

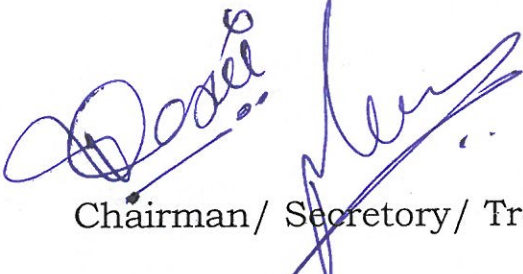
**NUTAN AYOJAN NAGAR CO-OP HOUSING SOCIETY LTD.**  
(REGD. NO: BOM/HSG/PR/7486 of 1981)  
Liberty Garden, Cross Rd. No:4, Malad West, Mumbai 400064

Date: 28/06/2025

Dear Members,

A copy of the DRAFT minutes of SGM for held on 22/06/2025, 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 & other points of Agenda was held on 22/06/2025 at LAD WADI. The meeting started at the scheduled time of 10.00 am, but due to insufficient quorum meeting was adjourned for half an hour and again for another half an hour. The meeting started at 11.00 am at the same place with 120 members present.


Mr. Kamlesh Desai was selected as chairman to preside the meeting.

Proposed By: Mr. Ravi Shahari

Seconded By: Pranay Soni

Hon. Chairman Mr. Kamlesh Desai requested Hon. Treasurer Mr. Ravi. Shahari & Hon. Secretary Mr. Manish Ruparel to transact the agenda of the meeting.

Hon. Treasurer Mr. Ravi. Shahari informed all the present members that before going ahead with the agenda managing committee want to inform all the members that managing committee has received a letter from Mr. Krishan R. Bhagat & Mrs. Amruta K. Bhagat objecting on the agenda of the meeting and putting various allegations on managing committee



**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

which Mr. & Mrs. Bhagat as per their letter want managing committee to be presented before the general body during the SGM.

Hon. Treasurer Mr. Ravi. Shahari & Hon. Secretary Mr. Manish Ruparel jointly presented and explained the objection and allegations as stated below to the general body.

**Objection:**

Mr. Bhagat objected that points of accounting and redevelopment can not be discussed in the same SGM.

Managing Committee informed both the points are part of the agenda of the advance notice circulated as per by laws hence can be discussed in the same SGM.

**Allegations:**

Hon. Treasurer Mr. Ravi. Shahari & Hon. Secretary Mr. Manish Ruparel informed the members that the letter is comprising of 64 pages hence putting forward the main allegation mentioned in the letter of Mr. Krishna R. Bhagat & Mrs. Amruta K. Bhagat as below:

- Managing Committee has not kept transparency in entire the process of redevelopment.
- Managing Committee has not taken prior approval from general body for the major decisions taken in the process of redevelopment.
- Managing Committee has not taken members into confidence and not provided sufficient time before arranging any SGM for taking any approvals in the process of redevelopment.
- Managing Committee did not provide the documents without giving any reason when members asked for any documents from the managing committee.
- Managing Committee presented false or manipulated statement of accounts for the year 2022-23 where payment of Rs. 1.7 lac of municipal tax is shown but managing committee do not have the payment receipt for the same.

- Payment receipts with the BMC bills for the year 2022-23 amounting to Rs. 1,70,398/- were posted on the WhatsApp group on 23/06/2025.

*Devi*

*[Signature]*



**NUTAN AYOJAN NAGAR CO-OP HOUSING SOCIETY LTD.**  
(REGD. NO: BOM/HSR/PR/7486 of 1981)

Liberty Garden, Cross Rd. No:4, Malad West, Mumbai 400064

- Managing Committee threatened members and used arm twisting tactics against the members.
- Managing Committee paid the stamp duty on the Deemed conveyance without approval of general body and did not provided sufficient time to members for submission of their documents for assessment of stamp duty ( Chain of agreement for their individual flats etc)
  - Minutes of the SGM dtd 15.10.2023 where approval for payment of stamp duty was taken from general body, Reminder notice for submission of chain of agreement & notice along with the agenda for approval for payment of stamp duty was shared on society what'sApp group on 24/06/2025.

After Discussion on the above allegation and explanation to the general body Hon. Treasurer Mr. Ravi. Shahari & Hon. Secretary Mr. Manish Ruparel asked general body that how many members agrees to the allegation made by Mr. Krishan R. Bhagat & Mr. Amruta K. Bhagat OR feel that any of the allegation discussed as mentioned above are true & correct. And asked the general body to raise their hands who feels that allegation made are correct and members feels that managing committee was not transparent in carrying out the process of redevelopment of the society.

