

Chair person Mr. Ahmed Hasan Mohammed Sami Khan was in Chair

A Special General Body Meeting of Nice Park Co-op. Hsg. Soc. Ltd., Survey No. 183, Hissa No. 3, Old Mumbai Pune Road, Village Shil, Dist. Thane - 400612, started on Sunday the 09th Day of February, 2025 at 08.30 pm, Adv. Nayeem Patel was also present in the meeting as the special Invitee for legal guidance

Meeting started without quorum with the Tilawate quran.

Agenda 1): To discuss and decide regarding resignation of Chairman, Hon. Secretary & Hon. Treasurer.

Resolution 1): Hon. Treasurer inform to the members that all society office bearers including Chairman, Hon. Secretary and Hon. Treasurer resigned from their post and they are not interested to run the society after long discussion on this issue, the resignation of office bearers including Chairman, Hon. Secretary and Hon. Treasurer have accept by the general body and it was requested by the general body to hold the society office till 31.03.2025. This resolution is passed unanimously by the present members in the meeting.

Agenda 2): To discuss and decide regarding selection of Chairman, Hon. Secretary & Hon. Treasurer till Election.

Resolution 2): Hon. Treasurer inform to the members that since the office bearers of Chairman, Hon. Secretary & Hon. Treasurer have resigned from their post, it is necessary to select the new office bearers of the Society (wing wise) but they will take charge of the society office after 31st March, 2025 and hold the office till the elections, following are the committee members selected from the each building as the office bearers of the society

Sr. No	Bldg No.	Flat No.	Name of the Members	Mobile No
1.	A1	502	Ataullah Vakil Ahmed Khan	
2.	A1	706	Shamim Abul Qasim Khan	
3.	A1	405	Karimuddin Majid Chaudhary	
4.	A2	104	Abdul Hafeez Hafizullah Khan	
5.	A2	1204	Ali Ahmed Khan	
6.	A2	404	Khalid Husain Ali Ahmed Shaikh	
7.	A3	201	Irfan	
8.	A3	703	Mohammed Haroon	
9.	A4	202	Obaidullah Abdul Salam Khan	

10.	A4			
11.				
12.				
13.				
14.				

All the above mentioned names are not exhaustive and more committee members can be added or join the managing committee within 01 week from this Meeting. This resolution is passed unanimously by the present members in the meeting.

Agenda 3): To discuss and decide to conduct Election.

Resolution 3): After discussion it was resolved that to conduct election at earliest possible. This resolution is passed unanimously by the present members in the meeting.

Agenda 4): To discuss and decide regarding appointment of returning officer.

Resolution 4): Adv. Nayeem Patel suggested that it is compulsory to conduct the Election under the provision of law, without election managing committee cannot run the society, some members have suggested that who will pay the expenses incur in the society election, Adv. Nayeem Patel replied that the society will pay the expenses of election as well as explained the election process, after long discussion on this issue it was resolved that the society to appoint MR. SHANTARAM SAKHARAM MOGARE as the returning officer for the society election to be conducted under his guidance, and to pay his necessary fees or charges. This resolution is passed unanimously by the present members in the meeting

Agenda 5): To discuss and decide regarding separation of society building wise.

Resolution 5): from last 02 months specially building no. A1 & A2 Building members are demanding for separate society building wise, Adv. Nayeem Patel explain the separation system, it is costly and time bound because to cancel the registration certificate and apply new building wise four registration certificate from the Dy. Registrar separate building wise but society has already issue the share certificate, to the members as well as cancellation of old share certificate and reissue the new share certificate, it is costly and time bounding as well as all buildings are jointly approved by the TMC, present members have not accepted the proposal so for that Adv. Nayeem Patel has explain the another system for run separate buildings, collection of A1 Building will be collected separately

and open the new bank account in the name of Nice Park Co-op. Hsg. Soc. Ltd., and their expenses will be put separate record as well as Building No. A2, A3 & A4 are collect separate maintenance and separate expenses incurred and keep the record separately as well as complete the audit work jointly or merging accounts of all the building, w.e.f. 01st April, 2025 all present members have agree to this system, general body has approved to run separate societies as per the buildings and open the bank account in the separate four banks and merge their account at the time of auditing, after long discussion on this issue it was resolved that separately run the society w.e.f. 01st April, 2025. some members have raised the question regarding fund and collection of dues till 31st March, 2025 Mr. Shamim suggest to collect dues maintenance approach to the members door to door, some members are raise the question of distribution of funds of closing balance of 31st March, 2025, it is resolved that the fund will be equally distributed amongst all the members after 31st March, 2025 in accordance to the strength of the building/members. Water Tank will also be constructed separately and distribution of water will take place accordingly as per availability. This resolution is passed unanimously by the present members in the meeting.

Agenda 6): To consider any other matter with the permission of chair.

Resolution 6): Mr. Obaid (Hon. Treasurer) raise the issue of land conveyance, Adv. Nayeem Patel has already prepared the documents for land conveyance and he charged the land conveyance charges @Rs. 2000/- per member, some members have requested to reduce the charges specially Mr. Hafiz & Mr. Wasim, on this basis Mr. Adv. Nayeem Patel have accept their request and reduce the rate at the lumpsum price of Rs. 4,00,000/- which will be completed within 2 to 3 months, some members have suggest society has pay their charges from the maintenance funds and to collect from flat owners @Rs.1652/- after discussion on this issue, general body has grant the amount of Rs.4,00,000/- and appoint Adv. Nayeem Patel for land conveyance work, as well as general body has authorized to the Chairman, Hon. Secretary for the land conveyance work as well as society will pay the funds from the society funds and collect @Rs. 1652/- per member towards land conveyance fund.

As there was no other item left for discussion, meeting ended with a vote of thanks to the Chair.

For Nice Park Co-op.Hsg. Soc. Ltd.

Chairman / Hon. Secretary / Hon. Treasurer