



Nilgiri Gardens

CO-OPERATIVE HOUSING SOCIETY LIMITED

Regd. No. NBOM/CIDCO/HSG(OH)/573/JTR/1997-98 DT. 15.12.97

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NILGIRI GARDENS CO-OP. HSG. SOC. LTD, CBD BELAPUR

Minutes of the 27th Annual General Body Meeting held on Sunday the 28th of September, 2025 at the Society Premises

The 27th Annual General Body Meeting of the Society was scheduled to be held on Sunday, the 28th of September, 2025. The venue was fixed as B 2 Building Stilt Parking area in the Society premises. The Agenda for the Meeting was circulated to all the Members of the Society 15 days in advance, on the 13th of September, 2025.

As per the Agenda the Meeting was to be started at 9.30 A.M on Sunday, the 28th of September, 2025. Since there was no sufficient quorum, the meeting was postponed for half an hour, as mentioned in the Agenda, and started at 10.00 A. M on Sunday the 28th of September, 2025. The Honorary Chairman Mr. Manik Damodar Nalawade welcomed the members present and requested the Honorary Secretary to initiate the proceedings. The Honorary Secretary Mr. Janardhan Deshmukh initiated the proceedings.

Before taking up the Agendas for discussion Honorary Secretary Mr. Janardhan Deshmukh took the list of members and the list of family members of the Society who passed away during the period from the date of last AGM held on the 29th of September, 2024 till the date of present AGM, 28th of September, 2025. The list as given below was read by the Honorary Secretary Mr. Janardhan Deshmukh.





LIST OF MEMBERS EXPIRED DURING THE PERIOD 29/09/2024 TO 28/09/2025

SR. NO.	FLAT NO.	NAME OF EXPIRED MEMBERS/RELATIVES	RELATION WITH MEMBERS
1	A 005	MR. DAMODAR VISHNU NALAWADE	FATHER OF MR. MANIK DAMODAR NALAWADE
2	E 2 401	MRS. PADMINI A. SHINDE	MOTHER OF MR. KIRAN SHENDE
3	C 3 205/206	MRS. ROSY FRANCIS	WIFE OF MR. K. A. FRANCIS
4	G 203	MRS. KUNTI SINGH	MOTHER OF MR.A. K. SINGH
5	C 9 302	DR. SHASHI RANJAN PRASAD VERMA	FATHER OF MR. SATYA SWARUP RANJAN
6	A 404	MR. ASHIS KUMAR DUTTA GUPTA	FATHER OF MR. KAUSHIK DUTTA GUPTA
7	B 2 102	MRS. VIJLA DEVI	MOTHER IN LAW OF MR. RAJESH CHANDRA YADAV
8	C 4 206	MRS.SUDHA MANDOOK	MOTHER OF MRS. MINI SAWANT

The Managing Committee already conveyed condolence to the bereaved families of those who passed away as mentioned above.

All the members present stood up and observed two minutes silence to mark respect to the departed souls.

Before starting the discussions on the Agendas, Honorary Chairman Mr. Manik Damodar Nalawade, advised the members present that the discussions on the various



items as per the Agenda should be carried out in a peaceful manner and for that members who want to present their opinion or those who want to raise any queries/objections can stand up, take the mike and present their opinion/queries/objections individually. It is advisable that at a time only one member should speak so that the same can be replied and the proceedings can proceed more effectively. He also appraised that as far as possible the discussions should be confined to the item as mentioned in the Agenda.

With the above suggestions the Honorary Secretary Mr. Janardhan Deshmukh took up the Agenda items one by one.

AGENDA NO 1. To read & confirm the minutes of the 26th Annual General Body Meeting held on the 29th of September, 2024.

The first Agenda "To read & confirm the minutes of the 26th Annual General Body Meeting held on the 29th of September, 2024." was taken for discussion. Honorary Secretary Mr. Janardhan Deshmukh informed the members present that the minutes were circulated to all the members last year and also informed that there were no queries or suggestions on the same. He also requested the members present whether anybody is having any point for discussion on the minutes of the 26th AGM held on the 29th of September, 2024. Mr. Sanjay Dubey, E 3 203 stated that the Honorary Secretary Mr. Janardhan Deshmukh is supposed to read out the Minutes of the 26th Annual General Body Meeting held on the 29th of September, 2024 as mentioned in the Agenda for the information of the members present since the same is one year old. The Honorary Secretary Mr. Janardhan Deshmukh agreed to the suggestion and started reading out the minutes. Other members present including Mr. Sushil Kumar Agrawal, A 401 informed that the minutes are pretty long and reading out the same completely will unnecessarily take time without any outcome. Therefore it was decided that in case anybody is having any point for discussion on the minutes, the same can be raised. Mr. Sushil Kumar Agrawal, A 401 reiterated that the minutes need not be read and a Resolution can be passed approving the minutes.

There was a query asking for the names of members of the Technical committee formed for the evaluation of the quotations received for the appointment of Project Management Consultant for the Redevelopment of the Society. The Honorary Secretary Mr. Janardhan Deshmukh read the list of members of Technical Committee as follows:



LIST OF MEMBERS IN TECHNICAL COMMITTEE

SL.NO.	FLAT NO.	NAME OF MEMBER
1	D 2 004	Mr. Bipin Surve
2	BUN NO. 03	Mr. Narayanan Nair
3	C 10 105	Mr. Bibekanand Ray
4	C 5 302	Mr. Veerendra Mathada
5	B 1 203	Mr. Syed Ali Hassan
6	F 003	Mr. Kaluram Damodar Salve
7	C 7 001	Mr. R.N. Chaturvedi

With the above, the minutes of the 26th Annual General Body meeting held on the 29th of September, 2024 was passed and approved.

In this respect the following Resolution was passed:

RESOLUTION

“It is resolved that the Minutes of the of the 26th Annual General Body Meeting held on the 29th of September, 2024 be passed, approved and confirmed by the General Body.”

Proposed By: Mr. Sham Wadegaonkar, A 406

Seconded By: Mr. Shyamsundar Solanke, C 3 105



AGENDA NO 2. To discuss and approve the Annual Report of the Managing Committee for the period from 26th AGM of September, 2024 to 27th AGM of September, 2025.

Thereafter the Annual Report of the Managing Committee prepared for the period from 26th AGM of September, 2024 to 27th AGM of September, 2025 was taken for discussion. The Honorary Secretary Mr. Janardhan Deshmukh read out the complete Annual Report and requested the members present for any observations or suggestions on the same. Mr. Sushil Kumar Agrawal, A 401 suggested that the report and other details can be uploaded in the Society Web-site, so that all members can go through the same. The Honorary Secretary Mr. Janardhan Deshmukh informed that already action is taken to upload various information in the Web-site for the benefit of the members of the Society. Mr. Sushil Kumar Agrawal, A 401 also emphasized about circulating the implementation status of decisions taken in the previous AGM.

With respect to a query from Mr. Mahendra Gore, C 7 304 regarding Fogging work being undertaken in the Society, it was informed that, at present two agencies are involved for the work, one agency doing fumigation work and another one doing jet spraying work, each doing the work 3 days a week. The idea is to see that both together do effective work for the eradication of mosquito menace in the Society. Moreover NMMC is also doing fumigation in the Society premises in regular intervals as a precaution against Dengue and Malaria.

There was a discussion with respect to the present Security services provided at the Society. There are several complaints against the present Security agency. Therefore the Society has invited bids from reputed agencies and it is found that the rates quoted are very much on the higher side than what the Society has budgeted. However there is a proposal for the increase in the amount being paid to the Security Agency. Simultaneously the Society has placed a proposal for increase in the Service and Utility charges being collected by the Society. Once the increase in the Service and Utility charges is approved, the Society can take up the matter regarding the increase in the budget for recruiting new Security Agency.

It was also expressed that with respect to the Redevelopment of our Society we have received Expression of Interest from various Developers and Builders and the Managing Committee has invited the following parties for presentation of their company profile and experience in the Redevelopment process of the Housing Societies.

- (i) Macrotech Developers Limited (Lodha)
- (ii) Puravankara Limited
- (iii) Keystone Realtors Limited (Rustomjee)
- (iv) Regency Nirman Limited (Regency Group)



(v) Bhagavati Group

(vi) Gami Group

(vii) Paradise Group

(viii) E V Homes Group

It was pointed out that Rustomjee Group has given its feasibility presentation and can offer 40% additional area to the members in addition to the area of each members as per their agreement plus Rent and all different standard amenities, the Regency Group has given its feasibility presentation and can offer 45% additional area to the members in addition to the area of each members as per their existing usable carpet area plus Rent and all different standard amenities subject to increase in permissible limit of height of the building and Paradise Group has offered 50% additional area to the members in addition to the area of each members as per their existing usable carpet area plus Rent and all different standard amenities. It was further pointed out that feasibility presentation of rest of the Developers are awaiting.

There was a discussion regarding the repair and maintenance being undertaken in E 3 Building. Mr. Chandrasekhar Bagwe, G 205 raised a query asking how a Building which is declared as dilapidated condition is allowed to go for repair. The Honorary Secretary Mr. Janardhan Deshmukh informed that E-3 Building members approached the Managing Committee for repair of the building based on the Structural Auditors Report and the Managing Committee has kept the agenda for approval of Annual General Body for repair of E-3 Building and the Annual General Body approved repair of E 3 Building on 20/08/2023. Mr. Chandrasekhar Bagwe, G 205 concluded that a letter should be served to NMMC informing them that the repair and maintenance of E-3 building is being undertaken. Mr. Sanjay Dubey, E 3 203 explained that with respect E 3 Building only external repairs are being undertaken and internal repair are yet to be carried out. In the case of some Flats the slabs are to be recast which is not given any attention. The Honorary Secretary Mr. Janardhan Deshmukh replied that in case the particular members recommend, definitely the slab can be recast. Mr. Sanjay Dubey, E 3 203 also opined that proper supervision has to be done during the repair work being undertaken, especially by the Committee members. The Honorary Secretary Mr. Janardhan Deshmukh informed that whatever may be the work involved, the Managing Committee Members are responsible for supervision of the repair work.

There was a suggestion that the Managing Committee members also should be involved in the supervision of Repair and Maintenance of each Building. The Honorary Secretary Mr. Janardhan Deshmukh said that if the AGM propose for the same, necessary action can be taken in that direction. However it was pointed out that any



action whether it is Repair and Maintenance or any other matter, the ultimate responsibility will be that of the Managing Committee only.

Mr. Sushil Kumar Agrawal, A 401 insisted that it should be ensured that the Lift Licence is affixed inside all the Lifts.