Out of total 120 present members 18 members raised their hands, which means that balance 112 members were not feeling cheated and had confidence in the managing committee. Hon. Treasurer Mr. Ravi. Shahari & Hon. Secretary Mr. Manish Ruparel thanked general body for showing their trust and assured them to keep the same transparency in the future process of redevelopment of society as well.

Meeting started with the as per agenda listed in the notice:

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

- a. Minimum Flat Size of 460/462 RERA Carpet instead of 433 RERA Carpet.**




**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

Managing Committee informed all the members that due to some technical requirements in the new plan, developer is not able to construct flats of 433 sq.ft. RERA carpet area. And developer will be constructing 460 sq.ft and 462 sq.ft RERA carpet area flats. And the difference of 27 sq.ft to 29. Sq.ft need to be purchased by the affected members from the developer at a agreed discounted price of Rs. 19,500/- per sq.ft and the payment terms will be the same as for the other members who had opted for additional area purchase. There are total 38 members who are getting affected due to this change. Managing Committee also informed general body that a separate discussion was done with all affected members in the society office 10 members were not present and out of present members only 6 members expressed their unwillingness to purchase the additional area of 27 sq.ft to 29 sq.ft. Since this is a major change and directly impacting individual members this needs to be discussed and approval needs to be obtained from general body. Managing Committee informed general body that out of 38 members 20 members has already given their written consent for their willingness to by 27 sq.ft to 29 sq.ft additional area from the developer.

Hon. Secretary Mr. Manish Ruparel explained general body that the subject is for the particular set of members who are getting impacted due the change hence the voting first needs to be taken only from the affected 38 members.

Managing Committee asked the affected members who are not willing to buy additional 27 sq.ft to 29. Sq.ft from the developer to raise their hands. And it was observed that 2-3 of the non affected members also raised their hands & Managing Committee told them that they are not affected members and requested them to lower their raised hands. Mr. Krishna R. Bhagat asked to explain the definition of affected members for the convenience of the present members. Managing Committee explained that members who's existing flat size is less than 300 sq.ft and not purchased any additional area from the developer or members opted for a flat size of 433 sq.ft in the new plan only are the affected members. After explanation on definition on affected members Managing

*Devi*

*[Signature]*



# 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

Committee again asked only affected members who are not willing to by additional 27 sq.ft to 29. Sq.ft from the developer to raise their hands.

12 members raised their hands who were not willing to buy additional 27sq.ft to 29 sq.ft from the developer.

After completion of voting from affected members managing committee asked general body to raise their hands who are not favor of approving the revised plan with 460 sq.ft and 462 sq.ft instead of 433 sq.ft RERA Carpet area.

Out of 120 present members only 18 members raised their hands thus the revised plan with 460 sq.ft and 462 sq.ft instead of 433 sq.ft RERA Carpet area was approved by the majority of the present members.

## **b. Addition of Basement level II for sufficient car parking.**

Managing Committee explained general body that due to change in the location, size and thickness of the columns and beams the desired number of carparking are not getting achieved and hence there is a need for an additional basement level.

Further it was explained that without additional basement level total number of car parking can be achieved is approximately 400 as against total flats of more than 400 including current members 190 flats and other sale flats. Hence to achieve the desired no of car parking's developer has proposed additional level of basement car parking. Which is one of the major change and needs to be approved in the general body meeting.

Mr. Krishna R. Bhagat has raised his objection on the additional level of carparking and told that basement carparking is very risky, he has not seen basement carparking in the nearby area. Further he added that if the basement car parking is added it will be a " **Death Trap** " for

*Devi*



**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

all the members as there will not be any kind of ventilation and chances of flooding.

Hon. Secretary Mr. Manish Ruparel informed him that the building situated in the very next to next lane of our society has one level of basement car parking, further Inorbit mall on the linking road is also with basement car parking and Infinity mall hardly 1 kms from our society is with 2 level of basement car parking. And all this building are operative since many years and no bad news of any death due to flooding or ventilation has been heard so far.

Further Hon. Chairman Mr. Kamlesh S Desai opened the plan of basement carparking on the screen and shown Mr. Krishna R. Bhagat that there are 6-7 cutout in the slabs for natural ventilation and requested him not to comment anything by which general body gets misguided when he himself has not reviewed the plans.

