The Honorable Treasurer Ravi Shahri said that the Drainage and Seepage Lines are old and some Members of the Society put Diapers and Pads in their toilets. Due to this reason the Drainage and Seepage Lines get choked up. We are requesting all the members to please not put diapers and pads in the toilets. Only then can this problem be solved.

(c) The owner of Shop-003 told that he had paid the Stamp Duty for the Conveyance Deed to the Society in the year 1988. He had also received the original receipt from the Society. But now he has again received a bill from the

*Deed*

*[Signature]*

*[Signature]*





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Society to pay the Stamp Duty. If he had already paid the Stamp Duty, will he have to pay the Stamp Duty again?

On this, The Honorable Chairman Mr. Kamlesh Desai said that your point is correct that you had paid the Stamp Duty. On the basis of this issue, on behalf of the Committee Members, I would like to ask all the Society Members that if any Member has paid the Stamp Duty in the past and he also has the Original Receipt, then should he pay it again? On this issue, all the Society Members said that if he has paid the Stamp Duty in the past and he has the Original Receipt, then that Member should not pay the Stamp Duty again. All the Society Members agreed on this.

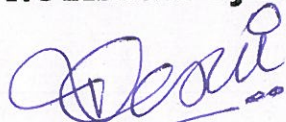
And it was decided to waive of stamp duty charges to shop no-033 amounting to Rs.1,79,160/-

(d) Mr. Nirav Sutaria from Flat Number AC-401 told that he had written a letter to the Society a few years ago that neither he nor his tenants have any vehicle parked in the Society. But still, parking charges were being charged to them in their Maintenance Bills for the past few years. I am requesting the Committee Members to please remove my Parking Charges from my Maintenance Bills.

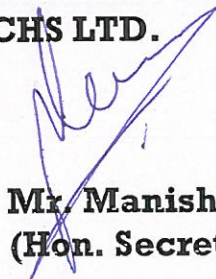
On this issue, The Honorable Chairman Mr. Kamlesh Desai told that you and I had a discussion with the Society Manager Mr. Darshan Patel about this earlier also. Then the Society Manager Mr. Darshan Patel had told you that after the Audit of the Society is complete, no parking charges can be removed from its previous records. The Society Manager Mr. Darshan Patel has already removed all parking charges from your Maintenance Bills on the basis of accounting.

Since all the points were covered Honorable Chairman declared the meeting as concluded with thanks to all present members.

**FOR AND BEHALF OF MANAGING COMMITTEE OF  
NUTAN AYOJAN NAGAR CHS LTD.**



**Mr. Kamlesh Desai**  
(Hon. Chairman)



**Mr. Manish Ruparel**  
(Hon. Secretary)



**Mr. Ravi Shahri**  
(Hon. Treasurer)