Mr. Chandrasekhar Bagwe, G 205 and Mr. Sanjay Dubey, E 3 203 raised an objection regarding the penalty charged on the Security Guard against the theft occurred in the Shop No. 9 belonging to Mr. Gautam Jain. The theft has happened due to the lack of attention of the Security Guard stationed at the spot. There was a discussion on the matter and it was opined that in future in such cases CCTV footage should be examined to take a decision. Mr. Mahendra Gore, C 7 304 raised a query why some of the CCTV cameras are not functioning in the Society. To this it was replied that all the 80 cameras were owned by the Society and there are regular complaints regarding the Cameras not working. This is due to heavy rains and thunder and lightning that some of the Cameras are damaged. The agency to whom the work of maintenance of the Cameras are entrusted were not able to cope up with the requirements. Due to these problems the Managing Committee has decided to rent out the Cameras so that replacement of damaged Cameras and repair of Cameras will be undertaken by the same party. Mr. Neelesh Varma, G 405 opined that a system should be developed to keep the backup of all recordings as per the CCTV Cameras. In this respect it was opined that we can also think of Web based cloud storage. Mr. Sham Wadegaonkar, A 406 suggested that whatever may be the method adopted proper back up should be maintained.

With the above the discussions on Agenda No. 2 "To discuss and approve the Annual Report of the Managing Committee for the period from 26th AGM of September, 2024 to 27th AGM of September, 2025." was concluded.

In this respect the following Resolution was passed:

RESOLUTION

"It is resolved that the Annual Report of the Managing Committee for the period from 26th AGM of September, 2024 to 27th AGM of September, 2025 be passed, approved and confirmed by the General Body."

Proposed By: Mr. Vikas Modi, B1 305

Seconded By: Mr. Madhusudan Solanke, C 9 201

AGENDA NO 3. To approve the Audited Accounts for the year 2024 - 2025 and the Balance Sheet as at the end of 31st March, 2025, and the related reports.



Next the Agenda "To approve the Audited Accounts for the year 2024 - 2025 and the Balance Sheet as at the end of 31st March, 2025, and the related reports." was taken for discussion.

The Honorary Treasurer Mr. Raghunandan Nair presented the Audited Income and Expenditure Account for the year 2024-2025 and the Balance Sheet as at the end of the 31st March, 2025 and requested the members to offer their observations and comments, if any, on the same.

Mr. Kaluram Damodar Salve, F 003 expressed his concern over the delay in circulating the Audited Accounts for the year 2024 - 2025 and the Balance Sheet as at the end of 31st March, 2025, and the related reports. The statements were forwarded by E mail / Whats App only 4 days before the meeting. To this Honorary Secretary Mr. Janardhan Deshmukh informed that as per By-Law only the Agenda items are to be circulated 14 days in advance and the Society has complied with that without fail. The related documents can be circulated even on the day of the meeting. However the documents were circulated four days in advance so that the members can study the same and discuss during the meeting. There was objection on this point from Mr. Prashant Shetty, C 10 102 / Mr. Chandrasekhar Bagwe, G 205 / Mr. Mahendra Gore, C 7 304 / Mr. Kaluram Damodar Salve (Ramakanth), F 003 /Mr.Sanjay Dubey, E 3 203 and they wanted to note down the point for future compliance. There was a suggestion from Mr. Chandrasekhar Bagwe, G 205 to circulate Hard Copy of all documents. But it was opined that it will be a waste of money if the Hard copy is circulated due to the prohibitive cost of stationery.

After discussions it was decided that in future the supporting documents against the Agendas also to be circulated at least 14 days in advance by E mail / Whats App so that members can read the same and come prepared for the meeting.

Mr. Sanjay Dubey, E 3 203 raised a query regarding the expenses incurred at the Waste management and the income, if any, from the sale of compost. There was a mention about the bad smell emanated from the Compost Plant for which there is no remedy/ solution. The Honorary Secretary Mr. Janardhan Deshmukh explained that we are paying only Rs. 12,000/= per month to the two ladies who are working at the Compost Plant. The Compost which is generated at the plant is mostly (about 80%) spread at the gardens inside the Society as manure for the plants and trees. There was a suggestion that the compost can be sold as manure. Regarding this we can write to NMMC asking for their suggestions to sell the compost.

Mr. Neelesh Varma, G 405 questioned that we have spent about Rs. 1.7 Lac for the installation of RFID system and what is the benefit we have received. It was replied that based on the RFID System we are able to monitor the vehicles entering the Society. Mr. Sanjay Dubey, E 3 203 suggested that entry should be banned for all the



outside vehicles. In case required the outside vehicles can be allowed to enter the Society and drop the person and go out of the Society. No parking should be allowed for those vehicles inside the Society premises and the system should be made strict.

There was a suggestion that some space should be earmarked for the parking of Guest Vehicles. It was reiterated that already there is problems in parking the Vehicles of Members/ Residents due to the lack of Space. In such a situation earmarking parking space for Guests will be difficult. However if there is sufficient space available then we can think of earmarking parking space for guests. Mr. Suresh Nair, C 8 103 suggested that we can think of Mechanical Parking (which will be a very costly affair). Mr. Ravindranath Chaturvedi, C 7 001 interfered and said that we should think of proposals which are practically possible and arguing unnecessarily will only be waste of time.

Mr. Sanjay Dubey, E 3 203 took up the issue of parking of Four Wheeler Vehicles by some of the Members / Residents on the passage inside the Society especially in front of Flat No. A 005 which creates problems for other Vehicles for steering through the space adjacent to the Vehicle. It was replied that due to the lack of space members are forced to park the Four Wheelers wherever convenient with the approval of the Society. Mr. Nalawade replied that if the Society allot parking space for his vehicle he will definitely park his vehicle as per the Society's arrangement. However, society is not having sufficient space for allocation of parking of vehicle. Mr. Chetan Ganatra, C 8 302 suggested that Guest can be allowed to park their vehicles at selected parking space during day time when the Member/ Resident is out on duty and the space is free but the suggestion was not accepted. The discussion was concluded since the problem is the lack of space in the Society premises. The Honorary Chairman Mr. Manik Damodar Nalawade said that we have to work out in detail regarding the Parking Problem and find out a solution for the same. Mr. Manoj Ravindranathan, C 3 306 opined that since there is no space available inside the Society Premises any Guest or outsider coming to the Society can park their Vehicle in front of the Wonders Park and walk up to the Society which is nearby.

Mr. Rohit Sharma, A 303 / C 1 203 raised a problem regarding the area of his Flat, since the actual area do not tally with that which is mentioned in the records. The Honorary Secretary Mr. Janardhan Deshmukh informed that the problem will be studied in detail to find out the actual measurement.

Miss. Akansha Mahadev Gujar, C 11 306 raised a query regarding the delivery boys coming in the Society and giving wrong Flat Number and entering the Buildings without notice. Mr. Mahadeo Gujar, C 6 305 informed that the Security Supervisor / Guard should be instructed to give the correct Flat Number and location so that wrong entry of delivery boys can be avoided. The Honorary Secretary Mr. Janardhan Deshmukh agreed for the suggestion and informed necessary action will be taken.



Mr. Neelesh Varma, G 405 requested the Honorary Treasurer Mr. Raghunandan Nair to explain the nature of expenses of Rs. 7,68,911/= shown under the head Repairs & Maintenance Expenses – General – compared to Rs.1,63,664/= incurred during the year 2023-2024. The Honorary Treasurer Mr. Raghunandan Nair explained that out of the total expense of Rs. 7,68,911/= an amount of Rs. 3,30,000/=(approximately) is the amount spent for the repair and maintenance of the Main Gate undertaken during the year. In addition to that an amount of Rs. 68,000/= is spent for the repair of Man holes and Gutters in and around the Society. The Pump House repair and purchase of Gate Valve involved an amount of Rs. 64,000/=. Moreover an amount of Rs. 64,000/= is paid to My Gate for their services. Adding other expenses together the total for the year 2024-2025 rose to Rs. 7,68,911/=.

There was a suggestion that the services extended by My gate can be stopped so that we can save Rs, 64,000/=. It was replied that through advertisement of My Gate the Society has earned Rs. 1,18,000/= during last year against various events arranged by them. Therefore the income for the Society is more than the expenditure and so it is not worth stopping the services of My Gate.

Mr. Murugan Pillai, C 1 206 raised an issue stating that children are seen regularly playing in the space between C 1 Building, C 9 Building and G Building. There are many four Wheeler Vehicles parked in that space. While playing, the children hit the vehicles and several times the Vehicles are damaged and requests made to those children not to play in that area do not have any results. Several notices were put but in vain. The matter was discussed and the Society has assured that the problem will be sorted out and a solution will be found out.

Mr. Mahendra Gore, C 7 304 pointed out that every year an amount of Rs. 1,58,400/= or more is being collected as Sports Contribution. But nothing is seen spent for the upkeep of the Play Ground. The repair of the Play Ground is very badly required and early action has to be taken for the same. It was assured that necessary action will be taken for the repair of the Play Ground.

Mr. Sushil Kumar Agrawal, A 401 asked why a Smart TV was purchased for Rs. 56,000/= during the year and it was replied that the T V installed in the Security Cabin near the Main Gate got damaged and a new TV was purchased to replace the same.

Mrs. Ujwala Bodke, D 1 001/002 raised a query asking why the Garden expenses are so high at Rs.3,28,942/ =. it was replied that the salary of the 2 Gardeners are approximately Rs.27,500/= per month. With respect to her query regarding the allocation of Sinking Fund, it was replied that already 70% of the Sinking Fund amount is allocated to Building Repair Fund of each and every Building.

Mr. Sushil Kumar Agrawal, A 401 raised the question regarding the Conveyance Deed and why CIDCO is not endorsing the same. The Honorary Secretary Mr. Janardhan



Deshmukh explained that the Deemed Conveyance is already registered with the Sub-Registrar, Thane and copy of the same has been forwarded to the CIDCO and the same is complete in all respect and only the endorsement by CIDCO is pending due to some technical reasons.

To a query regarding the investing Sinking Fund amount it is answered that as per the report from the Statutory Auditors all the Sinking Fund amount collected from the members are invested in specified securities. However the Special Repair Fund amount and Society Welfare Fund amount collected from members have not been fully invested since more than Rs. 2.6 Crore is due from the members and on collection of the same the amount can be invested in specified securities.

There was a request to explain the figure of Rs. 12,01,430/= shown under the head Excess of income over Expenditure. It was explained that the amount of Rs. 12,01,430/= is the surplus of income over all the expenditure incurred during the year 2024-2025.

The Education and Training Fund shows a surplus of Rs.6,38,830/= in the Balance Sheet. The amount represents the collection made during the year for imparting education and training to the members of the Society. Since no training course was conducted during the past years, the amount is remaining outstanding. It was assured that during the current year necessary training classes will be conducted.

Mr. Nadeem Iqbal Mukadam, C 10 303 / 304 took up the issue of installing new Lift in C 10 Building. It was replied a new lift will cost around Rs. 10 Lacs and each member of the Building may have to contribute about Rs. 40,000/=. In case all the members of the Building agree to contribute, a new lift can be installed in C 10 Building.

