

Circular No. CirA2-REF.SGM040425-MOM-4-14042025

Date: 14-04-2025

Chairperson Mr. Ali Ahmed Khan was in Chair

A Special General Body Meeting of Nice Park Co-op. Hsg. Soc. Ltd. (A-2), Survey No. 183, Hissa No. 3, Old Mumbai Pune Road, Village Shil, Dist. Thane - 400612, started on Sunday the 06th Day of April, 2025 at 09.00 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 approval of repair work.

Resolution 1) Hon. Treasurer Mr. Khalid Husain inform to the members society has opened the Bank Account successfully separately in the Canara Bank, Kausa Branch Society is found that our society passage was not clean properly it is necessary to clean the passage in front of lift and staircase through the polish work as well as it is found that some people are spitting stain from the open passage to the parking area, some members have suggested covered through grill or hardener as well as it is necessary to separately manage the office space in front of main gate of A2 Building or below the staircase area of A2 Building, all present member approved the three works and authorize to the managing committee to take necessary steps and repair the same at earliest possible. This resolution is passed unanimously by the present members in the meeting.

Agenda 2): To discuss and decide regarding AMC of A2 Building properties like parking, lift, battery, CCTV etc and AMC's approach & suggestion will be welcomed.

Resolution 2): Hon. Secretary inform to the members that the A2 Building properties like parking, lift, battery, CCTV etc, is required to be updated, it is found that main society has paid their Lift AMC of 01 year and our lift AMC paid 06 months, the difference amount will be discussed with the main society and to collect the amount from the main society or adjust the amount in the dues maintenance accounts as on 31st March,2025, after discussion it was

Survey No. 183, Hissa No. 3, Village Shil, Mumbai Pune Road, Mumbra, Dist. Thane - 400612

resolved that to take all the previous record from the Vendors and Main Society and update the same in the name of A2 Building. This resolution is passed unanimously by the present members in the meeting.

Agenda 3): To discuss and decide regarding consent of solar system.

Resolution 3): Hon. Secretary inform to the members that the society has paid electricity bill it is very heavy, it is found that after the separation of Societies from March, 2025 bill is reduced by 500 to 600 units, it is proved that some electricity theft from the electricity of the common meter of A2 Building as well as it is necessary to installation of solar system to avoid heavy electricity bills, one quotation has been received but the same not final as well as we have already discussed the same quotation in the last special general body meeting of the main Society, but members were not agreed for that, once again Mr. Khalid Husain have come forward with the proposal separately installation of Solar System in the A2 Building, as well as to call new quotations for installation of Solar System, Mr. Khalid Husain appealed to the general body to call the quotation for solar system, present members are agree for installation of solar system in the A2 Building, and the start the process for calling quotation, general body has authorized the managing committee to take suitable action and call quotation for installation of solar systems. This resolution is passed unanimously by the present members in the meeting.

Agenda 4): To consider any other matter with the permission of Chair.

Resolution 4-A): It is informed to the general body that the society is successfully separated from the main society, main society has not completed the Audit Work of March, 2025 as well as pending Account Consulting charges from Last 06 months as well as main society has finished their budget during 02 month of Rs. 6,00,000/- to Rs. 7,00,000/- after long discussion on this issue, society has requested the main society and complete their audit and pay their necessary charges for that. This resolution is passed unanimously by the present members in the meeting.

Resolution 4-B): Terrace Leakage: One of the member Mr. _____ present in the meeting, and he has given the verbal complaint regarding terrace leakage, general body has assured to take suitable action before the rainy season. This resolution is passed unanimously by the present members in the meeting.

Resolution 4-B): Unnecessary goods kept in the Duct and Passage : it is noted by the managing committee that some members are keeping wastage or used product or materials in the Duct and Passage of the Building, after discussion it was resolved that to remove all the wastage or used product or materials within 07 days from the date of this Circular otherwise society will impose the heavy penalty on the member, if any found keeping the same, as well as if any unwanted incident taken place due to such wastage or used product or materials, articles, furniture, fixtures, and to mention that the Society will not be responsible but the member keeping so will be responsible. as well as decided to inform the same to all the members _____ through _____ Circular.

Resolution 4-B): Theft of Electricity : it is found that our society main electricity is reduced from 500 to 600 units, it is found that some unknown members used electricity from the main society, after discussion it was resolved that to take strict action if any found using the same, and to inform the same to the general body through the circular.

Agenda 5): Addition of one more Committee Member in A2 Wing.

Resolution 5-A): Mr. Hafez Chowdhury approached to add one more committee member to the management committee of the A2 wing and after the consent of all the members present it was approved. Hence the 11th member, Mr. Ashraf Abdul Hafeez Shaikh has been included in the Working Committee.

For Nice Park Co-op.Hsg. Soc. Ltd. (A-2)

Chairman / Hon. Secretary / Hon. Treasurer