

Following Apartment Owners were present at Annual General Body meeting held on- 24/02/2019 (Sunday) at Navi Mumbai Sport Association, Hall, Sector-1A, Vashi, Navi Mumbai at 10:30 A.M.

SR. NO.	Name of Apartment Owner	Apartment NO	Sign
1)	Mr. Ashok C. Doshi	C211/2/4.	
2)	Mr. Prakash T. Jangam.	C-1/1/3:4	
3)	Ms. Bharat R. More.	C17/3/2.	
4)	Mr. Nitin Naik.	C18/1/4.	
5)	Mr. Jitendra Pal Singh	C17/1/1.	
6)	Mr. Yashwant D. Mane.	C11/1/1.	
7)	Mr. Yashwant D. Mane.	C2/2/2/4.	
8)	Mr. Vijay R. Mistry.	C2/4/1/3.	
9)	Mr. Ramkrishna M. Jawale.	C21/1/3.	
10)	Mr. Sudhakar V. Salaskar	C19/2/4.	
11)	Mr. Sudhakar V. Salaskar.	C19/2/3.	
12)	Mr Vinod H. Raut	C19/1/4.	
13)	Mr. Matarand M. Kalaykar.	C21/2/2.	
14)	Mr. Manisha D. Shinde.	C1/10/2/3.	
15)	Mr. Suchir A. Aambre.	C2/5/1/3.	
16)	Mr. Balvant B. Qanys	C1/12/1/1.	
17)	Mr. Vaibhav A. Balapurkar.	C1/10/3/4.	
18)	Mr. M. M. Ibrahim.	C2/2/1/2.	
19)	Mr. Chaganant R. Patel	C17/1/4.	
20)	Mr. Piyush J. Patel	C1/1/2/2.	
21)	Mr. Krishnakant M. Sawant.	C2/1/1/4.	
22)	Mr. Nilesh C. Bhojane.	C2/4/0/1.	
23)	Mr. Manohar Y. Gurav.	C2/1/3/4.	
24)	Mr. Anil M. Padwal	C1/9/0/4.	
25)	Mr. Ramdas Rajamau	C2/5/2/4.	
26)	Mr. Ramdas Rajamau	C2/1/2/3.	
27)	Mr. Shomiran S. Das.	C2/2/2/3.	
28)	Mr. Jinishna. G. Pimpore	C18/2/4.	
29)	Ms. Susidharan Unnithan	C2/3/2/1.	

SR.NO	Name of Apartment Owner	Apartment NO	Sign
30.	Shainaz Duncare.	c1171314.	S.A. Duncare
31.	Rashida Zagade.	c216111	Rozgode
32.	Apparaneh m Jadhav	c221113.	
33.	Nitin paradkar (co-op)	c2151112.	
34.	Nirmala m Mandlik.	c1101312	Mandlik
35.	Ziley Singh Chaudhary	c2131014	Ziley
36.	Late J. S.H. Taj / Sof Simran sing.	c2131113.	Simran Taj
37.	Sudhir Mehra.	c110.114.	Mehra
38.	Dattatraya Chharge	c214211	Chharge
39.	Arvind Dabholkar	c216104.	Dabholkar
40.	Suresh M. Sakharakar	c216102.	Sakharakar
41.	M.N. Ahmed.	c18313	
42.	Prakash B. Chavan	c2141213	Chavan
43.	Jaywant Ajmaui	c110211	Ajmaui
44.	Prafulla P. Pawar	c119316.	Pawar
45.	Sheeramkrishnan	c215314	Sheeramkrishnan
46.	Aisha I. Bhardde.	c110104.	A I Bhardde
47.	Christophery Moiz	c215111.	Moiz
48.	Anita Gogai.	c213112.	Gogai
49.	Lawrencia Pinto.	c117112	Pinto
50.	Ramesh Devge.	c215122.	Devge
51.	A. Krishnan.	c111102.	Krishnan
52.	Ashfaqe D. Mistry.	c111131.	Mistry
53.	Vilas Vichare.	c117101	Vichare
54.	Ganesh Kadam.	c117123	Kadam
55.	Geeta Khatri	c119132.	Khatri
56.	Kiran Durgule.	c112101.	Durgule
57.	Amit Shelar	c111103	Shelar
58.	B. <del>Rohani</del> R. Achari	c212122.	R. Achari
59.	Valmik S. Kamble	c110131.	Kamble
60.	Dr. Savi Anokha	c112103	Anokha
61.	Ajit Saldur	c119112	Saldur
62.	Suresh Rathod	c119102	Rathod
63.	Suresh Rathod	c112123	Rathod
64.	Suresh Rathod	c117121.	Rathod