With the above the discussion on Agenda No. 3 "To approve the Audited Accounts for the year 2024 - 2025 and the Balance Sheet as at the end of 31st March, 2025, and the related reports." was concluded.

In this respect the following Resolution was passed:

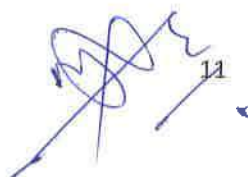
RESOLUTION

"Resolved that the Audited Accounts for the year 2024-2025 and the Balance Sheet as at the end of 31st March, 2025 and the related reports be approved, confirmed and passed"

Proposed By: Mr. Sham Wadegaonkar, A 406

Seconded By: Mr. Sushil Kumar Agrawal, A 401

5/12/24


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AGENDA NO 4. To appoint Statutory Auditor for the Financial Year 2025 - 2026.

The matter regarding the appointment of Statutory Auditor for the year 2025-2026 was taken for discussion. The present Statutory Auditor M/s. Kale Malde & Co., Chartered Accountants has forwarded their proposal for appointment as the Statutory Auditor for the year 2025-2026. It is observed that Mr. L. B. Kale, the proprietor of the firm having office at 1, Shivkrupa Building, Patharli Road, Shelar Naka, Dombivali (East)-421201 has done the Audit of our Society earlier also and their work is found to be satisfactory. They have conducted the Statutory Audit of our Society for the last 2 years. Since there is a restriction of conducting the Statutory Audit only for three years continuously, the Firm M/s. Kale Malde & Co., Chartered Accountants can be entrusted the work of Statutory Audit of our Society for one more year.

In between Mr. Chandrasekhar Bagwe, G 205 informed that there is a Registered Statutory Auditor known to him who is interested in taking the Statutory Audit of our Society. Mr. Chandrasekhar Bagwe, G 205 was asked to bring the proposal from that particular Auditor without delay so that the same can be evaluated and decision can be taken to appoint the firm as Statutory Auditor for the year 2025-2026. Honorary Secretary Mr. Janardhan Deshmukh informed that as per Bye-Law the Audit fee will be Rs.100/= per member plus GST where ever applicable.

In this respect the following Resolution was passed:

RESOLUTION

“Resolved that M/s. Kale Malde & Co., Chartered Accountants, a proprietary concern of Mr. L.B. Kale having office at 1, Shivkrupa Building, Patharli Road, Shelar Naka, Dombivali (East)-421201 who have forwarded their proposal for appointment as Statutory Auditor of the Society for the year 2025-2026 or any other Registered Statutory Auditor found suitable shall be appointed to take up the Statutory Audit of the Society for the year 2025-2026.”

Proposed by: Mr. Chandrasekhar Bagwe, G 205

Seconded by: Dr. Anup Bandyopadhyay, A 303

AGENDA NO 5. To discuss and approve the proposed Budget for the year 2025 - 2026.

Next the statement of Revenue Budget prepared for the year 2025-2026 was taken for discussion.



The Statement of Revenue Budget shows the Actuals for the year 2023-2024, Monthly average for 2023-2024, Actuals for the year 2024-2025, Monthly average for 2024-2025, Actuals for April, 2025 to July, 2025, Monthly average for April, 2025 to July, 2025, Budget proposed for the period August, 2025 to March, 2026, Total estimated for the year 2025-2026 and Monthly Average for 2025-2026. The statement is annexed below for the information of all the members.

BUDGET FOR THE FINANCIAL YEAR 2025 to 2026									
PARTICULARS	Actuals For The Year 2023-2024	Monthly Average (2023-2024)	Actuals For The Year 2024-2025	Monthly Average (2024-2025)	Actuals For April 2025 to July 2025	Monthly Average (April 25 To July 25)	Proposed for August 2025 to March 2026	Total Estimated For The Year 2025-2026	Monthly Average (2025-2026)
	RS.	RS.	RS.	RS.	RS.	RS.	RS.	RS.	RS.
MEMBERS CONTRIBUTION TOWARDS									
Maintenance Service Charges	7,374,522	614,544	7,727,784	643,982	2,575,846	643,962	5,151,936	7,727,784	643,982
Property Tax	633,384	52,782	633,384	52,782	211,128	52,782	422,256	633,384	52,782
No Occupancy Charges	177,973	14,831	188,628	16,569	67,596	16,899	135,192	202,780	16,899
Parking Vehicle Charges	1,020,850	85,071	1,085,175	90,431	356,200	91,550	732,400	1,096,600	91,550
Sports Activity Charges	162,900	13,575	158,400	13,200	52,800	13,200	105,600	158,400	13,200
CCTV Security Charges	316,800	26,400	316,800	26,400	105,600	26,400	211,200	316,800	26,400
MISCELLANEOUS INCOME									
Interest on Savings Account	79,233	6,603	120,323	10,026.92	16,939	4,233	100,000	116,939	9,745
Interest on Fixed Deposit	85,449	7,121	320,000	26,667.00	-	-	325,000	325,000	27,083
Collection from Vendors	255,100	21,267	246,000	20,500.00	93,200	23,300	234,000	327,200	27,267
Rent from Events	26,000	2,167	118,299	9,858.25	24,300	6,075	100,000	124,300	10,358
Miscellaneous Income /Incidental Charges	31,903	2,659	33,285	2,773.75	2,600	650	30,000	32,600	2,717
PMC Tender Receipt			125,000	10,416.67	-	-	-	-	-
TOTAL INCOME	10,164,214	847,018	11,083,282	923,507	3,516,211	879,053	7,547,984	11,053,795	921,983
EXPENDITURE									
FIXED UTILITY COST									
Electricity - Pump House/ Fire Pump/Staircase / Sports Area / Common Area	1,890,017	157,501	1,992,721	161,060.08	621,640	155,410	1,363,360	1,985,040	165,420

5/12/21

[Signature]



Water Supply from NMMC	666,575	55,548	640,059	53,338.25	229,762	57,446	504,564	734,346	61,195
Property Tax to NMMC	632,882	52,740	632,882	52,740.17	198,147	49,537	396,294	594,441	49,537
Income Tax Paid	94,096	7,592	165,323	13,776.82	-	-	165,000	165,000	13,750
Insurance Premium	238,455	19,871	232,810	19,402.50	-	-	250,000	250,000	20,833
	3,519,025	293,252	3,603,815	300,318	1,049,609	262,402	1,315,858	3,728,827	310,736
FIXED MAINTENANCE SERVICE COST									
Security Service Charges - Guards & Supervisor (8+2)	1,691,715	140,976	1,947,410	159,785	651,096	162,774	2,090,088	2,741,184	228,432
CCTV Camera Exp. (80 CCTV Camera installed)	61,395	5,111	101,033	8,424	30,598	7,650	301,000	331,598	27,633
House Keeping Charges (5+1)	1,277,632	106,469	1,170,484	97,540	372,463	93,166	912,000	1,264,663	107,055
Waste Material Management Charges (2 staff)	184,494	15,375	163,917	13,660	53,470	13,368	105,600	159,070	13,256
Garden Routine Maintenance	362,921	30,218	328,942	27,412	170,078	42,520	256,000	426,078	35,507
Fumigation Expenses	251,680	20,973	293,120	24,427	97,560	24,390	297,360	394,920	32,910
	3,825,477	319,123	3,974,975	331,248	1,375,465	343,066	3,962,048	5,337,513	444,793
OFFICE ADMINISTRATIVE COST									
Staff Salary - Administration & Accounts	1,356,518	113,043	1,317,150	109,763	373,432	93,358	787,230	1,160,652	96,722
Staff Salary - Water suppliers	735,450	61,288	758,838	63,237	189,551	47,366	378,450	568,901	47,333
Conveyance Charges (For Office Work)	8,160	680	9,435	786	2,900	725	7,500	10,400	867
Computer AMC and Repairs AMC & Water purifier AMC	37,450	3,121	16,852	1,404	2,000	500	65,000	67,000	5,583
	2,137,578	178,132	2,102,275	175,190	567,883	141,971	1,238,180	1,806,063	150,505
GENERAL ADMINISTRATIVE COST									
Legal & Professional Fees	135,500	11,292	85,772	7,148	50,000	12,500	100,000	150,000	12,500
Postage & Courier Expenses	8,997	750	764	64	120	30	1,000	1,120	93
Telephone & Internet Expenses/Membership Fees	5,990	499	8,107	676	3,300	825	6,000	11,300	942
Printing & Computer Stationary & Xerox Expenses	71,841	5,967	49,259	3,688	20,370	5,093	55,000	75,370	6,281
General Office Expenses	84,527	7,044	41,746	3,479	10,000	2,500	40,000	50,000	4,167
Election Expenses	102,566	8,547	-	-	-	-	-	-	-

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RFID Expenses	-	-	170,975	14,248	14,726	1,227	-	14,726	1,227
Accounting Software Expenses	-	-	29,000	2,417	12,000	3,000	30,000	42,000	3,500
	409,421	34,118	360,623	31,719	63,790	20,946	234,000	344,516	29,710
PROPERTY REPAIRS & MAINTENANCE EXPENSE									
Repair & Maintenance-Common Electrical Maintenance	122,300	10,192	81,666	6,806	50,561	12,640	265,000	315,561	26,297
Repair & Maintenance-Pump House, Power House	133,216	11,101	244,637	20,403	23,000	5,750	150,000	173,000	14,417
Repair & Maintenance- Plumbing Work	28,650	2,408	95,773	7,981	4,374	1,094	255,000	259,374	21,615
Repair & Maintenance-Road Patch Work / Parking	60,820	5,068	42,694	3,558	118,256	29,364	35,000	153,256	12,771
Repair & Maintenance-Society Compound Common Work/Water tank/Water Pump/Water Pipeline	163,664	13,639	768,911	64,076	161,462	40,366	900,000	461,462	38,455
Repair & Maintenance Playground	-	-	71,379	5,998	-	-	25,000	25,000	2,063
Repair & Maintenance-Waste Management	-	-	38,545	3,212	-	-	15,000	15,000	1,250
Repair & Maintenance-Name Board/Letterboard Expenses	11,297	-	23,300	1,942	1,750	436	15,000	16,750	1,396
	520,187	42,408	1,367,705	113,975	353,403	69,851	1,060,000	1,419,409	118,184
OTHER GENERAL EXPENSES									
Statutory Audit Fees & Other Tax Services	64,428	5,369	54,600	4,550	-	-	70,600	70,600	5,893
Bank Charges	3,853	321	15,895	1,324	767	192	5,000	5,767	481
General Body Meeting Expenses	264,420	22,035	49,086	4,091	-	-	300,000	300,000	25,000
Redevelopment Expenses	16,705	-	142,475	11,873	1,370	343	100,000	101,370	8,448
National Day & Other Festive days Expenses	207,302	17,275	307,817	25,651	100	25	150,000	150,100	12,508
Depreciation	129,659	10,805	197,319	13,110	-	-	160,000	160,000	13,333
	686,367		727,182		2,237	559	785,600	787,837	65,653
TOTAL EXPENDITURE	11,802,055	925,171	12,156,575	1,013,046	3,498,387	859,597	11,595,666	13,424,159	1,118,680
NET EXCESS OF INCOME OR (EXPENDITURE)	-977,841		-1,073,293					-2,360,364	

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Mr. Ravindranath Chaturvedi, C 7 001 pointed out that the Budgeted figures for the period August, 2025 to March, 2026 (8 Months - Rs.85,95,686/=) is very much higher than double compared to the actuals for the period April, 2025 to July, 2025(4 Months - Rs.34,38,387/=). It was replied that the expenses for the 8 months - August, 2025 to March, 2026 is only estimated figures. It was also pointed out that there is a huge increase in the budgeted figure towards Security Service Charges - Actuals for the year 2024-2025 Rs. 19,17,419/= against the estimated Rs. 27,41,184/= for the year 2025-2026. It was explained that there is a proposal for inducting a new strong Security Agency since there are complaints against the present Security Agency, and therefore higher Security Service charges are budgeted for the year.

