

Circular No.. CirA2-Committee Meeting-7-16052025

Date: 16-05-2025

**Chairperson Mr. Ali Ahmed Khan was in Chair**

**A Committee 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 Saturday the 10<sup>th</sup> Day of May 2025 at 09.00 pm,**

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**Agenda 1): Discuss and decide on the cost and installation approach for solar power.**

**Resolution 1)** Hon. Treasurer Mr. Khalid Husain explained in detail about solar, what all proposals have come, their cost and advantages and disadvantages in front of the committee members present. There are two models' available, CAPEX and OPEX, in CAPEX customer should pay the full amount to the solar company at once or in stages of 3-6 months as per the agreement. In the OPEX model, the solar power company will arrange for an investor for the society to purchase solar power on behalf of the housing society and install it in the premises. After installing rooftop solar power, the housing society will be tied with the solar power company for a period (5 years, 10 years or 15 years) and will pay them tariff per month apart from paying to Torrent. The tariff charges will be 50% less than Torrent, for example if we are paying Rs 60 thousand per month to Torrent then we have to pay Rs 30 thousand per month to the solar company for next 5 years. After the tenure of 5 years, the solar power plant will be ours and the entire saving will be kept by the society. Only the AMC needs to pay a fixed amount per year for the maintenance of the solar panel and its equipment. The committee members rejected the capex model because in this we will have to invest the entire amount or take a loan on society. The society is against loans from day one.

Hon. Treasurer Mr. Khalid Hussain informed that 3-4 proposals have come and we have finalized one. Like next week will discuss to proceed for deployment after SGM approval. Mr

Khalid Hussain said that our existing hot water solar will work and we will not remove it, so we will not remove any facility provided by the builder. This offer is available with 0 investment and nominal security deposit. After finalizing the cost, a meeting will be scheduled next week for SGM approval..

**Agenda 2): Discuss and decide on the cost and installation of CCTV cameras.**

**Resolution 2):** We got quotation for 32 Cameras + NVR and we have a proposal with cheaper cost which is being considered by the committee members during the meeting, regarding installation of 2 cameras on each floor. But during the proposal of CCTV, the Chairman Mr. Ali Ahmed Khan suggested that it will take time to collect the cost of CCTV so it would be better if we install one camera on each floor from the available funds of the society. And after getting feedback from the residents of A2 wing and the successes in the installation steps would be taken for installation of second camera. And the payment for both cameras will be taken during installation of the second camera. All the committee members present agreed to this and approval for further work will be taken in the SGM.

**Agenda 3): Discussion on using a lift to move a bicycle to the floor of a building.**

**Resolution 3):** There have been some complaints from the building occupants regarding carrying the bicycles up/down through the lift or parking them in the corridors/passage of floors. Parking the bicycle in the passage/staircase causes problems in cleaning. Keeping in mind the complaints of the residents of the society and the convenience of the residents, the committee has decided to immediately ban the movement of bicycles through the lifts. Anyone who owns a bicycle should park it down in a parking area, or keep it inside their home if it is not in regular use.

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

Chairman / Hon. Secretary / Hon. Treasurer