NUTAN AYOJAN NAGAR CO-OP. HOUSING SOCEITY LIMITED

(Regd No. BOM/HSG/PR/7486 of 1981)

Liberty Garden, Cross Road No. 4, Malad (West). Mumbai- 400 064.

Date: 04/10/2025

All Members,

A copy of DRAFT minutes of 45th 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 45th Annual General Meeting of our society, Nutan Ayojan Nagar Co-operative Housing Society Limited for the year 2025-2026 was held on 27th September, 2026 on Sunday at 11:00 AM in the 4th Floor, Vishwa Lad Parishad Hall, 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 71 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 44th Annual General Body Meeting held on 14th September, 2025:

With the permission of majority present members of the AGM the minutes of the 44th AGM were read & confirmed. After the satisfactory answers to the queries raised by the members, the minutes of the 44th AGM were approved & adapted with the majority of the members present.

Proposed By: Mr. Yogesh A Desai

Seconded By: Mr. Ankit D Panchal

(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 2026:

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. Ashish S Pai Seconded By: Mr. Yogesh A Desai

(3) Appointment of Statutory Auditor for the Financial Year 2026-2027:

Honorable Treasurer Mr. Ravi Shahri, proposed the appointment of 'A D G & Associates' as the Statutory Auditor of the Society for the Financial Year 2026-2027 before the General Body. The resolution was unanimously approved and adopted by the General Body.

Proposed By: Mr. Jabarsingh M Rajpurohit Seconded By: Mr. Ketan I Desai

(4) Approval for usage of Repair Fund:

Honorable Treasurer Mr. Ravi Shahri, informed the General Body that an Expenditure of Rs.6,21,300/- was incurred toward Major Repair Works during the Financial Year 2025-2026, which was funded out of the Repair Fund.

The proposal for approval and rectification of this expenditure was places before the General Body and was unanimously approved.

Proposed By: Mrs. Khyati R Macwan Seconded By: Mr. Kaushik Mistry

(5) Transfers & Transmissions for the Financial Year 2025-2026:

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. Kalpesh P Karia Seconded By: Mrs. Santokben Chavada

(6) Recovery of Deficits for the Financial Year 2025-2026:

The Honorable Treasurer, Mr. Ravi Shahri, informed the General Body that the Society's income for the Financial Year 2025-2026 was lower than anticipated, resulting in expenditure exceeding the income. Consequently, it was necessary to recover the resultant deficits for the Financial Year 2025-2026.

It was proposed that the recovery of the deficits would be billed to the members through into two separate Supplementary Bill and it will be starting from 01/04/2027.

Furthermore, it was resolved that any member failing to remit the payment for the Recovery of Deficits for the Financial Year 2025-2026 within the stipulated due date would be charged Interest at the rate of 12% Per Annum on the outstanding amount as per the MCS (Amendment) Rules, 2026 from 30th June 2026.

Proposed By: Mr. Vipul M Patel Seconded By: Mr. Prakash J Shah

(7) To be Declared Date & Conduct of Election of Managing Committee:

Honorable Chairman, Mr. Kamlesh Desai informed that the term of the Managing Committee will expire after February 2027. You will be informed about the process of this Managing Committee Election in the near future.

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

(8) (a) Receipt of Communication from Dissenting Members & On-Floor Query:

Honorable Chairman, Mr. Kamlesh Desai informed that four Dissenting Members: Mr. Manoj K. Dhanani (Associate Member, Flat No. AA-103), Mrs. Sushila R. Bagde (Flat No. AB-004), Mr. Krishna R. Bhagat (Flat No. BE-001), and Mrs. Amruta K. Bhagat (Flat No. BE-002) have written a letter on objection on Agenda circulated and few observations on audit report.

Mr. Kamlesh Desai informed all the members that majority of the points like Building Insurance, Conveyance Deed, Audit Rectification Report Filling were corrected and Revised Audit Report circulated on Society WhatsApp Group.

Even after that if there is any questions Mr. Kamlesh Desai asked Mr. Manoj K. Dhanani to raise in front of the General Body. Mr. Manoj K. Dhanani replied that no, he does not want to raise any point in front of the General Body.