Mr. Umesh Kerkar, F 403 pointed out that we are paying a very huge amount to NMMC as water charges and we have to find out measures to reduce the consumption of water and in that direction we can save a very good amount. There was a suggestion from Mr. Mahendra Gore, C 7 304 that the supply of water to the Civil Contractors should be stopped. After discussions it was decided not to stop water supply to Civil Contractors since if we insist that the Contractor should make his own arrangements for water he may simultaneously increase the contract value and also bring poor quality water which may affect the Civil Constructions.

Mr. Sham Wadegaonkar, A 406 raised the issue of installation of Solar Power in our Society for which Mr. Vikas Modi, B 1 305 replied that due to some Government restrictions it is not worth installing Solar Power System at present.

In between Mrs. Sujatha Vijay Kumar, C 1 004 raised the issue of leakage in her Flat. The Honorary Secretary Mr. Janardhan Deshmukh replied that the matter regarding leakage will be looked into.

With the above discussions the Agenda "To discuss and approve the proposed Budget for the year 2025 - 2026." was concluded.

In this respect the following Resolution was passed:

RESOLUTION

"Resolved that the proposed Budget for the year 2025-2026 be approved, confirmed and passed."

Proposed by: Mr. Chetan Ganetra, C 8 302

Seconded by: Mr. Umesh Kerkar, F 403



AGENDA NO 6. To discuss and decide regarding the increase in the maintenance charges being collected from the members to meet the rise in the expenses.

Next the proposal for the increase in the maintenance charges being collected from the members to meet the rise in the expenses was taken for discussion.

The statement showing the proposal for increase in the Service and Utility Charges is annexed below:

PARTICULARS					WITH PROPOSED 10% INCREASE IN SERVICE & UTILITIES CHARGES				WITH PROPOSED 15% INCREASE IN SERVICE & UTILITIES CHARGES			
SR NO	BUILDING TYPE	NO OF FLATS	CURRENT "SERVICE & UTILITIES CHARGES" BILLED PER MONTH	COLLECTION OF "SERVICE & UTILITIES CHARGES" APRIL 25 TO SEP 25	10% INCREASE	REVISED AMOUNT (COL 4 + COL 6)	COLLECTION OF "SERVICE & UTILITIES CHARGES" FROM OCT 2025 TO MAR 26	INCREASED COLLECTION FROM OCT 2025 TO MAR 26 (COL 8-COL 5)	15% INCREASE	REVISED AMOUNT (COL 4 + COL 10)	COLLECTION OF "SERVICE & UTILITIES CHARGES" OCT 2025 TO MAR 26	INCREASED COLLECTION FROM OCT 2025 TO MAR 26 (COL 12-COL 5)
1	2	3	4	5	6	7	8	9	10	11	12	13
1	BUNG	10	1533	91980	153	1686	101160	9180	230	1763	105780	13800
2	A	29	1345	234030	135	1480	257520	23490	202	1547	269178	35148
3	B1	30	1298	233640	130	1428	257040	23400	195	1493	268740	35100
4	B2	28	1298	218064	130	1428	239904	21840	195	1493	250824	32760
5	C1	24	1203	173232	120	1323	190512	17280	180	1383	199152	25920
6	C2	30	1203	216540	120	1323	238140	21600	180	1383	248940	32400
7	C3	30	1203	216540	120	1323	238140	21600	180	1383	248940	32400
8	C4	24	1203	173232	120	1323	190512	17280	180	1383	199152	25920
9	C5	24	1203	173232	120	1323	190512	17280	180	1383	199152	25920
10	C6	24	1203	173232	120	1323	190512	17280	180	1383	199152	25920
11	C7	24	1203	173232	120	1323	190512	17280	180	1383	199152	25920
12	C8	30	1203	216540	120	1323	238140	21600	180	1383	248940	32400
13	C9	30	1203	216540	120	1323	238140	21600	180	1383	248940	32400
14	C10	24	1203	173232	120	1323	190512	17280	180	1383	199152	25920
15	C11	24	1203	173232	120	1323	190512	17280	180	1383	199152	25920
16	D1	16	1203	115488	120	1323	127008	11520	180	1383	132768	17280
17	D2	16	1203	115488	120	1323	127008	11520	180	1383	132768	17280
18	E1	14	1203	101052	120	1323	111132	10080	180	1383	116172	15120
19	E2	18	1203	129924	120	1323	142884	12960	180	1383	149364	19440
20	E3	18	0	0	0	0	0	0	0	0	0	0
21	F	20	1203	144360	120	1323	158760	14400	180	1383	165960	21600
22	G 1 BHK	14	1203	101052	120	1323	111132	10080	180	1383	116172	15120
23	G 2 BHK	28	1298	218064	130	1428	239904	21840	195	1493	250824	32760
24	SHOPS	17	1203	122706	120	1323	134946	12240	180	1383	141066	18360
	TOTAL	546		3904632			4294542	389910			4489440	584808

Shas

[Signature]



As per the statement the proposed increase in Service and Utility Charges @ 10% will be from Rs. 120/= to Rs. 153/= per month. If 15% is charged the increase will be from Rs. 180/= to Rs. 230/= per month. The matter was discussed in detail and Mr. Umesh Kerkar, F 403 suggested that the increase can be restricted to 5% of the Service and Utility Charges being collected at present. However Mr. Sham Wadegaonkar, A 406 was of the opinion that no increase is necessary at present since there is scope for reduction in expenses and as suggested earlier the use of water can be controlled.

There was a clear objection from Mrs. Ujwala Bodke, D 1 001 against increase in maintenance charges. She also pointed out that at present no Plumber or Electrician are employed by the Society. Mr. Prashant Thete, B1-402 opined that to maintain the society affairs, if increase is necessary, it has to be increased as per the budget. However after prolonged discussions it was decided that an increase of 5 % on the Service and Utility Charges being collected at present can be approved from the month of October, 2025 and all the members present accepted the same.

The statement showing if the Service & Utility charges are increased by 5 %, is as follows:

PARTICULARS					WITH PROPOSED 5% INCREASE IN SERVICE & UTILITIES CHARGES			
SR NO	BUILDING TYPE	NO OF FLATS	CURRENT "SERVICE & UTILITIES CHARGES" BILLED PER MONTH	COLLECTION OF "SERVICE & UTILITIES CHARGES" APRIL 25 TO SEP 25	5% INCREASE	REVISED AMOUNT (COL 4 + COL 6)	COLLECTION OF "SERVICE & UTILITIES CHARGES" FROM OCT 2025 TO MAR 26	INCREASED COLLECTION FROM OCT 2025 TO MAR 26876 (COL 8-COL 5)
1	2	3	4	5	6	7	8	9
1	BUNG	10	1533	91980	77	1610	96579	4599
2	A	29	1345	234030	67	1412	245732	11702
3	B1	30	1298	233640	65	1363	245322	11682
4	B2	28	1298	218064	65	1363	228967	10903
5	C1	24	1203	173232	60	1263	181894	8662
6	C2	30	1203	216540	60	1263	227367	10827
7	C3	30	1203	216540	60	1263	227367	10827
8	C4	24	1203	173232	60	1263	181894	8662

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9	C5	24	1203	173232	60	1263	181894	8662
10	C6	24	1203	173232	60	1263	181894	8662
11	C7	24	1203	173232	60	1263	181894	8662
12	C8	30	1203	216540	60	1263	227367	10827
13	C9	30	1203	216540	60	1263	227367	10827
14	C10	24	1203	173232	60	1263	181894	8662
15	C11	24	1203	173232	60	1263	181894	8662
16	D1	16	1203	115488	60	1263	121262	5774
17	D2	16	1203	115488	60	1263	121262	5774
18	E1	14	1203	101052	60	1263	106105	5053
19	E2	18	1203	129924	60	1263	136420	6496
20	E3	18	0	0	0	0	0	0
21	F	20	1203	144360	60	1263	151578	7218
22	G 1 BHK	14	1203	101052	60	1263	106105	5053
23	G 2 BHK	28	1298	218064	65	1363	228967	10903
24	SHOPS	17	1203	122706	60	1263	128841	6135
	TOTAL	546		3904632			4099864	195232

In this respect the following Resolution was passed:

RESOLUTION

“Resolved that a 5% increase in the Service and Utility Charges being collected from the members be approved, confirmed and passed from the month of October,2025 onwards.”

Proposed by: Mr. Prashant Thete, B 1 402

Seconded by: Mr. Ravindranath Chaturvedi, C 7 001

AGENDA NO 7. To discuss the steps taken by Managing Committee for redevelopment of the Society premises and decide further strategies and steps for Redevelopment of the Society Premises.

