

**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: 09/01/2025

Dear Members,

A copy of the DRAFT minutes of SGM for Approval of the revised floor plans was held on 29/12/2024, 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 revised floor plans was held on 29/12/2024 at society ground. The 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 an hour. The meeting started at 07.00 pm at the same place with 105 members present.

**1. Approval of Revised Floor Plans.**

The Managing Committee informed all the members present that revised floor plan was sent to all the members on the WhatsApp group as well as was uploaded on the society website for the review of the members.

The Managing Committee presented the revised floor plan on the screen and informed them that there is no change in the floor plans of individual flats. The Managing Committee presented and showed the changes in the revised plan as compared to previously approved plan as below:





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**a. There is an addition of two big commercial units near the B wing.**

The Managing committee explained to all the members that developer's available FSI was not getting consumed hence they have added the new commercial units. The Managing Committee proposed them to increase the residential units instead of commercial units, however due to the height restriction of 120 mtr floor height of individual flats will get reduced, and hence the managing committee accepted the proposal of additional commercial units and put forward to general body for the approval.

The Managing Committee informed that to safeguard the interests of the society members an additional clause is being included in the Supplementary Development Agreement as below:

"The Developer shall not sell/lease/rent 1 any of the Developer's Commercial Units for use as bars with Restaurants , hospitals, banquet hall and/or parlour/spa Centre and clause to this effect shall be included in the agreement for sale to be executed with the purchasers of the commercial units."

**b. Change in Allocation of Shops and width and length of the shops.**

The Managing Committee explained that there is change in allocation of shops due to the change in the columns and pillar alignment, however there is not change in the over all size of the shops. Only one shop owner out of six was present and he has not shown any objection on the same.

**c. Addition of CFO TANK at 15<sup>th</sup> floor of both the wings.**

The Managing Committee presented the plan on the screen and explained that there is an addition of CFO TANK at 15<sup>th</sup> floor of both the wings. This addition is done by the developer considering the upcoming changes in CFO regulation norms, however the



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regulation is not put in force yet but to save time developer has already made a provision to avoid last minutes changes in the plan, which will save time in the process of approval of plans from the authorities.

The managing committee then asked present members to give their votes for approval of revised floor plans by raising their hands.

Majority of the present members raised their hands and approved the revised floor plan. Managing committee than asked members to raise their hand who are not in favor of approving the revised floor plan. ZERO members raised hand, and thus the revised floor plans were approved with the approval of 100% of the present members.

The 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-)

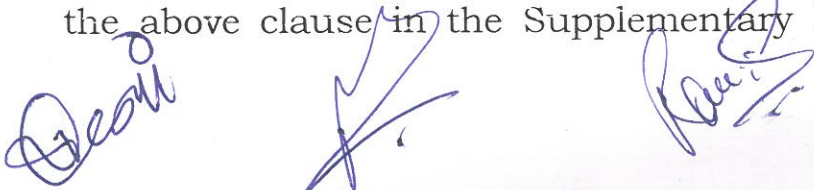
**2. Approval of addition of one clause as below in Supplementary Development Agreement.**

The Managing Committee informed all the members that to safeguard the interest of all the society members with regards to two big commercial units the following clause is included in the Supplementary Development Agreement.

“The Developer shall not sell/lease/rent any of the Developer’s Commercial Units for use as Wine Shop, bars with restaurants , hospitals, banquet hall and/or parlour/spa Centre, Fire Craker shop- and clause to this effect shall be included in the agreement for sale to be executed with the purchasers of the commercial units.”

The managing committee then asked present members to give their votes for approval for addition of the above clause in the Supplementary Development Agreement by raising their hands.

Majority of the present members raised their hands for addition of the above clause in the Supplementary Development Agreement.





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Managing committee, then asked members to raise their hands who are not in favor of addition of the above clause in the Supplementary Development Agreement. ZERO members raised hand, and thus the revised floor plans were approved with the approval of 100% of the present members.

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

The Managing Committee asked members to vote by raising their hands for approval to authorize 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 THE MANAGING COMMITTEE  
For Nutan Ayojan Nagar CHS Ltd.

Chairman/Secretary/Treasurer