However, Mrs. Amruta K. Bhagat asked to read out the letter sent by them in front of the General Body.

Mr. Kamlesh Desai informed her that Society WhatsApp Group was kept open to post any objection on agenda and you have not posted that letter on the group and sent an email on personal email ID. However, granted her permission to read the letter sent by them in front of the General Body but Mrs. Amruta K. Bhagat said she will not read out the letter sent.

(8) (b) Clarification Regarding TDS Return Compliance:

Mr. Kishor M. Muluk (Flat No. C-401) inquired whether the Society had completed the required filing process for Tax Deducted at Source (TDS) returns or if any compliance was pending.

In response, Honorable Chairman, Mr. Kamlesh Desai confirmed that the Society has no outstanding TDS return filings or liabilities. He assured the members that all TDS returns and payments have been duly completed and submitted well prior to their respective due dates.

(8) (c) Explanation for Issuance of 3rd Deficit Supplementary Bill:

Mrs. Sangita Goyal (Flat No. BA-003) sought clarification from the Managing Committee regarding the reasons for the issuance of the 3rd Deficit Supplementary Bill circulated by the Society Manager.

Honorable Chairman, Mr. Kamlesh Desai explained that across three consecutive financial years FY 2022-23, FY 2023-24, and FY 2024-25 the Society's operational expenditure significantly exceeded its income. To cover these accumulated operating deficits, the issuance of the supplementary bill became necessary.

Note: Those members who have not received the Supplementary Bill yet can get the details by contacting Society Manager.

(8) (d) Circulation of Member Ledgers & Recovery of Outstanding Dues:

Honorable Chairman, Mr. Kamlesh Desai reported that the Society Manager, Mr. Darshan Patel, has dispatched detailed Member Ledger Reports for the period from 01/04/2025, to 31/08/2026, via WhatsApp to all members with pending dues.

All concerned members are strongly advised to clear their outstanding balances at the earliest. Failure to clear dues promptly may compel the Society to initiate strict legal and administrative action as per Society bye-laws.

Note: Those members who have not received the Member Ledger Reports yet can get the details by contacting Society Manager.

(8) (e) Accounting Treatment & Write-off of Fixed Assets Post-Demolition:

Honorable Chairman, Mr. Kamlesh Desai announced that, pursuant to the ongoing redevelopment scheme, all existing building structures of the Society have been fully demolished. Consequently, as the physical asset base no longer exists, certain items listed on the Asset side of the Balance Sheet will be written off during the finalization of accounts for the upcoming Annual General Meeting (AGM)

(8) (f) Achievement of RERA Registration for Redevelopment Project:

Honorable Chairman, Mr. Kamlesh Desai informed the house that the developer appointed for the redevelopment project has successfully secured the RERA Registration Number for the project. Complete registration details and project documentation are now accessible for verification on the official Government RERA portal.

Since all the points were covered Honorable Chairman, Mr. Kamlesh Desai declared the meeting as concluded with thanks to all present members.

FOR AND BEHALF OF MANAGING COMMITTEE OF
NUTAN AYOJAN NAGAR CHS LTD.

Mr. Kamlesh Desai	**Mr. Manish Ruparel**	**Mr. Ravi Shahri**
(Hon. Chairman)	**(Hon. Secretary)**	**(Hon. Treasurer)**