Mr. Sanket Vora asked on what developer is going to do with the current drainage line between current C and D wings in case of 2 level of basement car parking.

Managing Committee informed him on the day of the meeting that they will check with the developer & architect and revert back. As on the day of drafting this minutes we have clarified with the developer and their architect and they confirmed that the drainage line is diverted from the 13 mtr wide road towards the entrance road on the A wing side of proposed plan and reconnected from the back side which is also shown in the floor plan of Ground floor as a "2.5 mtr wide drainage line"

After discussion managing committee asked general body to vote and requested general body to raise their hands who are not in favor of approving additional basement level II. Out of 120 present member only 1 member Mrs. Alpa Shah raised her hand, thus the point of addition of basement level II was approved with the majority of the present members.

*Desai*



# 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

## c. Addition of CFO Tanks as per changes in CFO norms.

Managing Committee explained that due to changes in the CFO norms developer's architect has increased CFO tank at 15<sup>th</sup> floor from 1 to 2 in B wing as well as in A wing.

After discussion managing committee asked general body to vote and requested general body to raise their hands who are not in favor of approving additional CFO Tanks. Out of 120 present member only 1 member Mrs. Alpa Shah raised her hand, thus the point of addition of CFO Tank was approved with the majority of the present members.

Following resolution was passed.

**"RESOLVED THAT** Revised Floor Plan was approved by majority of the present members"

Proposed by: Yogini Awarde ( AA-004 )

Seconded by : Prany Soni ( C-101 )

## 2. Approval of pending deficit of last 3 years.

Hon. Treasurer Mr. Ravi. Shahari informed general body that deficit of last 3 years is not recovered from the members due to additional burden of stamp duty on the members and the same was discussed and got approved in the 43<sup>rd</sup> AGM held on 29/09/2024.

The stamp duty of approximately 56 lacs was paid from societies fixed deposits and out of which approximately 15 lac recovery is pending from the members. Further more he informed that income from property tax will also get reduced as society has stopped charging property tax to the flats less than 500 sq.ft. Hence its becomes very important to recover the deficit of last 3 years from the members and proposed to get collect the same in coming 4 quarters.

Mrs. Alka Solanki raised her objection and asked managing committee to first recover the outstanding from the members which

*Devi*



**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

will bring down the deficit. However Hon. Treasurer Mr. Ravi. Shahari explained Mrs. Alka Solanki that recovery of out standing is will not reduce the deficit as in the income and expenditure statement entire billing to the members get accounted for against the actual expenses. Even after the explanation of Hon. Secretary Mr. Manish Ruparel Mrs. Alka Solanki was not convinced hence Hon. Treasurer Mr. Ravi. Shahari asked her to get it verified with any of the chartered accountant.

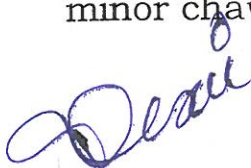

Further Mrs. Alka Solanki indirectly alleged managing committee stating that accounting of personal expenses of could be one of the reason for high expenses over income. Hon. Secretary Mr. Manish Ruparel asked her that she was part of managing committee in past and did she observe any such personal expenses getting booked on the society accounts ? on that Mrs. Alka Solanki stated that she is not sure but just guessing that accounting of personal expenses could be one of the reason putting society in deficit. Hon. Secretary Mr. Manish Ruparel informed Mrs. Alka Solanki that legally it is not allowed to book any personal expenses in societies books of accounts and managing committee abide to the by laws of the society.

Mr. Nilesh Badrik asked how much will be the quarterly amount of deficit recovery of last 3 years? If generally body approves the proposal. Hon. Treasurer Mr. Ravi. Shahari informed that quarterly amount per member will be approximately Rs. 4,500 to Rs. 5,000.

After discussion managing committee asked general body to vote and requested general body to raise their hands who are not in favor of approving recovery of deficit of last 3 years. Out of 120 present member only 1 member Mrs. Alpa Shah raised her hand, thus the point of recovery of deficit of last 3 years was approved with the majority of the present members.

**3. Authorization to Managing Committee to approve minor changes in the proposed plans.**

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.



**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



Except 1 members Mrs. Alpa Shah all the present members raised their hands and authorized managing committee to Approve minor changes in the floor plans.

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 on behalf of the Society.

Proposed by : Mr. Kaushik Mistry ( BA – 401 )  
Seconded by : Mrs. Lata M. Kudwa ( BB-001 )

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

  
  
Chairman/Secretary/Treasurer