65.	Rajendra Gaikwad	01/9/3-3.	<del>2</del>
66.	Kisan chavan	01/9/1-1.	(A)
67.			
68.			
69.			
70.			

# C1 & C2 TYPE APARTMENTS OWNERS' ASSOCIATION

SECTOR-2, VASHI, NAVI MUMBAI - 400703

Regn. No. P-114

Tel.: 8976028912  
Ref: ADM/AGM/NTC/283/2019

Mail to: c1c2typeaoa@gmail.com  
Date : 06/02/2019

## NOTICE

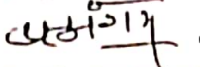
Thirty Ninth Annual General Meeting of this Association will be held on 24/02/2019 at 10.30 a.m. at Navi Mumbai Sports Association Hall, 1<sup>st</sup> Floor, Sector 1A, Vashi, Navi Mumbai to transact the following agenda:

### AGENDA

- 1) Welcome address by the president.
- 2) To read and confirm the minutes of the Thirty Eight Annual General Meeting held on 21/01/2018.
- 3) To read and confirm Annual Report for 2017-2018 and to approve the Income & Expenditure a/c. and Balance Sheet for the period ended up to 31-03-2018.
- 4) To appoint auditors for 2018-2019 and authorizing Managing Committee to fix the audit fee.
- 5) Current status of redevelopment of buildings in our condominium.
- 6) To discuss and decide about the name of the proposed co. Op. Housing Society.
- 7) To discuss and decide about the repair and paintings and also repairing of electric meter room connection of all buildings.
- 8) Any other matter with the permission of the chair.

All Apartment owners are requested to make it convenient to attend Annual General meeting in time.

For C-1 & C-2 Type Apartment Owners Association

  
(P. T. Jangam)  
Secretary

Please note:

- 1) If there is no quorum, the meeting will be adjourned for half an hour, thereafter whosoever members are present will constitute the quorum.
- 2) All books of accounts are kept in the office between 6.00 pm to 7.00 pm for scrutiny of members.
- 3) Only the apartment owners are requested to attend the meeting. Relatives who are not members are not allowed for this meeting.
- 4) Apartment owners, who have cleared their dues up to date, will only be allowed to participate in any discussion or vote for any proposal. So please clear your dues at the earliest.
- 5) Any decisions taken at the Annual General Meeting will be binding on all members.
- 6) Submit a Xerox copy of registration documents of your apartment including CIDCO final transfer order (complete chain of transfers) to Association office in a office file. This is needed for formation of Co-op. Housing Society and Redevelopment of our buildings.

(1)

**MINUTES OF THE THIRTY NINTH ANNUAL GENERAL MEETING  
HELD ON 24-02-2019.**

The Thirty Ninth Annual General Meeting of this Association was held on 24-02-2019 at 10.30 am at Navi Mumbai Sport Association, Sector-1A, Vashi, Navi Mumbai. 60 apartment owners were present at this meeting. As there was no quorum at 10.30 a.m the meeting was adjourned for half an hour and the adjourned meeting was reconvened at 11.00 a.m. Shri A. C. Doshi welcomed the members present at the meeting. He requested members to observe two minutes silence to pay respect to the departed soul of Central Reserve Police Force, who were killed in a terrorist attack at Pulwama, J & K and to members and their relatives who expired during last one year.

1) **Welcome address by the president:** After the obituary the meeting was called to order. Shri A. C. Doshi welcomed the members present at the meeting and gave a brief account of activities carried out by the Managing Committee. He gave brief details of the issues to be discussed at the Annual General meeting. He also welcomed Miss Soloni Deodhar, representatives of our PMC and the representatives of M/s. Nivasti Developers LLP who were present at this meeting. After this he requested Secretary Shri P. T. Jangam to proceed as per the agenda. Miss Soloni requested the president to allow her to put her views before the Annual Meeting as she has to attend another meeting elsewhere. Miss Soloni said that all concerned are proceeding smoothly for redevelopment. Our first aim is to form a Housing Society for which all apartment owners have to submit their documents to the Association. She further said that about two and a half year ago they have prepared feasibility report, called for tenders for appointment of Developer. Now M/s. Nivasti Developer LLP are in the process of taking permission from CIDCO Ltd. for dissolution of the Association and there after they will proceed for formation of Housing Society. She further pointed out that soon we shall get structural stability certificate from IIT Bombay. Shri P.P. Pawar asked why L&T is not asked for structural audit. Miss Soloni said there are only three Govt. approved agencies. Further details will be provided by Developer.

As this was being discussed, Smt Yelave (C1/9:0:1) pointed that she did not get meeting's notice in her name. Shri P.T. Jangam pointed that as per our record this apartment is owned by Shri S. A. Yelave and we can send notice only in his name. When this apartment is legally transferred in the name of Mrs. Yelave, we will send notice in her name. President requested her to attend the meeting.