Next the Agenda “To discuss the steps taken by Managing Committee for redevelopment of the Society premises and decide further strategies and steps for Redevelopment of the Society Premises.” was taken. The Honorary Secretary Mr. Janardhan Deshmukh made a detailed presentation regarding, Conveyance Deed, Redevelopment process of the Society Etc. as follows:



- (a) By Agreement to Lease dated 3rd February 1984 for 12500 square meters, 22nd January 1987 for 14049.01 Square meters and 2nd September 1992 for 541.28 Square meters made and executed between the CIDCO as Lessor and M/s Kailash Nath & Associates (hereinafter referred to as 'Builder') as Lessee, the CIDCO had agreed to grant to the Builder lease of three different plots of land totally admeasuring 27,090.29 square meters situated at Sector-23/24, C.B.D. Belapur, Navi Mumbai for a period of 60 years in consideration of proper premium and at the lease rent of Rs.100/- per annum and on the terms and conditions mentioned therein. Pursuant to the aforesaid Agreement to Lease, the Builder has paid to CIDCO the premium for obtaining the lease of the aforesaid plots of land and the CIDCO had put the Builder into possession of the aforesaid plots of land for the purpose of constructing thereon the buildings, bungalows and shops as per the plans and designs approved by the CIDCO as Planning Authority.
- (b) Pursuant to the approved plans and designs, the Builder had commenced the construction work of 21 buildings, 10 bungalows and 17 shops i.e. total 546 units on three different plots of land totally admeasuring 27,090.29 square meters situated at Sector-23/24, C.B.D. Belapur, Navi Mumbai and publicly expressed its intention of selling the flats, bungalows and shops to the individual or partnership firm or corporate bodies. The CIDCO while granting permission for developing the aforesaid three plots of land, the CIDCO, who was Planning Authority at the time of development of three plots, had approved amalgamation of three plots of land.
- (c) The purchasers of 546 units had formed the co-operative housing society in the name and style "**Nilgiri Gardens Co-operative Housing Society Limited**" (hereinafter referred to as 'Society') under the relevant provisions of Maharashtra Co-operative Societies Act, 1960 and Rules made thereunder vide Registration No. NBOM/ CIDCO/ HSG(OH)573/JTR/Year 1997-98 for looking into the day-to-day affairs of the aforesaid buildings and getting the conveyance of the land from the CIDCO and Builder.
- (d) Thereafter, the Society requested the Builder to convey the aforesaid three plots of land totally admeasuring 27,090.29 square meters situated at Sector-23/24, C.B.D. Belapur, Navi Mumbai in favour of Society.
- (e) The Builder wrote letter to the CIDCO and informed that a co-operative housing society under the name and style "Nilgiri Gardens Co-operative Housing Society



Limited" is registered on 15th December 1997 and expressed its desire and intention of conveying the aforesaid three plots of land in favour of the Society in which the Builder would be confirming party.

- (f) On 20th/18th September 2008, the CIDCO wrote letter to the Builder, copy of which was also forwarded to the Society, in response to the letter of Builder dated 9th April 2008, thereby informing that the request to grant a lease of land admeasuring 27090.29 square meters in Sector-24, CBD Belapur, Navi Mumbai to M/s Nilgiri Gardens Co-operative Housing Society Limited consisting of 546 members can be granted on the conditions mentioned therein.
- (g) In compliance with the letter dated 20th/18th September 2008 of CIDCO, the Society paid a sum of Rs.1,32,56,000/- (Rupees One Crore Thirty Two Lacs Fifty Six Thousand only) to the CIDCO by Demand Draft No.156963 dated 10th October 2008 towards transfer charges; obtained Nil Balance Service Charges Clearance Certificate from the CIDCO; carried out necessary amendments in its bye-laws as per requirement of CIDCO. In spite of repeated requests of the Society in writing and orally, the CIDCO have not executed and registered the Lease Deed in favour of Society for three plots of land admeasuring 27,090.29 square meters, though the Society had complied with all the conditions of letter dated 20th/18th September 2008 issued by CIDCO.
- (h) Therefore, the Society approached the Competent Authority under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as 'MOFA Act') and Joint Registrar, Co-operative Societies (CIDCO), Belapur for unilateral deemed conveyance from the CIDCO and Builder. The Competent Authority under the MOFA Act and Joint Registrar, Co-operative Societies (CIDCO), Belapur, after hearing both the sides, was pleased to pass an order dated 12th April 2013, certifying that it is a fit case for enforcing unilateral execution of conveyance deed conveying the right, title and interest of the Builder in the demised land and buildings in favour of Society in respect of land admeasuring 27,090.29 square meters situated at Sector 24, CBD Belapur, Navi Mumbai-400614. The Competent Authority under the MOFA Act and Joint Registrar, Co-operative Societies (CIDCO), Belapur also signed the unilateral Deemed Conveyance between City and Industrial Development Corporation of Maharashtra Limited as Lessor, M/s Kailash Nath & Associates, as Confirming Party and M/s Nilgiri Gardens Co-operative Housing Society Limited as Lessee and also issued certificate to that effect.



- (i) Thereafter, the Society made an Application with the Collector of Stamps, Thane (City) for adjudication of stamp duty on the unilateral Deemed Conveyance between City and Industrial Development Corporation of Maharashtra Limited as Lessor, M/s Kailash Nath & Associates, as Confirming Party and M/s Nilgiri Gardens Co-operative Housing Society Limited as Lessee. The Collector of Stamps, Thane (City) determined the total stamp duty of Rs.27,68,950/- to be paid on the aforesaid deed vide Its Order dated 2nd August 2013. Accordingly, the Society has made payment of stamp duty and got the certificate thereof on unilateral Deemed Conveyance.
- (j) Thereafter, the aforesaid unilateral Deemed Conveyance between City and Industrial Development Corporation of Maharashtra Limited as Lessor, M/s Kailash Nath & Associates, as Confirming Party and M/s Nilgiri Gardens Co-operative Housing Society Limited as Lessee was executed and registered with the office of Joint Sub-Registrar, Thane-9 at Sr. No.TNN-9/5779/2013 on 8th August 2013.
- (k) By the aforesaid unilateral Deemed Conveyance the CIDCO, in confirmation with Builder, granted, demised and leased unto the Society all that piece of land by measurement 27,090.29 square meters situated at Sector 24, CBD Belapur, Navi Mumbai-400614 or thereabout and more particularly delineated on the plan annexed thereto and shown thereon by the red colour boundary line together with the buildings and erections now or at any time hereinafter standing and being thereon AND TOGETHER WITH all rights, easements and appurtenances thereto belonging TO HOLD the land for the terms of sixty years computed from 31st day of March 1997.
- (l) In the meanwhile, the Society filed a Consumer Complaint bearing No.CC/12/3 before the Hon'ble Maharashtra State Consumer Dispute Redressal Commission, Mumbai for direction to M/s Kailashnath & Associates and CIDCO to execute conveyance in favour of Nilgiri Gardens CHS Ltd., and for the loss and damages caused to the Society.
- (m) The Hon'ble State Consumer Dispute Redressal Commission at Mumbai by order dated 15th January 2014 directed the Builder and CIDCO to execute Lease Deed of the land admeasuring 27,090.29 square meters situated at Sector 23/24, CBD Belapur in favour of the Society and further directed Builder to pay Rs.2,00,000/-

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and directed CIDCO to Rs.3,00,000/- as compensation to Society. The Builder has paid Rs.2,00,000/- to the Society as compensation.

- (n) Thereafter, the Society forwarded the Order of the State Consumer Commission to the CIDCO for implementation of the Order and executing the conveyance. However, the CIDCO has neither executed the conveyance in favour of Society nor made endorsement of Deemed Conveyance.
- (o) CIDCO filed First Appeal No.373 of 2014 before the National Consumer Disputes Redressal Commission at New Delhi challenging the Judgment and Order of Maharashtra State Consumer Disputes Redressal Commission.
- (p) In the meanwhile, the Suit filed by the Parsik Paradise Co-operative Housing Society Limited against Nilgiri Gardens CHS Ltd., in the Civil Judge, Junior Division, Vashi at Belapur for easementary rights to access through the Nilgiri Garden Society was dismissed with costs on 11th June 2014 by the Civil Judge, Junior Division, Vashi at Belapur. Thereafter, Parsik Paradise Co-operative Housing Society Limited filed Civil Appeal in the District Court at Thane challenging the Judgment and Order dated 11th June 2014 passed by the Civil Judge, Junior Division, Vashi at Belapur. The District Court at Thane dismissed the Appeal filed by the Parsik Paradise Co-operative Housing Society Limited with costs vide its Judgment and Order dated 13th October 2022. Till date the Parsik Paradise Co-operative Housing Society Limited has filed Second Appeal in the High Court.
- (q) On 15th June 2017, First Appeal No.373 of 2014 filed by the CIDCO in the Hon'ble National Consumer Dispute Redressal Commission at New Delhi was disposed. The Hon'ble National Commission was pleased to confirm the part of the Judgment and Order of Maharashtra State Consumer Disputes Redressal Commission at Mumbai relating to direction to CIDCO to execute Lease Deed of the land admeasuring 27,090.29 square meters situated at Sector 23/24, C.B.D. Belapur, Navi Mumbai in favour of Society and modified the Order of State Consumer Commission to the extent of penalty amount of Rs.3,00,000/- to CIDCO. It is to be noted that the Advocate appearing for CIDCO in National Commission further informed the National Consumer Disputes Redressal Commission that after the order of the State Commission, the CIDCO has already complied with the order of the State Commission and lease deed has been registered in favour of the Society.

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(r) The Society has time and again addressed various letters and reminders to the CIDCO, Chief Minister of the Maharashtra, Urban Development Minister of the Maharashtra and other competent authorities requesting them to look into the matter and enter the name of "Nilgiri Gardens Co-operative Housing Society Limited" as New Lessee in place of "M/s Kailash Nath & Associates" in respect of plot of lands admeasuring 27,090.29 square meters along with buildings standing thereon situated at Sector-24, Amara Marg, CBD Belapur, Navi Mumbai-400614 in compliance of the Judgment and Order dated 15th January 2014 passed by the Hon'ble Maharashtra State Consumer Disputes Redressal Commission at Mumbai in Consumer Complaint No.CC/12/3, Judgment and Order dated 15th June 2017 passed by the Hon'ble National Consumer Disputes Redressal Commission at New Delhi in First Appeal No.373/2014 and the Unilateral Deemed Conveyance dated 8th August 2013 registered with the office of Joint Sub-Registrar, Thane-9 at Sr. No.TNN-9/5779/2013. But still the Society has not received any communication from the CIDCO respect of the aforesaid correspondences.

(s) So far as the Redevelopment of the Society is concerned, the Secretary of the Society received requisitions from 259 members of the Society to convey a Special General Body Meeting to discuss and decide about the Redevelopment of the Buildings in our Society. As per the Government Resolution dated 4th July 2019 within 8 days of receipt of the requisitions the Managing Committee shall take a note thereof and the Secretary of the Society shall convene Special General Body Meeting of all the members of the Society within 2 months for the purpose of taking preliminary decision to start the process of Redevelopment and the Agenda of the Meeting should be given to every member of the Society 14 days in advance. The requisitions were received on the 12th of April, 2023 and the Managing Committee has taken note of the same in its meeting dated 16th of April, 2023 and decided to hold the Special General Body Meeting on the 11th of June, 2023. The Agenda for the Special General Body Meeting was circulated to all the members on the 14th of May, 2023, well in advance for the Meeting to be held on the 11th of June, 2023. In the said Special General Body Meeting after due discussion on the Agenda No.1, it was resolved that the Society shall go ahead with the Redevelopment of the Buildings in our Society. The resolution was passed by majority of members present there except one member from C1 building. So far as the Agenda No.2 of the said SGM regarding appointment of Project Management Consultant is concerned, the members present for the SGM resolved that the publication of Notice inviting Tenders for the appointment of Architect /Project Management Consultant can be postponed and same shall be published in

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Newspapers like TIMES OF INDIA/ LOK SATTA which is having circulation in Mumbai and may be placed before the next Special General Body Meeting being arranged for Redevelopment of the Buildings in our Society. It was also resolved that a feasibility Report may be got prepared by a competent Architect to be placed before the next SGM and an amount of Rs. 50,000/= is approved for the same. The draft minutes of the Special General Body Meeting dated 11th June, 2023 was circulated amongst the members with request to give suggestions and objections to the said draft minutes. Few of the members have given their suggestions to the said draft minutes and after considering the suggestions of the members to the minutes of the SGM dated 11th June 2023, the Managing Committee finalized the minutes of the Special General Body Meeting dated 11th June, 2023.

