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|-----|-----------------------------------|--------------|-------------|
| 34) | Sharad s. Shinde                  | C1-12, 3:3   | Shinde      |
| 35) | Nilima Sharad shinde              | C1/11/1:2    | Shinde      |
| 36) | Smt Nirmala Mandlik               | C1/10:3:2    | Mandlik     |
| 37) | Smt Manisha D. Shinde             | C1/10:2:3    | M.D. Shinde |
| 38) | Smt. Shakuntala s. Patil          | C1/10/2:2    | Patil       |
| 39) | B. R. Achari                      | C2:2/2:2     | Achari      |
| 40) | Nitesh. C Bhojane                 | C-2/4/0:1    | Bhojane     |
| 41) | R. C Kannan                       | C-2-2/2/2    | Kannan      |
| 42) | J. M. Osha                        | C2/6/09      | Osha        |
| 43) | P. L. Kuchik                      | C2/5/2:1     | Kuchik      |
| 44) | Dr Ganang Meshy                   | C2/2/0:4     | Meshy       |
| 45) | Vijay r. Patil                    | C1/1/1:1     | Patil       |
| 46) | Dr. M. S. Patil                   | C-2/4/3:1    | Patil       |
| 47) | M. N. AHMED                       | C-1/8/3-3    | Ahmed       |
| 48) | S. V. Salaske                     | C-1/9/2:3    | Salaske     |
| 49) | Dr. M. S. Patil                   | C-1/11/2:1   | Patil       |
| 50) | Baldev Bablu Ogunta & Babubhai    | C-1, 12, 1:1 | Ogunta      |
| 51) | Santosh Kuchwa                    | C2/11/1:1    | Kuchwa      |
| 52) | Santosh Kuchwa c/o Vinayak Kuchwa | C2/5/0:2     | Kuchwa      |

### Minutes of the Thirty Sixth Annual General Meeting held on 06-11-2016

The thirty seventh Annual General Meeting of this Association was held on 06-11-2016 at 10.30 am at Arya Samaj Mandir Hall, Vashi. 55 apartment owners were present at this meeting. As there was no quorum at 10.30 a.m. the meeting was postponed for half an hour and the adjourned meeting was reconvened at 11.00 a.m. Dr. Ziley Singh Chaudhary welcomed members present at the Annual General Meeting and requested president, Shri P.T. Jangam to address the members.

- 1) **Welcome address by the president:** President Shri P.T. Jangam requested members to observe two minutes silence to pay respect to the departed souls of 1) Shri D. K. Shinde (C1/10:2:3) expired on 25-08-2016 and 2) Miss Vidya Vasant Kasekar (C1/12:0:4) expired on 15-10-2016. After the obituary Shri Jangam welcomed the members present at the meeting and gave a brief account of activities carried out by the managing committee during last one year. He informed about the redevelopment and appointment of M/s. Deodhar Associate as P.M.C. He said that as part of Swachh Bharat Abhiyan, NMMC's Commissioner Shri Tukaram Mundhe has introduced separation of dry and wet waste at our level itself and separate vehicle are collecting these waste materials at different times. He further told about unauthorized parking by tenants even though the parking space being limited for parking of owner's vehicles. He told that there are about 10 apartments where they are either on power of attorney or the owner has expired, they need to be transferred in the name of legal owners. He further said that the Commissioner has told that in case of Apartment Owner's Association 100% consent of apartment owner is required for redevelopment. He also told that some owners are using terrace for personal functions for which we charge Rs. 100/- per day. In the meantime Miss Saloni Deodhar architect arrived to give detailed presentation of tender document. Secretary requested members if they agree we can complete this issue also as she has to go elsewhere for presentation. As members agreed she presented salient features of tender document.
- \* Miss Saloni Deodhar told that most of suggestions of the members have been incorporated in the tender document. She pointed out that for the formation of Co-operative society the likely expenses are Rs. 4-5 lakhs. We can introduce a clause in the tender document that the developer should **first form a cooperative housing society** of existing members and the cost to be borne by the developer.
  - \* Developer has also to get the structural audit done at their own cost by IIT Bombay and get certificate stating that the buildings are in dilapidated condition.
  - \* We will have pre-bid meeting with developers and get their suggestions, and if found suitable, we may accept them.
  - \* Miss Saloni Deodhar agreed to modify terms and conditions based on the suggestion from members about rent to be given by the developer up to receipt of occupancy certificate.
  - \* Similarly a corpus fund not less than Rs. five crore to be paid by the developer, it could be 20% before start of redevelopment, 60% after vacation of the apartments and 20% after receipt of occupancy certificate.
  - \* It was suggested by Mrs. Manisha D. Shinde (C1/10:2:3) that a tripartite agreement among Association, PMC and the developer to be incorporated in final agreement, that was agreed by PMC.