2) **To read and confirm the minutes of last Annual General Meeting:** Secretary Shri P.T. Jangam informed the members that minutes of both the Annual General Meeting have been circulated along with the notice of the meeting and asked them if the minutes are to be read. Dr. Ziley Singh Chaudhary pointed out that there are some contradictory statements in the minutes. 1) In the last AGM we have passed a resolution to dissolve the Apartment Owner Association and also 2) We have passed a resolution to form a Cooperative Housing Society and Shri Nilesh C. Bhojane was appointed as Chief Promoter. In this situation it is not clear which authority is running the affairs of the condominium. While passing the resolution for dissolution of the Association we should have stated that till a Cop. Housing Society is formed the Apartment Owner Association will continue to manage the affairs of the condominium. The following resolution was passed:

**RESOLUTION**

“Resolved and ratified at the AGM of this Association held on 24-02-2019 at Navi Mumbai Sports Association's, Sector 1A, Vashi, Navi Mumbai that till the Housing Society is formed the Apartment Owners Association shall legally continue to manage the affairs of the Condominium.” Unanimous approval of this resolution was proposed and seconded by:  
Proposed by Shri. P. P. Pawar

Seconded by Shri. R. D. Devere

After this amendment the minutes of last AGM were adopted unanimously.

Proposed by Dr. Ziley Singh Chaudhary Seconded by Y. D. Mane

3) **To read and approve the Annual Report for 2017-2018 and audited Income and Expenditure A/c and Balance Sheet upto 31/3/2018:-** Secretary Shri P. T. Jangam 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. The approval of Annual Report was proposed and seconded by:

**RESOLUTION**

“Resolved and ratified at the Annual General Meeting of this Association on 24/02/2019 at Navi Mumbai Sports Association, Sector 1A, Vashi, Navi Mumbai that Annual Report for 2017-2018 is read and confirmed”.

Proposed by Shri. M. M. Kalyankar

Seconded by Shri. Piyush Patel

Annual report was approved unanimously.

Treasurer Shri Bharat R. More asked members if there are any queries regarding our accounts, he shall clarify them. Shri Anil Padwal asked why this year outstanding is so high, last year it was Rs. 1,93,435/-and this year it is Rs. 3,70,777/- and also why no efforts are made to get TDS from Income Tax department. Treasurer Shri B. R. More said that owners are not residing here and thus difficult to communicate, as regards TDS is concerned auditors are working on it. Dr. Ziley Singh Chaudhary asked, when accounts were prepared manually by our accounts clerk the AGM was generally held by August end and when accounts being prepared by computer why does it take so much time that AGM is held in January or February. Secretary said that he is also not satisfied by this situation and proposes to take suitable action in this matter. After this discussion the approval of Accounts was proposed and seconded by:

**RESOLUTION**

“Resolved and ratified at the Annual General Meeting of this Association on 24/02/2019 at Navi Mumbai Sports Association, Sector 1A, Vashi, Navi Mumbai that Audited Statement of Account of Income & Expenditure and Balance Sheet of Financial Year for 2017-2018 is read and accepted”.

Proposed by Shri. Piyush Patel

Seconded by Shri. V. D. Vichare

Accounts were approved unanimously.

4) **Appointment of Auditors for 2018-19:** Secretary informed that this year M/s. Sanjay Bhujbal and Associates has done auditing our accounts. He proposed to continue with M/s. Bhujbal and Associates. The AGM approved the appointment of M/s. Sanjay Bhujbal and Associates as auditors for 2018-19. AGM authorized Managing Committee to fix their remunerations.

**RESOLUTION**

“Resolved and ratified at the Annual General Meeting of this Association on 24/02/2019 at Navi Mumbai Sports Association, Sector 1A, Vashi, Navi Mumbai that the Annual General Meeting approved the appointment of M/s. Sanjay Bhujbal & Associates as Auditors for 2018-2019”.

Proposed by Shri. Anil M. Padwal

Seconded by Shri. P. P. Pawar

The above resolution was passed unanimously.

5) **Current status of redevelopment of buildings in our condominium :** Secretary Shri Jangam told that now, representatives of Developers will present current status of the redevelopment of our buildings. They said that an application has already been made to CIDCO Ltd. for dissolution of Apartment Owners Association and in next fifteen to twenty days permission will be received. Shri Nitin Naik asked what type of certificate we will get from IIT Bombay and how much time is it going to take? Miss Soloni Deodhar said that it will be structural stability certificate and maybe we shall get it in two three months' time. Shri Vilas Vichare asked why in our case the whole redevelopment process is getting delayed. The developer said that we have started the whole process quite late, at other places they have started this process four-five years ago. Shri M. M. Kalyankar asked if it is possible to go for redevelopment even IIT Bombay gives a certificate indicating the structure is stable. Miss Soloni Deodhar said as per the GR it is possible as our buildings are about 40 years old.