- (t) Thereafter, on 29th November 2023, a meeting of the Redevelopment Committee consisting of 19 members from the Managing Committee and two members from each building were called on 3rd December 2023 (i) to discuss and decide regarding the further course of action to be taken for the Redevelopment of the our Society; (ii) to discuss and finalise the date for conducting a Special General Body Meeting to discuss and decide regarding Redevelopment of the Society and (iii) to discuss and decide regarding inviting tenders for the appointment of PMC for the Redevelopment of our Society. In the said Redevelopment Committee Meeting it was decided to call Special General Body Meeting for deciding further course of action of Redevelopment such as appointment of Project Management Consultant (PMC) in the month of February, 2023 tentatively on 11th February, 2023. In the said Redevelopment Committee Meeting it was decided to circulate the draft Tender Notice for inviting the Tender of PMC and fix the meeting of Redevelopment Committee on 10th December, 2023 to discuss and finalize the draft of Tender documents. Thereafter, in the Redevelopment Committee Meeting held on 10th December, 2023, draft Tender documents were finalized for the appointment of Project Management Consultant for Redevelopment of our society.
- (u) In the month of February or March 2024, Mr. Ketan Cheda, an Architect, approached to the Society through our members Mr. Chandrashekar Bagwe and Mr. Kaluram Damodar Salve (Ramakant) for mediation and resolution of dispute between the Nilgiri Gardens Society and Parsik Paradise Society relating to right of way. Main contention of Mr. Ketan Cheda was that if both the societies approach one reputed developer such as L&T Realty or Godrej Realty for composite redevelopment of both societies, in that case both societies will be benefitted. He



further informed that he has good contacts with L&T Realty and we should have meeting with the Officers of L&T Realty for discussion on the prospect of Redevelopment of the Society.

- (v) On 17th April 2024, office bearers of the Society namely Mr. Manik Nalawade, Chairman, Mr. Janardhan Deshmukh, Secretary, and Mr. Raghunandan Nair, Treasurer along with Members of the Society Mr. Chandrashekar Bagwe and Mr. Kaluram Damodar Salve (Ramakant) and said Mr. Ketan Cheda had meeting with officers of L&T Realty at Powai in the office of L&T. During the meeting, officer bearers of the Society expressed expectations of the Society members such as 40% additional area in addition to actual usable carpet area, one car parking for each flat owners up to 2 BHK and two car parking spaces for flat owners above 2 BHK flats together with standard amenities such as Swimming Pool, Club House, Playground etc. Officers of L&T Realty expressed their inability to give 40% additional area to the existing usable carpet area of society. However, they expressed that they would try to give their best. The office bearers of the Society asked the officer of L&T Realty to give their expression of interest in the Redevelopment of the Society. During the meeting it was decided that soil test of the land should be carried out and for the L&T Realty will give letter to society seeking permission to carry out soil test. Thereafter, Mr. Ketan Cheda went to the Society premises to identify the spots for carrying out soil tests when the Secretary of the Society along with the MC Members showed tentative locations for soil testing. The Secretary of the Society informed Mr. Ketan Cheda unless and until L&T Realty gives letter of expression of interest and letter for permission to carry out soil testing, the Society will not allow to carry out soil testing. At that point of time Mr. Ketan Cheda promised the Secretary of the Society that he will arrange to have expression of interest letter from L&T Realty and letter seeking permission to have soil test. However, till date nothing has happened, neither L&T Realty has given expression of interest letter to the Society nor the letter seeking permission to carryout soil testing. Further, Mr. Ketan Cheda has never visited the society office or even contacted the office bearers of the society.
- (w) Further, the office bearers of the Society approached the CIDCO Officers regarding endorsement of Deemed Conveyance in their record. The Manger (Town Services) of CIDCO Mr. Dipak Jogi called meeting of office bearers of the Society and Mr. Ketan Cheda to sort out the issue of endorsement of Deemed Conveyance. A meeting with The Manger (Town Services) of CIDCO Mr. Dipak Jogi, Mr. Ketan Cheda and office bearers of the Society with Mr. Chandrashekar Bagwe and Mr.

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Kaluram Damodar Salve (Ramakant) was held in the CIDCO office. In the said meeting the Manager Town Services Mr. Jogi expressly told that the issue of right to way could be sort out only at the time of Redevelopment of the society and further expressed his opinion that CIDCO is not recognizing M/s Piyali Realty or Mr. Nemchand Cheda or Parsik Paradise Co-operative Housing Society in respect of the plot of land behind our Society remises. In the said meeting there was no conclusion.

- (x) Further, during the meeting with the CIDCO Officials it was informed that there are three plots of lands on which our Society is situated and out of three plots two plots are allowed to be used as only Residential purposes and one plot is allowed to be used as Residential-cum-Commercial purposes. Therefore, conveyance / lease of mixed use plots cannot be given under one conveyance / lease. Two plots of R Zone and one R+C Zone will have to be separated and afterward two separate conveyances will be granted or R Zone plots will have to be converted into R+C use by paying premium, which will in crores.
- (y) On 27th July 2024, Tender Notice with Corrigendum dated 22nd August 2024 was published in Times of India (English Newspaper) and Maharashtra Times (Marathi Newspaper) inviting tenders from the reputed Architects /Project Management Consultants for Redevelopment of our Society.
- (z) On or before 31st August 2024, Society has received nine (9) tenders from Architects and Project Management Consultant namely (i) Urban Analysis and Solutions Consultancy Services (ii) Dimensions Architects Private Limited, (iii) Liladhar Parab, Architects and Designs, (iv) Design Consortium, (v) Quasco PMC, (vi) Unique PMC, (vii) Wise Realty, (viii) ABS Architects, and (ix) Architectural Associates.
- (aa) On 1st September 2024, Tender Bids of Architects and Project Management Consultant were opened in the meeting of Redevelopment Committee. During the scrutiny of Technical Bids of Tenderers three Bidders were held ineligible for opening their price bids namely (i) Wise Realty, (ii) ABS Architects, and (iii) Architectural Associates. Six Bidders namely (i) Urban Analysis and Solutions Consultancy Services (ii) Dimensions Architects Private Limited, (iii) Liladhar Parab, Architects and Designs, (iv) Design Consortium, (v) Quasco PMC, and (vi) Unique PMC were held eligible for opening their price bids. Accordingly, price bids of (i) Urban Analysis and Solutions Consultancy Services (ii) Dimensions Architects



Private Limited, (iii) Liladhar Parab, Architects and Designs, (iv) Design Consortium, (v) Quasco PMC, and (vi) Unique PMC were opened.

- (bb) On 29th September 2024, Annual General Body vide its Resolution approved appointment of (i) Mr. Bibekanand Ray, (ii) Mr. Narayan Nair, (iii) Mr. Bipin Surve, (iv) Dipesh Shroff, (v) Virendra Mathada, (vi) Ravindra Nath Chaturvedi, (vii) Kaluram (Ramakant) Salve, and (viii) Mr. S. A. Hasan as Technical Committee for the purpose of scrutiny of technical documents submitted by the qualified Bidders for the appointment of Project Management Consultant of the Society.
- (cc) On 7th November 2024, the Technical Committee, appointed for the purpose of scrutiny of technical documents submitted by the qualified Bidders, has submitted its report with their analysis on the documents submitted by the qualified Bidders and recommended three names of qualified Bidders namely (i) Liladhar Parab, (ii) Design Consortium and (iii) Dimension Architects Pvt Ltd., for the appointment of Project Management Consultant of the Society.
- (dd) On 24th November 2024, the report of Technical Committee was placed before Managing Committee in its Meeting held on 24th November 2024 and the Managing Committee in its Meeting resolved that the analysis report of Technical Committee will be placed before the Special General Body Meeting for taking decision on appointment of Project Management Consultant of the Society with the analysis report of the Technical Committee.
- (ee) The Managing Committee has prepared expectations of the Society in Redevelopment, which is as under:

- (i) 50% additional area in addition to existing usable carpet area of each flat holder and chart of each flat holder is:

Building No.	Actual carpet area of each flat	RERA Carpet Area of existing Flat	Our expected RERA Carpet Area after addition of 50% additional area
Bungalows	1245.00 sq. ft.	1307.00 sq. ft.	1960.00 sq. ft.
A Building	1133.00 sq. ft.	1189.00 sq. ft.	1785.00 sq. ft.

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B1 Building	687.00 sq. ft.	721.00 sq. ft.	1082.00 sq. ft.
B2 Building	743.00 sq. ft.	780.00 sq. ft.	1170.00 sq. ft.
C Type Buildings	461.00 sq. ft.	484.00 sq. ft.	726.00 sq. ft.
D1 Building	283.00 sq. ft.	297.00 sq. ft.	445.00 sq. ft.
D2 Building	352.00 sq. ft.	369.00 sq. ft.	554.00 sq. ft.
E1 and E2 Buildings	452.00 sq. ft.	474.00 sq. ft.	711.00 sq. ft.
E3 Building	612.00 sq. ft.	642.00 sq. ft.	963.00 sq. ft.
F Building	396.00 sq. ft.	415.00 sq. ft.	623.00 sq. ft.
G Type 1BHK	400.00 sq. ft.	420.00 sq. ft.	630.00 sq. ft.
G Type 2BHK	556.00 sq. ft.	583.00 sq. ft.	875.00 sq. ft.
Shops	3028.00 sq. ft.	3179.00 sq. ft.	4768.00 sq. ft.

Note: A meeting of Bungalow Members and Developers, if any, will be held to accommodate them better possibilities.

(ii) Expected Rents:

Building No.	Rent for 1 st Year	Rent for 2 nd Year	Rent for 3 rd Year	Rent for 4 th Year	Rent for 5 th Year
Bungalows	96,000.00	1,05,600.00	1,16,000.00	1,28,000.00	1,41,000.00
A Building	88,000.00	96,800.00	1,06,000.00	1,17,000.00	1,29,000.00
B1 Building	53,500.00	58,850.00	65,000.00	71,000.00	78,000.00
B2 Building	60,000.00	66,000.00	73,000.00	80,000.00	88,000.00
C Type Buildings	36,000.00	39,600.00	44,000.00	48,000.00	53,000.00
D1 Building	21,000.00	23,100.00	25,000.00	28,000.00	31,000.00

Handwritten signatures and initials in blue ink, including a signature that appears to be "M" and another that appears to be "29".



