

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:17/10/2025

NOTICE for SGM

Sub: Approval of draft PAAA, discussion and approval on Method of Lottery for allotment of flats, Approval to authorizing managing committee for signing of PAAA on behalf of society & Final allotment of flat as per approved method.

With reference to above mentioned subject, we hereby would like to inform you that, we have received a Draft PAAA from the developer the same is been approved by our advocate.

Copy of the Draft PAAA are uploaded on the website and posted on WhatsApp Group. Considering the heavy stationery cost we are not sending the hard copies along with the notice. Copy of the Draft PAAA will be kept in our society office for review of members from **18th October 2025 to 26th October 2025** at the below mentioned timings. Members are requested to raise/submit their observations/objections on the same on or before 26th October 2025. We will conduct a meeting with our advocate Mr. Nilesh Parmar on Monday 27th October 2025 at 7 pm at our society ground to address the concerns of members if any on draft PAAA.

A copy of the above mentioned documents will be provided to members on demand in writing at the below mentioned cost and the same is available on our website for review of memebrs. Members can download the same from our website for their record and review.

Hard Copy - @ Rs.200/- per copy

SGM will be conducted on **Sunday, 02nd November 2025 at 2 pm** at Lad Wadi, Liberty Garden, Cross road no 4, Malad West with below mentioned Agenda.



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AGENDA

- 1. Approval of Draft Permanent Alternate Accommodation Agreement (PAAA) .**
- 2. Approval for Authorizing Managing Committee to sign & execute PAAA agreements of individual members on behalf of the society.**
- 3. Approval of below method of Lottery system for allocation of new flats to members.**

Method to be followed for Lottery.

- a. Lottery will be drawn on the basis of chits for new flat nos.
- b. Lottery will be carried out in 10 slots of new flat sizes i.e as below

| New Flat Size | No of Members |
|---------------|---------------|
| 460 & 462 | 34 |
| 515 | 13 |
| 551 | 32 |
| 571 | 18 |
| 585 | 20 |
| 650 | 34 |
| 685 | 11 |
| 750 | 14 |
| 1035 | 10 |
| 1275 | 4 |

- c. Two set of chits will be prepared. One set of Existing flat no and name of the member and another set of new flat nos.
- d. Both the set will be allotted to each slot as per flat size mentioned above.



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- e. 2-3 allocation booths will be installed to complete the process faster depending upon the space and camera arrangements.
- f. Each booth will be covered with two cameras, minimum one committee member, one member of the slot size owner of the flat and one will be any volunteer from the society.
- g. Both the sets of chits will be verified by the booth representatives and will be dropped in a two separate non transparent containers.
- h. Chits will be drawn by the booth representatives.
- i. If any member is absent his/her chit will also be drawn by booth representatives and shown to all present members as well as in front of the camera for records.
- j. First chit will be drawn out from the container of the existing flat number and Existing Member name and then the chit from next container of new flat no will be drawn and shown to all in front of camera and accordingly the new Flat No. drawn thereof shall stand allocated to the concerned member.
- k. the remaining lotteries shall be completed with the same process for other flats slots and existing members on all the other booths

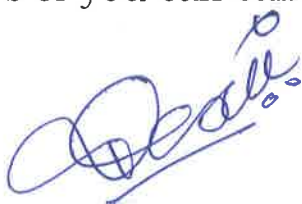
4. Allotment of flat as per above process.

5. Any other matter with the permission of the chair.

Society Office Timings for Members

| Day | Time |
|-----------|---------------------|
| Monday | 11:30 AM TO 2:30 PM |
| Tuesday | 02:00 PM TO 5:00 PM |
| Wednesday | 11:30 AM TO 2:30 PM |
| Thursday | 02:00 PM TO 5:00 PM |
| Friday | 11:30 AM TO 2:30 PM |
| Saturday | 02:00 PM TO 5:00 PM |
| Sunday | 11:00 AM TO 1:00 PM |

For any queries or concerns, you can reach out to any committee members or you can call following persons:



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Kamlesh Desai – 9819810931
Manish Ruparel – 9619866996
Ravi Shahri - 9892270672

NOTE 1:

No proxy or holder of power of attorney or letter of authority shall be eligible to attend the Special General Body Meeting on behalf of the members of the society (bye laws 105).

NOTE 2:

If there is no sufficient quorum at 10.00AM the meeting shall stand adjourned for half an hour and there after the meeting will take place at the same venue and the decisions taken in the said meeting will be binding on all members.

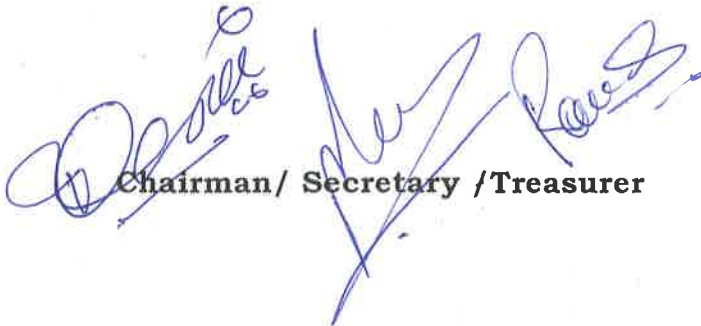
NOTE 3:

Habitual absentees to be tagged "inactive" and may lose right to vote: refer [http://reality economic times.com/news/residential/Maharashtra generalbodyMeeting-loose-housing society-rights/65097362](http://realityeconomic.com/news/residential/Maharashtra-generalbodyMeeting-loose-housing-society-rights/65097362)

NOTE 4:

Any questions to the agenda should be forwarded to the society at least seven days in advance of the SGM.

For Nutan Ayojan Nagar CHS Ltd.,


Chairman/ Secretary /Treasurer