Shri Nitin Naik asked at what stage CIDCO Ltd. denies permission to sell the apartments. It was pointed out by Shri Nilesh C. Bhojane that once the buildings are declared dilapidated and redevelopment permission is granted then CIDCO Ltd. does not allow apartment to be sold to avoid any complications if there is any casualty. Dr. Ziley Singh Chaudhary asked has NMMC given any permission for redevelopment to CIDCO built buildings. Developer's representative said so far, no permission has been given by NMMC to any Association/Society.

Shri Rajendra S. Gaikwad asked at present who is spending money for formation of Coop. Housing Society, is it complimentary to us or have we to pay for it? Shri Nilesh C. Bhojane replied that as per tender condition if the present developer does complete redevelopment work then we do not have to pay for this expenditure, but if for some reason the developer withdraw from the project then also we do not have to pay any amount, but if for some reason we discontinue services of the developer, then we need to pay them all legal expenditures that have been made by them for formation of Coop. Housing Society. Shri Rajendra Gaikwad suggested that there should be some upper limit towards this expenditure. After presenting their report PMC and Developers took leave of the president and left the venue of the meeting.

6) **To discuss and decide the name of proposed Coop. Housing Society:** Dr. Ziley Singh Chaudhary pointed out that in the last Annual General Meeting four names were proposed by the members for the Coop. Housing Society, then why new names again? Shri P.T. Jangam said that these are common names and Housing Societies with similar names are there in Navi Mumbai area. There should be names that Housing Societies of similar names are not there in our area.

M/s. Nivasti Developers LLP and members proposed names of proposed Cooperative Housing Society will be,

1) Revare Cooperative Housing Society, 2) Arna Cooperative Housing Society, 3) Royal Cooperative Housing Society, 4) Tulip Cooperative Housing Society, 5) ICON Cooperative Housing Society, 6) Orchid Cooperative Housing Society

After a lot of discussion finally it was agreed to name our society as **ICON Cooperative Housing Society.**

#### **RESOLUTION**

“Resolved and ratified at the Annual General Meeting of this Association on 24/02/2019 at Navi Mumbai Sports Association, Sector 1A, Vashi, Navi Mumbai that name for our proposed Cooperative Housing Society will be **ICON Co. Operative Housing Society**”.

Proposed by Shri. D. D. Gharge

Seconded by Shri. M. Y. Gurav

The above resolution was passed unanimously.

7) To discuss and decide about the repair and painting and also repair of electric meter room connection of all buildings: Secretary Shri P. T. Jangam said that in many buildings structure is in bad condition. NMMC has through a letter asked us to repair the structure. We have asked quotations for repair and painting of all buildings. Expenditure per building comes around Rs. 6.8 lakhs. As has been the practice so far, 50 % of this will be taken from the owners, then per owner it comes to around Rs. 20,000/-. Many owners pointed out that we need not carry painting at this stage as we are going to carry out redevelopment. Shri Jangam said then we will call new quotations for only structural repair and minor plaster work. It was proposed that 1) those owners who wish to get repair and painting done they have to deposit their contribution in Association office, 2) those who wish to get only structural repair done they should also deposit their contribution in Association office. 3) those who do not want to get any repair done. All three options will be available to owners. Amount will be communicated to the members after receiving detailed quotations. Association will undertake structural repair work of any building only after receiving contribution minimum from 12 members of that building as has been the practice so far.

As regards to electrical work is concerned, the members unanimously proposed that this work should be undertaken by Association from their own resources. If in any building mains cable has to be changed for that 50% share has to come from owners of that building. This work will include changing wooden board, mains fuse boxes, fixing of individual meters, MCB and wiring of heavy-duty wire. Whichever building does not have earth connection, they should be provided earthing. Quotations for all structural repair and electrical repair should be obtained from reputed parties in that field. Members also can also suggest name and address of parties for these works.

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

- i) Secretary wanted to know if legal notices can be issued to owners who have outstanding dues of the Apartment Owners Association more than Rs.1000/-. Members gave their unanimously approval and told that whatever is to be done for recovery of outstanding dues, has to be done by the committee.
- ii) Secretary requested members to submit their documents as early as possible. Shri Nilesh Bhojane read the list of owners who have not submitted their documents. In the list many members were those who are members of Managing Committee or the Building Redevelopment Committee.
- iii) Shri Nilesh Bhojane informed that in case of the death of the original owner, any other member of the family whose name was added without heirship certificate, he/she can not sell the property unless legal heirship certificate is obtained from competent court.

Shri P. T. Jangam thanked Shri Nilesh Bhojane for providing all necessary services to the Association for registration of the Housing Society. Members can approach him for all their legal problems pertaining to transfer of the property. He also 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. The meeting ended after singing National Anthem.

Approved  
(Nilesh C. Bhojane)  
president.



(P. T. Jangam)  
Secretary