D2 Building	26,500.00	29,150.00	32,000.00	35,000.00	39,000.00
E1 and E2 Buildings	36,000.00	39,600.00	44,000.00	48,000.00	53,000.00
E3 Building	46,000.00	50,600.00	56,000.00	61,000.00	67,000.00
F Building	30,000.00	33,000.00	36,000.00	40,000.00	44,000.00
G Type 1BHK	31,000.00	34,100.00	38,000.00	41,000.00	45,000.00
G Type 2BHK	43,000.00	47,300.00	52,000.00	57,000.00	63,000.00
Shops Nos.1 to 11	18,000.00	19,800.00	22,000.00	24,000.00	26,000.00
Shop No.12	7,000.00	7,700.00	8,470.00	9,000.00	10,000.00
Shop No.13 to 17	6000.00	6,600.00	7,260.00	8000.00	9,000.00

- (iii) Six months security Deposit.
- (iv) One Month Rent as Brokerage Charge.
- (v) Rs.25,000/- as transportation charges for shifting.
- (vi) Common Redevelopment plan for Sale Units and Rehab Units.
- (vii) Corpus Fund Rs.50 crores.
- (viii) Two Swimming Pools (each 25 Meters x 16 meters).
- (ix) Two Football Turf Ground (medium size).
- (x) One Basketball Court.
- (xi) One Badminton Court.
- (xii) Cafeteria Area.
- (xiii) Common Kitchen for events and common use.
- (xiv) Jogging Park.
- (xv) Mini Theatre.
- (xvi) Community Hall having capacity of 500 persons.
- (xvii) Parking – One car parking for flat owners upto 2BHK and two car parking for flat having more than 2BHK flat owners.
- (xviii) Children Park.

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- (xix) Gymnasium – Fully equipped fitness center.
 - (xx) Senior Citizen Recreation Room.
 - (xxi) Society Office with conference room having sitting capacity of 30 persons and staff area for 10 persons.
 - (xxii) Security Lobby with metal detector facility.
 - (xxiii) Changing Rooms for Guards having capacity of 15 persons with attached toilets and bathroom.
 - (xxiv) CCTV Cameras with DVR Monitory systems.
 - (xxv) Temple Development.
 - (xxvi) Solar Pannels.
 - (xxvii) Rain Water Harvesting.
 - (xxviii) Compost Plan for waste management.
 - (xxix) Mediation Area having sitting capacity of 30 persons.
 - (xxx) Storage Rooms for Society Office (4 Units).
 - (xxxi) Storage Rooms each for Ayyapa Mandal, Navaratri Mandal and Ganpati Mandal.
 - (xxxii) Visitor Car Parking (50 numbers).
 - (xxxiii) Drivers' Room (50 persons capacity).
 - (xxxiv) Common Washroom for visitors and staff.
 - (xxxv) 20% Bank Guarantee of construction cost and 100% Bank Guarantee for three years of total rent.
 - (xxxvi) Future FSI sharing ratio.
- (ff) Thereafter, Society has received Expression of Interest from various Developers and Buildings in redevelopment process of the Society namely (i) Macrotech Developers Limited (Lodha), (ii) Puravankara Limited, (iii) Keystone Realtors Limited (Rustomjee), (iv) Regency Nirman Limited (Regency Group), (v) Bhagavati Group, (vi) Gami Group, (vii) Paradise Group, (viii) EV Homes Group, (ix) JP Infra Realty Private Limited, (x) Lakhani Builders Private Limited, and (xi) Galaxy Group. Pursuant to their Expression of Interest in Redevelopment of the Society, the Managing Committee invited (i) Macrotech Developers Limited (Lodha), (ii) Puravankara Limited, (iii) Keystone Realtors Limited (Rustomjee), (iv) Regency Nirman Limited (Regency Group), (v) Bhagavati Group, (vi) Gami Group, (vii) Paradise Group, and (viii) EV Homes Group for their presentation on their company profile and experience in the Redevelopment process of the housing societies.

(i) **Macrotech Developers Limited (Lodha):**

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On or about 31st July 2024, Lodha Developers has given a presentation on its company profile and experience in the development of land and redevelopment of housing societies. However, Lodha has not yet conducted study about the feasibility of Redevelopment of the Society premises and reverted about the progress of their work.

(ii) Puravankara Limited:

On or about 3rd May 2025, Puravankara has given a presentation on its company profile and experience in the development of land and redevelopment of the housing societies. Further, they have conducted surveys of the society premises and is in the process of preparing feasibility of society's redevelopment. Society is expecting its feasibility report for redevelopment of society soon.

(iii) Keystone Realtors Limited (Rustomjee):

On or about 29th March 2025, Rustomjee has given its presentation on its company profile and experience in the development of land and redevelopment of the housing societies. Further, they have conducted surveys of the society premises and conducted soil testing of the land. On 27th July 2025, Rustomjee has given presentation on feasibility of redevelopment project. As per Rustomjee's feasibility presentation on redevelopment of Society, Rustomjee can offer the society 40% addition on the carpet area of each member as per agreement and sanctioned building plan. Rustomjee is ready to offer standard amenities to the Society.

(iv) Regency Nirman Limited (Regency Group):

On 11th May 2025, Regency Group has given a presentation on its company profile and experience in the development of land and redevelopment of the housing societies. Further, they have conducted surveys of the society premises. On 7th September and 12th September 2025, Regency has given presentation on feasibility of redevelopment project. As per the Regency's feasibility report on redevelopment of Society, Regency can offer the society 45% addition on the existing usable carpet area of each member subject to

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increase in permissible height of the building. Regency is ready to offer standard amenities to the Society.

(v) **Bhagavati Group:**

On 20th July 2025, Bhagavati Group has given a presentation on its company profile and experience in the development of land and redevelopment of housing societies. Further, they have conducted surveys of the society premises and have not yet given presentation on feasibility of redevelopment project.

(vi) **Gami Group:**

On 24th August 2025, Gami Group has given a presentation on its company profile and experience in the development of land and redevelopment of the housing societies. Further, they have conducted surveys of the society premises and have not yet given presentation on feasibility of redevelopment project.

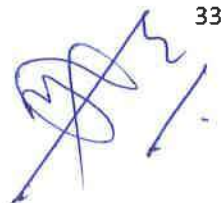
(vii) **Paradise Group:**

On 14th September 2025, Paradise Group has given a presentation on its company profile and experience in the development of land and redevelopment of the housing societies. Further, they have conducted surveys of the society premises. On 26th September 2025, Paradise Group has given presentation on feasibility of redevelopment project. As per Paradise Group's feasibility presentation, they can give 50% additional area to each member in addition to their actual usable carpet area, they can give rent @Rs.75/- per square foot of carpet area and @ Rs.150/- for shopping area. They can also give all other facilities.

(viii) **EV Homes Group:**

On 21st September 2025, EV Home Group has given a presentation on its company profile and experience in the development of land and redevelopment of the housing societies. Further, they have conducted surveys of the society premises and have not yet given presentation on feasibility of redevelopment project.







- (gg) During the presentation by the above Developers, the Members of the Managing Committee have explained the issue of Conveyance of the Society to the Developers, expressly informed that Deemed Conveyance of the land is completed and CIDCO has not yet endorsed the deemed conveyance of the land. All the Developers are agreeing to take over the project for redevelopment based on the deemed conveyance and they are ready to sort out the issue of right of way and other issues with CIDCO.
- (hh) Once the Managing Committee feels that the capable three developers are ready to fulfill our expectations, the Managing Committee will convey the Special General Body Meeting of the Society for the purpose of appointment of Project Management Consultant for the purpose of redevelopment of the society.
- (ii) Thereafter, the Project Management Consultant will prepare its feasibility report of redevelopment of society. The feasibility report prepared by the Project Management Consultant will be placed before the Special General Body for taking its decision either to accept the said report or reject.
- (jj) If the feasibility report of the Project Management Consultant is accepted and approved by the Special General Body, the Managing Committee, with the assistance of Project Management Consultant prepare draft of Tender Documents for inviting bids from the Developers for redevelopment of the Society. The Managing Committee will place the draft Tender Documents before the Special General Meeting for its approval and finalisation of Tender Documents.
- (kk) Once Tender Documents are finalized by the SGM, the Managing Committee will issue Tender Notice in Newspapers such as Times of India/Indian Express (English) and Maharashtra Times/Loksatta (Marathi) inviting bids from the Developers for the purpose of Redevelopment. All the Tenders received from the Developers will be opened in presence of the Special General Body. Thereafter, Technical Documents and Offer Bids will be scrutinized through the Managing Committee Members, Redevelopment Committee Members, Technical Committee and Project Management Consultant. Thereafter, the Managing Committee will ask each Developer as shortlisted by the Technical Committee and Project Management Consultant to give presentation to each

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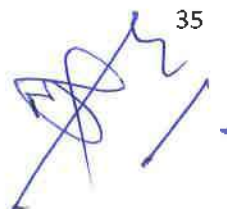
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building members in presence of Technical Committee and Project Management Consultant in order to understand the prospect of the redevelopment of society from the Developer.

- (ll) After completion of presentation of Developers, all the shortlisted Developers will be asked to give their presentation on redevelopment of the society before the Special General Body and the decision of appointment of Developer will be taken only in the Special General Body Meeting of the Society. The Society will put condition in the Appointment Letter that the selected Developer shall comply with the terms and conditions of the Tender Document such as getting endorsement of conveyance from CIDCO and conversion of use of the land and upon such compliance only the Society will proceed further for execution of the Development Agreement.
- (mm) Once the Developer is appointed by the Special General Body, the Managing Committee with the help of Redevelopment Committee, Technical Committee and Project Management Consultant will prepare draft Development Agreement and circulate amongst the members for their suggestions and inputs. Once the suggestions and inputs of all the Members received to the Society, the Managing Committee will place the draft Development Agreement before the Special General Body for its approval and after approval from the Special General Body only the Development Agreement will be signed with the selected Developer.
- (nn) Thereafter, the Managing Committee will ask the Developer to prepare draft designs, plans and elevation of the buildings to be constructed in the redevelopment and the same will be scrutinized through the Technical Committee and Project Management Consultant. Once the draft plans are approved by the Technical Committee and Project Management Consultant, the draft plans of the building will be placed before the Special General Body for its approval. Once the Developer received Commencement Certificate from NMMC after approvals from the CIDCO, NMMC, Airport Authority and Environmental Committee, etc., the Developer will have to execute Permanent Alternate Accommodation Agreement with each Member of the Society agreeing the area to be allotted to each member, rent and other facilities and thereafter the Developer will have to issue letter to the Society to vacate the premises. Members have to vacate their flats only after getting Commencement Certificate (CC) of the project.