\* As regards to the date of advertisement in newspapers, it was decided that advertisement to be inserted after incorporating all these suggestions in the final tender document. The Managing Committee and Building Redevelopment Committee will decide in their meeting and convey to the PMC. Shri V.S. Bhor (C1/8:3:1) said that he can arrange advertisements in various newspapers at very economical rates. After this president requested Secretary to proceed as per the agenda and requested members to direct their questions/queries one by one and maintain decorum in the meeting.

- 2) **To read and confirm the minutes of last Annual General Meeting:** Secretary Dr. Ziley Singh Chaudhary informed the members that minutes of the last Annual General Meeting and Special General Meeting have been circulated along with the notice of the meeting and asked them if the minutes are to be read. Members told that it is not necessary to read the minutes as they have already read them. It was proposed to confirm the minutes by Shri Santosh Kudwa (C2/5:0:2) and Dr. V. S. Kamble (C1/10:3:1) seconded the proposal and adopted unanimously.
- 3) **To read and approve the Annual Report for 2015-2016 and audited Income and Expenditure A/c and Balance Sheet upto 31/3/2016:** Secretary Dr. Ziley Singh Chaudhary informed the members that Annual report and audited statement of A/c have already been distributed to the apartment owners. If they want Annual report can be read. Several members told that it can be taken as read. Shri Piyush Patel (C1/11:2:2) proposed the approval of the Annual report and Shri M. M. Kalyankar (C2/1:2:2) seconded the proposal and it was approved unanimously. Dr. Ziley Singh Chaudhary asked members if there are any queries regarding our accounts, he shall clarify them. As there were no queries, Shri Nilesh C. Bhojane (C2/4:0:1) proposed the approval of A/c for 2015-16 and Shri Santosh Kudwa (C2/5:0:2) seconded the proposal and approved unanimously.
- 4) **Appointment of Auditors for 2016-17:** Secretary informed that this year M/s. B.R. Sawant & Co. has done auditing our accounts and he does not want to continue. He further said that he has talked to M/s. Sanjay Bhujbal and Associates who has agreed to do the auditing at this rate. The AGM approved the appointment of M/s. Sanjay Bhujbal and Associates as auditors for 2016-17.
- 5) **To write off the difference of actual and book values for delayed payment charges and non-occupancy of a number of apartment owners amounting to Rs. 22,275/-** Secretary informed the members that during last three years an amount of Rs. 22,275/- is the difference of the actual and book value of delayed payment charges and non-occupancy charges of a number of apartment owners. This is due to resale of apartment. By the time we receive intimation from CIDCO Ltd., the new owner make excuses for payment of non-occupancy charges. Similarly members do not inform when their apartment is vacated by the tenant, when we demand non-occupancy charges they make excuses. Our auditors also have advised to get it written off at the Annual General Meeting. Secretary requested members to approve the write off proposal. Shri Piyush Patel (C1/11:2:2) suggested that whenever an apartment is sold, while giving NOC for sale Association should take in advance six months M&R charges, sinking fund, non-occupancy charges and parking charges (as the case may be). Dr. P.R. Vaidya (C1/10:1:4) proposed to approve and Shri Nilesh C. Bhojane (C2/4:0:1) seconded this proposal and was approved unanimously.
- 5) **Election of Building Representatives for Managing Committee and Building Redevelopment Committee:** Most of the members suggested that the present committee can continue for one more year. If any particular building wants to change their representatives they can point it out right now. Dr. Gaurang Mistry and Shri Y. D. Mane of C2/2 wanted to change their respective committees and that was agreed. From C1/10 building Smt. Manisha D. Shinde was elected to represent on the Managing Committee. Since there was no other change suggested the following apartment owners will represent on the Managing Committee and Building Redevelopment Committee as given below:

