

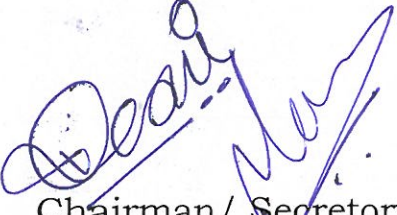

**NUTAN AYOJAN NAGAR CO-OP HOUSING SOCIETY LTD.**  
(REGD. NO: BOM/HSG/PR/7486 of 1981)  
Liberty Garden, Cross Rd. No:4, Malad West, Mumbai 400064

Date: 29/11/2024

Dear Members,

A copy of the DRAFT minutes of SGM for Approval of the floor plans was held on 27/11/2024, 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 of the floor plans, was held on 27/11/2024 at society ground. Meeting started at the scheduled time of 06.00 pm, but due to insufficient quorum meeting was adjourned for half an hour and again for another half and hour. The meeting restarted at 06.30 pm at the same place with 105 members present.

**1. Approval of Floor Plans.**

Managing Committee informed all the members present that during the meeting held with our PMC Mr. Bindesh Chitalia on 24/11/2024 all the concerns were addressed.

Managing Committee presented the revised plan after addressing all the concern raised during the meeting with on 24/11/2024. And presented the changes mainly of all shop owner on their concern about the position, height and width of the shops.

After satisfactory answers to all the questions managing committee asked all the members for the confirmation on the allocation of new RERA carpet area against their respective flat which was shared on the WhatsApp group. And asked memebtrs to raise hand who's flat allocation is as per their request. 100% of the present members



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raised their hand and confirmed that new RERA carpet area allocation is as per their requests. Managing committee also asked the members to raise their hands who's new RERA Carpet area allocation is not as per their request. ZERO member raised their hand.

Managing committee than asked present members to give their votes for approval of revised floor plans by raising their hands.

Majority of the present members raised their hand and to approve the floor plan. Managing committee than asked members to raise their who is not in favor of approving the floor plan. One member raised his had, and managing committee asked him for the reason for voting for not approving the floor plan. Member replied that flat allocated to him is not as per requirement of Vastu Compliant but since the majority of the members are in favor of approving the floor plan he is also going ahead with majority and given approval of floor plan. And thus the floor plans were approved with the approval of 100% of the present members.

Following resolution was passed.

**RESOLVED THAT** the Floor Plans are hereby approved

Proposed by : Mr. Nilesh Doshi ( BB - 402 )

Seconded by : Mrs. Yogini S. Awarade ( AA - 004 )

**1. Authorization to Managing Committee for approval of minor charges in the proposed plan and to sign & Register the Supplementary Development Agreement along with approved Tentative Floor Plan.**

Managing Committee informed all the members that during the process of adjudication of the Supplementary Development Agreement Registration authority has raise below queries for modifications/ clarification/ addition in Supplementary Development Agreement.







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1. Reference and detail of the original Development Agreement needs to be incorporated ( such as Market value, agreement value, amount paid for Stamp duty, reference no of registration no of DA)
2. Clarification of the FSI which is to be utilized in the said project under 33(9)
3. As the said project is developed under 33(9) we need to mention the Component of MAHADA in sqft.

Managing Committee asked members to vote by raising their hands for approval to authorise managing committee to Approve minor changes in the floor plans and to authorize managing committee to sign & register the supplementary development agreement with above mentioned modifications/ clarification/ addition in Supplementary Development Agreement.

100% of the present members raised their hands and authorized managing committee to Approve minor changes in the floor plans and to authorize managing committee to sign & register the supplementary development agreement with above mentioned modifications/ clarification/ addition in Supplementary Development Agreement.

Following resolution was passed.

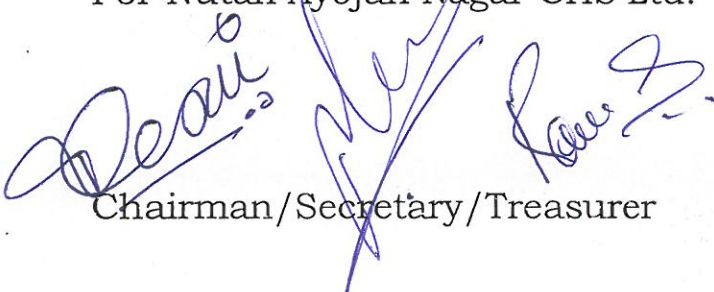
**FURTHER RESOLVED THAT**, Mr. Kamlesh Desai (Chairman), Mr. Manish Ruparel (Secretary), Mr. Ravi Shahri (Treasurer) are hereby authorized to approve minor changes in the approved floor plan and to sign, execute and register the draft of Supplemental Development Agreement on behalf of the Society.

Proposed by : Mr. Kaushik Mistry ( BA-401 )

Seconded by : Mrs. Lata Kudwa ( BB - 001 )

FOR AND ON BEHALF OF MANAGING COMMITTEE

For Nutan Ayojan Nagar CHS Ltd.

  
Chairman/Secretary/Treasurer

