

NUTAN AYUJAN 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: 01/11/2025

All Members,

A copy of DRAFT minutes of 44th 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 44th Annual General Meeting of our society, Nutan Ayojan Nagar Co-operative Housing Society Limited for the year 2024-2025 was held on 14th September 2025 on Sunday at 11:00 AM in the Nutan Ayojan Nagar Co-operative Housing Society's Ground, Liberty Garden, Cross Road Number 4, Malad (West), Mumbai- 400064.. The meeting started at 11:00 AM but due to insufficient quorum it was adjourned for half an hour. The meeting restarted at 11:30 AM after completion of the quorum within 84 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 Chairman Mr. Kamlesh Desai welcomed all society members. Honorable Chairman Mr. Kamlesh Desai presides over the meeting as requested Honorable Treasurer Mr. Ravi Shahri to proceed with the agenda.

(1) To read and confirm the minutes of 43rd Annual General Body Meeting held on 29th September, 2024:

With the permission of majority present members of the AGM the minutes of the 43rd AGM were read & confirmed. After the satisfactory answers to the queries raised by the members, the minutes of the 43rd AGM were approved & adapted with the majority of the members present.

Proposed By: Mr. Naginbhai G Rathod

Seconded By: Mr. Yogesh A Desai



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(2) To receive, consider and adopt the report of Managing Committee, Audited Statement of Accounts and Audit Report there in for the year end 31st March 2025:

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. Nilesh A Doshi

Seconded By: Mr. Kaushik N Mistry

(3) Appointment of Statutory Auditors for the Financial Year 2025-2026:

Honorable Treasurer Mr. Ravi Shahri explained all the members that Auditor 'A D G & Associates' has been appointed for the Financial Year 2025-2026 and resolution was passed unanimously.

Proposed By: Mr. Ankit D Panchal

Seconded By: Mr. Kaushik N Mistry

(4) Approval for usage of repair fund:

Honorable Treasurer Mr. Ravi Shahri informed that during the FY 2024-2025, Rs.11,62,279/- was utilized from the Repair Fund and the resolution was passed unanimously.

Proposed By: Mrs. Nita H Desai

Seconded By: Mr. Alpeshkumar Rathod

(5) Transfers & Transmissions for the Financial Year 2024-2025:

Honorable Treasurer Mr. Ravi Shahri read the list of Transfers and Transmissions. None of the members raised any objection on any transfers or transmissions. With the majority of the members present all the transfers and transmissions were approved.

Proposed By: Mr. Yogesh A Desai

Seconded By: Mr. Kaushik N Mistry

(6) Recovery of Deficits for the Financial Year 2024-2025:

The Honorable Treasurer, Mr. Ravi Shahri, informed the General Body that the Society's income for the Financial Year 2024-2025 was lower than anticipated, resulting in expenditure exceeding the income. Consequently, it was necessary to recover the resultant deficits for the Financial Year 2024-2025.

It was proposed that the recovery of the deficits would be billed to the members either along with the regular Maintenance Bill or through a separate Supplementary Bill.



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Furthermore, it was resolved that any member failing to remit the payment for the Recovery of Deficits for the Financial Year 2024-2025 within the stipulated due date would be charged Interest at the rate of 21% Per Annum on the outstanding amount.

Proposed By: Mrs. Falguni S Nair

Seconded By: Mrs. Rita D Lakdawala

(7) Approval for Increase Maintenance Bills:

The Honorable Treasurer, Mr. Ravi Shahri, addressed the members, informing them that since the current Managing Committee assumed charge after winning the election on 27/02/2022, the Maintenance Charges had not been increased, despite the annual rise in the inflation rate.

He emphasized that due to the increasing inflation rate, an increase in the Maintenance Charges had become mandatory. The Managing Committee therefore proposed an overall increase in the Maintenance Charges ranging from 10% to 12%.

The resolution was put to a vote, with the following result:

Members in Favour (Assent): 71

Members Against (Dissent): 13

As the majority of members agreed with the agenda, the resolution was approved by the General Body.

Proposed By: Ankit D Panchal

Seconded By: Mr. Chetan R Bhesania

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

(a) Inquiry Regarding Pending Dues and Suggested Action:

Mrs. Sangita Goyal (Flat Number BA-003) inquired about the list of members with outstanding dues to date.

The Honorable Chairman, Mr. Kamlesh Desai, informed the General Body that the Report of Members' Dues and Advances as on 31/03/2025, along with the Audit Report for the Financial Year 2024-2025, is readily accessible on the Society's official website.

Subsequently, Mr. Nilesh Doshi (Flat Number BB-402) strongly recommended that the Managing Committee initiate strict action against all members with pending dues.

The Honorable Chairman, Mr. Kamlesh Desai, assured the members that the Managing Committee would deliberate on the matter, and the future course of action would be formally communicated by the Committee in due course.

(b) Procedure for Allotment of New Flats During Society Redevelopment:

The Honorable Chairman, Mr. Kamlesh Desai, referenced the Special General Meeting (SGM) held on 22/06/2025, where the Society's Layout Plan for the redevelopment was



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approved by a majority. He detailed the procedure for the subsequent allotment of new flats to members by the Society and the Developers:

1. Fixed Allotment (Specific Flat/Floor/Number):

Any member wishing to secure a specific flat, specific floor, or specific flat number based on the new Layout Plan must engage in direct discussion with the Developers' Office.

Any charges stipulated by the Developers for fixing such a specific unit must be exclusively borne and paid by the concerned member directly to the Developers. Upon fulfillment of this, the specific flat will be fixed.

2. General Allotment (Lottery System):

All remaining flats will be categorized based on their Same Area (Square Foot).

The allotment of all flats within a specific area category will be conducted among the members belonging to that same category through a Lottery System.

Example: If there are 30 flats of 400 Sq. Ft., 30 flats of 450 Sq. Ft., and 20 flats of 500 Sq. Ft., the lottery will first be held for the 400 Sq. Ft. flats among the respective members, followed by the 450 Sq. Ft. flats, and so on for each square foot category.

The proposed flat allotment procedure was unanimously approved by all members present.

(c) Inquiry Regarding Vacating of Flats:

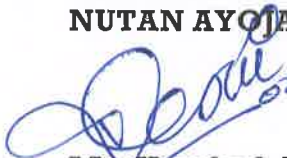
Mr. Ramesh Doshi (Flat Number E-103) inquired about the timeline for vacating all flats in the Society.

The Honorable Chairman, Mr. Kamlesh Desai, informed the members that the Society had completed its procedural requirements. The Developers are currently in the process of securing the necessary Government Permissions. He anticipated that the Intimation of Disapproval (IOD) would likely be received by the Developers within the next one to two months.

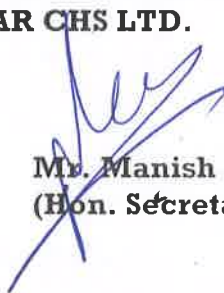
Following the receipt of the IOD, the Society would complete the remaining legal and procedural steps sequentially. The vacating of all flats would only commence after the successful completion of these requisite processes.

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 AYUJAN NAGAR CHS LTD.**



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



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



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