C2/1 Shri A.C. Doshi  
C2/4 Shri Nilesh C. Bhojane  
C1/7 Shri Bharat R. More  
C1/10 Smt. Manisha D. Shinde

C2/2 Dr. Gaurang Mistry  
C2/5 Shri Santosh Kudwa  
C1/8 Shri Nitin S. Naik  
C1/11 Shri P.T. Jangam

C2/3 Dr. Ziley Singh Chaudhary  
C2/6 Shri A.K. Dabholkar  
C1/9 Shri Vinod H. Raut  
C1/12 Shri Sharad S. Shinde

The following apartment owners will represent on the Building Redevelopment Committee:

C2/1 Shri M.M. Kalyankar  
C2/4 Shri D.D. Gharge  
C1/7 Shri G.R. Kadam  
C1/10 Dr. P.R. Vaidya

C2/2 Shri Y.D. Mane  
C2/5 Shri S.D. Nikam  
C1/8 Shri Anil Birje  
C1/11 Shri Piyush J. Patel

C2/3 Shri K.S. Unnithan  
C2/6 Shri Pradeep Kapoor  
C1/9 Shri S.V. Salaskar  
1/12 Shri Anokha Savi

6) **Current Status of redevelopment of buildings Establishing housing society instead Apartment Owners Association:** As the issue of current status of redevelopment was already discussed it was

not taken up again. Secretary said that as agreed by members that the developer will be asked to form the Housing Society, this point was not discussed. It was also decided that the new Managing Committee and Building Redevelopment Committee will decide the date of insertion of advertisement in different newspapers after the PMC incorporates all the suggestions of the members in the final tender document.

7) **Any other matter with the permission of the chair:** The following points were discussed with the permission of the chair:

1) Shri Pawan Kumar Ojha (C2/6:0:3) suggested shifting garbage dust bins behind the Ganpati Stage from its present position opposite C/4 building. Shri P.T. Jangam told that NMMC staff wants these bins near the gate so that they can remove these bins easily. Any way we shall try to keep the place clean.

2) Shri P.T. Jangam suggested that in our condominium there are only 42 places for parking of four wheelers. If the number of vehicles increases there will be problem. The AGM approved parking rules that to be followed for parking of four wheelers, they will be circulated soon. Shri Sharad Shinde suggested that the owners whose tenant is parking his four wheeler in condominium, should be charged Rs.1000/- in the first month and then it will progressively double every month. Shri Bharat R. More suggested that for outside vehicles we should buy RTO like wheel locks and security guard should lock such outside vehicles and they should be charged Rs. 100/- for this offence. These two suggestions were approved unanimously.

3) Shri Ashfaque Mistry (C1/11:3:1) complaint about a lot of mosquitoes and rats in the condominium. He suggested getting pest control done.

4) Shri Anil M. Padwal (C1/9:0:4) suggested that we should open separate bank account for redevelopment work. Secretary replied that when a Co-operative Housing Society is formed we shall have a separate account.

Dr. Ziley Singh Chaudhary thanked all the apartment owners for their co-operation. Shri A.C. Doshi thanked the members of the Managing Committee for doing good job. As there was no other matter to be discussed, the meeting ended with a vote of thanks to the chair.

Approved

(A.C. Doshi)  
President  
C-1 & C-2 Apartment  
Association.



(Dr. Ziley Singh Chaudhary)  
Secretary