NUTAN AYOJAN NAGAR CO-OP. HSG. SOC. LTD. Regd. No.: BOM/HSG/PR/7486 OF 1981

Transfer Details

Sr. No.	Flat No.	Old Members	New Members	Type of Transection
1	BA-302	Mrs. Freny Sam Lali & Mr. Vicky P Todiwala	Mrs. Ankita Choudhury Todiwala & Mr. Vicky Pervez Todiwala	Death Transmission
2	D-003	Mr. Dilip Vasudeo Vedpathak	Mr. Abhishek Dilip Vedpathak	Death Transmission
3	C-001	Mr. Kamlesh S Desai	Mr. Kamlesh S Desai & Mrs. Priti Kamlesh Desai	Gift Deed
4	D-404	Mrs. Priti Kamlesh Desai	Mr. Kamlesh S Desai & Mrs. Priti Kamlesh Desai	Gift Deed
5	Shop-4	Mr. Ramanlal B Nagar & Mr. Girdharilal B Nagar	Mr. Mohansingh Sardarsingh Rajput & Mr. Samarsingh Mohansingh Rajput	Sale Deed
6	AA-402	Mr. K H Mehta	Mrs. Naynaben Kirankumar Mehta & Mr. Himanshu Kirankumar Mehta	Realease Deed
7	AC-404	Mr. Balvantrai Vrajlal Kukadia & Mr. Nimesh Balvantrai Kukadia	Mr. Balvantrai Vrajlal Kukadia & Mr. Rakesh Balvantrai Kukadia	Realease Deed
8	AB-202	Mrs. S V Shah	Mrs. Trupti Nilesh Shah	Death Transmission
9	AA-301	Mrs. Preeti Nikunj Nirmal	Mrs. Reshma Santosh Patil & Mr. Santosh Kashinath Patil	Sale Deed
10	AC-104	Mrs. Amruta Abhishek Vedpathak & Mr. Abhishek Dilip Vedpathak	Mr. Abhishek Dilip Vedpathak	Gift Deed
11	A-304	Mrs. Lalita Vishwanath Vaishampayan Mrs. Meenaxi Mahadev Vaishampayan & Mr. Mahadev Vishwanath Vaishampayan	Mrs. Meenaxi Mahadev Vaishampayan & Mr. Mahadev Vishwanath Vaishampayan	Realease Deed
12	A-304	Mrs. Meenaxi Mahadev Vaishampayan & Mr. Mahadev Vishwanath Vaishampayan	Mr. Mahadev Vishwanath Vaishampayan & Mr. Niranjan Mahadev Vaishampayan	Realease Deed
13	AA-001	Mrs. Meenaxi Mahadev Vaishampayan & Mr. Mahadev Vishwanath Vaishampayan	Mr. Mahadev Vishwanath Vaishampayan & Mr. Niranjan Mahadev Vaishampayan	Realease Deed
14	BA-303	Mrs. Induben Ramesh Patel	Mr. Kartik Ramesh Patel	Gift Deed

Transfer Details

Sr. No.	Flat No.	Old Members	New Members	Type of Transection
15	D-304	Mrs. Rajesh Vishnu Dhawan & Mrs. Vandana Rajesh Dhawan	Mrs. Vandana Rajesh Dhawan	Realease Deed
16	AA-104	Mrs. Santokben Bhikabhai Chavada	Mrs. Santokben Bhikabhai Chavada & Mr. Mehul Bhikhubhai Chavada	Gift Deed
17	B-302	Mr. Girish Mafatlal Shah	Mr. Girish Mafatlal Shah Mrs. Dipika Girish Shah & Mr. Ankit Girish Shah	Gift Deed
18	D-004	Mrs. Maria Fernandes	Mr. Edward Venceslau Fernandes	Realease Deed
19	AB-203	Mr. N B Samge	Mrs. Deepali Pravin Pimpale Mrs. Rajshree Rajesh Talekar & Mrs. Daksha Sunil Samge	Gift Deed
20	A-303	Mr. Kalpesh Prabhudas Karia	Mr. Kalpesh Prabhudas Karia & Mrs. Parul Kalpesh Karia	Gift Deed
21	C-304	Mr. A P Vora	Mrs. Chandrika Amrutlal Vora	Death Transmission
22	A-002	Mrs. Veena Sharad Saraf	Mr. Shrikant Sharad Saraf	Realease Deed
23	A-101	Mr. Nandkumar D Patange	Ms.Sonali Samir Purav & Ms. Deepali Yogesh Kandade	Gift Deed
24	A-101	Ms.Sonali Samir Purav & Ms. Deepali Yogesh Kandade	Mr. Gajanan Babaji Jalgaonkar Mrs. Priti Kamlesh Desai Mrs. Purva Gajanan Jalgaonkar & Mrs. Bhavna Samir Desai	Sale Deed