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With the above the Honorary Secretary Mr. Janardhan Deshmukh concluded his presentation. Mr. Ravindranath Chaturvedi, C 7 001 opined that whatever may be the procedure, the Redevelopment should take place at the earliest.

The members present raised certain queries on the presentation. The role of Mr. Ketan Cheda in the Redevelopment of the Society was questioned and it was replied that Mr. Ketan Cheda, Architect arranged a meeting of some of Members of the Society with L & T officials for a discussion on the Redevelopment of the Society. However L & T was not in a position to come up to the expectations of the Society. Afterwards neither there was any response from L & T nor from Mr. Chetan Cheda. To a question regarding the existence of Parsik Paradise Society the Honorary Secretary Mr. Janardhan Deshmukh informed that Parsik Paradise Society is already deregistered.

The Honorary Secretary Mr. Janardhan Deshmukh also mentioned that the Society will put condition in the Development Agreement that new members, who bought flat/unit from the share of Developer, should deposit with the Society a sum of Rs.10 lakhs as their contribution towards corpus fund of the Society. Mr. R. N. Chaturvedi suggested the Society should add two points in the expectation of the Society that the amount of GST and stamp duty payable on the Permanent Alternate Accommodation Agreement shall be borne by the Developer alone. The Honorary Secretary accepted his suggestion and informed that the Society will add these suggestions in our expectation list.

Mr. Umesh Kerkar, F 403 appreciated the effort taken by the Honorary Secretary Mr. Janardhan Deshmukh in preparing the presentation for the Redevelopment of the Society. He also opined that the Bank Guarantee which the Builder submit for payment of rent should be up to the Issue of OC (Occupation Certificate). It is accepted that there shall be condition in the Development Agreement that the rent shall be paid by the Developer till handing over possession of the flats to the Members of the Society.

With the above, the discussion on the Redevelopment of the Society was concluded.

In this respect the following Resolution was passed:

RESOLUTION

“Resolved that steps taken by Managing Committee for redevelopment of the Society premises, tentative expectations prepared by the Managing Committee and further strategies and steps to be taken for Redevelopment of the Society Premises is approved.”



Proposed by: Mr. Vikas Modi, B 1 305

Seconded by: Mr. Ram Deshmukh, C 1 104

AGENDA NO 8. To discuss and approve the list of transfers and newly inducted members.

Next the Agenda "To discuss and approve the list of transfers and newly inducted members." was taken for discussion. There were 14 transfers made during the period from the last AGM held on the 29th of September, 2024 to the date of the present AGM 28th of September, 2025. The list was read by the Honorary Secretary Mr. Janardhan Deshmukh as follows:

SR. NO.	FLAT NO.	NAME OF TRANSFERORS	NAME OF TRANSFEREE
1	C4/203	MR. JOHNSON KOSHY	MRS. SHWETA GAURAV GAUR
2	C4/204	MRS. LAXMI BHASKAR SHETTIAR & MS. PALLAVI BHASKAR SHETTIAR	MR. INDRAJEET SHANKAR SALUNKE & MRS. SHUBHANGI INDRAJEET SALUNKE.
3	C8/405	MRS. SHEEBA SUMIT ZARCHOBE, MRS. NAINA SANJAY DUBEY AND MRS. SARIKA KUNAL DIKSHIT	MRS. MANAL ABDUL AZIZ
4	A/001	MR. BALINDER SINGH	MRS. GEETANJALI SINGH.
5	A/002	MR. BALINDER SINGH	MR. RAVTAJ JOGINDER SINGH.
6	B1/304	MR. RAMASWAMY SUBRAMANIAN & MRS. VASANTA SUBRAMANIAN	DR. AJAY SUBRAMANIAN
7	C9/002	MR. NAEEM ABDUL SATTAR & MRS. NAWAL NAEEM GAZGE.	MR. MOHAMED BILAL SYED.
8	C2/406	MR. SURJEET KUMAR & MRS. ANNU KUMARI	MR. GAUTAM BHRIGURAM BANERJEE & MR. ABHISHEK GAUTAM BANERJEE
9	C6/201	MR. VINCENT HENRY MONTEIRO	1)MRS. MELBA DOROTHY MONTEIRO 2) MR. MALCOLM VINCENT MONTEIRO 3) MRS. MACKLYN FERNANDES AND 4) MRS. MICHELLE COELHO
10	G/506	1)MRS. RAEESA KHATOON 2) KAFEEL AHMED ANSARI 3) MOHD FARMAN 4) FIRDOS JAHAN ANSARI 5) AFROJ 6) GULFSA PARVEEN	1)MR. KHALEEK AHMED ANSARI 2) MR. NABEEL AHMAD.

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11	C9/201	MR. BHASKAR PRAKASH BHATE	MR. MADHUSUDAN UDHAVRAO SOLANKE & PRAGATI BHAGAVANRAO DESHMUKH ALIAS MRS. PRAGATI MADHUSUDAN SOLANKE
12	C3/404	MR. GOPAL VENKAPPA DEVADIGA	1) MRS. BHAVANI GOPAL DEVADIGA 2) MR. ASHOK GOPAL DEVADIGA 3) MR. PRAKASH GOPAL DEVADIGA 4) MR. PRAVEEN GOPAL DEVADIGA 5) MR. ARUN GOPAL DEVADIGA 6) MR. RAJESH GOPAL DEVADIGA
13	D1/202	MR. SANGRAM SHANKARRAO CHAVAN & MRS. ARCHANA SANGRAM CHAVAN ALIAS ARCHANA AVINASH DESHMUKH	MRS. ARCHANA GOVIND GANGANE.
14	C5/303	MR. A. K. SHRIVASTAVA & SUJATA SHRIVASTAVA	MR. KRISHNA ARUMUGAM PALGHAT

The newly inducted members were welcomed by the members present.

In the above respect the following Resolution was passed:

RESOLUTION

“Resolved and decided that the transfer of 14 members who have transferred their Flats / Shares during the period from the last AGM (29/09/2024) to the current AGM (28/09/2025) be approved and passed and they may be inducted as new members.”

Proposed by: Mr. Chandrasekhar Bagwe, G 205

Seconded by: Mr. Vaibhav Kachale, C 2 403

AGENDA NO 9. To discuss the pending Legal Matters of the Society and decide further course of action to recover maintenance dues from members, who are defaulters, under Maharashtra Co-operative Societies Act.

Next the Agenda “To discuss the pending Legal Matters of the Society and decide further course of action to recover maintenance dues from members, who are defaulters, under Maharashtra Co-operative Societies Act” was taken up.

Honorary Secretary Mr. Janardhan Deshmukh read the following pending Legal cases pertaining to the Society.

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LIST OF PENDING LEGAL CASES PERTAINING TO THE SOCIETY

SL. NO.	COUNSEL NAME	CASE NO./ COURT	PARTICULARS	NEXT DATE	PRESENT STAGE
1	S. Masal	CC/35/2014, Thane Co.op Court	Manmohan Ramswaroop Goyal V/s Chairman/Secretary Nilgiri Gardens CHS Ltd.	16.10.2025	Argument on Exhibit 26 completed
2	S. Masal	CC/70/2014, Thane Co.op Court	Dr. Sunil Y Dike V/s Nilgiri Garden CHS Ltd.	10.10.2025	Application for dismissal submitted
3	S. Masal	CC/14/260, State Commission	Nilgiri Gardens Co-operative Housing Society Limited Through its Secretary, Mr. V.S. Gopakumar V/s NKGSB Co-operative Bank Limited & anr	20.11.2025	Final hearing
4	S. Masal	CC/14/262, State Commission	Nilgiri Gardens Co-operative Housing Society Limited Through its Secretary, Mr. V.S. Gopakumar	20.11.2025	Final hearing

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			V/s Maharashtra State Co-operative Bank Limited & anr		
5	Arun Joshi	R.C.C.NO.813/2024 Belapur Court.	Nilgiri Gardens Co-operative Housing Society Limited Through its Secretary, Mr. V.S. Gopakumar V/s Harish Tumane Case	14.11.2025	Evidence
6	Madhusudan U. Solanke	Revision No.129/2024	Nilgiri Gardens Co-operative Housing Society Limited V/s 101 CASE – ((Mahesh Shukla-C8/402).	28/10/2025	Final Argument
8	Madhusudan U. Solanke	154(B) (29)	Bug-07/08, C10/01, D2-301)	-	Closed for order
9	Nikhilesh	FA No.292/2018	Nilgiri Gardens Co-operative Housing Society Limited V/s Abhyudya Co-op Bank	21/01/2026	Argument on restoration application

Honorary Secretary Mr. Janardhan Deshmukh explained the detail regarding each of the cases. He also informed that at present we have been sending notices for Recovery

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of dues from Members whose dues are more than Rs. 1 Lac. Now it has been decided that in future notices for the recovery of dues will be sent to members whose dues are more than Rs.50,000/=

Mr. Agrawal, A 401 enquired why there is no progress with respect to the several cases pending for and against the Society. Honorary Secretary Mr. Janardhan Deshmukh informed that in most of the cases the hearing is getting postponed and the same is not in our control. The members present accepted the explanations and approved that the pending Court Cases and the course of action taken with respect to the same be confirmed and passed.

In this respect the following Resolution was passed:

RESOLUTION

“Resolved that the explanations given regarding pending Court Cases and the course of action taken with respect to the same be approved, confirmed and passed.”

Passed Unanimously.

AGENDA NO 10. Any other Matter with the permission of the Chair.

In any other matter two points were raised by the members as follows:

AGENDA No. 10(i). Mr. Murugan Pillai, C 1 206 raised an issue stating that children are seen regularly playing in the space between C 1 Building, C 9 Building and G Building. There are many four Wheeler Vehicles parked in that area. While playing, the children hit the vehicles and several times the Vehicles are damaged and requests made to those children not to play in that area do not have any results. Several notices were put but in vain. The matter was discussed and the Society has assured that the problem will be sorted out and a solution will be found out.

AGENDA No. 10(ii). There was a discussion regarding feeding the birds (Pigeons) by some of the Members / Residents of the Society. Mr. Vikas Modi, B 1 305 informed that the feathers and droppings of Pigeons are creating lung disease in humans. The Society has advised the Members / Residents several times against feeding the Pigeons. In spite of several notices / circulars put up against feeding the birds, it is seen that feeding the birds continues. Even outsiders buy the grains from the shops outside the Society and feed the Pigeons.

The matter was discussed and it was decided to instruct the shops outside the Society not to sell / give grains to those persons who are in the habit of feeding birds. Moreover it was also decided that the Security Guard stationed outside the shopping



complex of the Society shall be instructed to advise those who feed the birds not to do so. With the above, the discussion against feeding birds was concluded.

Since there were no other item for discussion the Annual General Body Meeting was concluded at 3.45 P.M. with a Vote of Thanks to the chair.

Janardhan Deshmukh
(Honorary Secretary)

Manik Damodar Nalawade
(Honorary Chairman)

