



Apartment Owner's Association

NL-5 Type, Building No. 7 to 12, Sector-3, Nerul, Navi Mumbai - 400 706.

Ref. No.

Date :

DATE: 22/12/2023

NOTICE

To,
THE MEMBERS OF THE ASSOCIATION.
GANGOTRI APARTMENTS Owner's Association
REG.NO. P/1389 NL-5 Type, Building No. 7 to 12,
Sector-3, Nerul, Navi Mumbai-400 706.

Subject: Special General Body Meeting of Gangotri Apartment Owners Association is scheduled to be held on Sunday, 7th January 2024 at 12:00 noon.

Notice is hereby given to all Owners of the Association that the Special General Body Meeting (S. G. B. M.), shall be held on Sunday the 07-01-2024 at 12noon, near society office to transact the following:

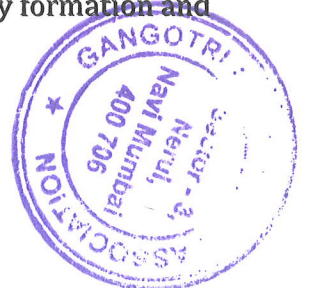
AGENDA # - 01:As per the complaint received by members on 17-12-2023 regarding bad conditions of our CIDCO building structure & request to start the Redevelopment process of our Association, which shall be executed by prospective Developer/Builder. For this, basic requirement as per 79A of MCS Act 1960 meeting is to be conducted with quorum of 2/3rd. strength & 51% of the Owners need to approve the Redevelopment process. In case of our Association, there are 88 owners, which means 59 owners have to be present for the meeting & out of this Quorum 45 Owners have to approve the Redevelopment process. Self Redevelopment & Redevelopment through Builder.

AGENDA # - 02: To Obtain the consent for dissolution of Association for formation of the Co-Operative Housing Society.

(a) Finalizing the deadline for payment collection and Fine for members who have not paid charges for society formation.

(b) Utilizing society fund for Members who has not paid charges for society formation and fine for same members for whom society funds are used.

(c) Finalizing fine until Society Formation & Fine after Society formation.





(Regd. No. P/1389)

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AGENDA # - 03: Selection of PMC (Project Management Consultancy) and its Scope of Work for Redevelopment under Managing Committee.

NOTE:

On failure of Assembly of required quorum till 12:15p.m. on 07/01/2024, the meeting will be adjourned for 15.0 minutes thereafter on the same day at the same venue. The adjourned meeting will be held thereafter and the business of the agenda will be transacted.

The Owners are requested to take serious note of the requirement of the quorum, without which the meeting cannot be conducted to transact the aforesaid agenda proposed and same will be adjourned. The same meeting will be again proposed within month by giving the Notice of 7.0 days. If the required Quorum is not met again it will be construed as owners are not willing for Redevelopment and the process can be proposed after a gap of 3 months.

The bonafide Owner/s of the Association are eligible to attend & participate in the proceedings of the meeting. If an apartment is owned jointly, First named Owner mentioned in Sale Deed can attend the meeting & in the event of his/her absence, the Second Owner can attend the meeting with authorization by the First named Owner.

In case, the bonafide Owner/s cannot attend, the Attorney Holder/s can attend the meeting, subjected to submission of registered power of attorney well in- advance.

FOR,

GANGOTRI APARTMENT OWNER'S ASSOCIATION

President

Secretary

Treasurer

(MANAGING COMMITTEE).





Apartment Owner's Association

NL-5 Type, Building No. 7 to 12, Sector-3, Nerul, Navi Mumbai - 400 706.

Ref. No.

Date : 12/01/2024

MINUTES OF SPECIAL GENERAL BODY MEETING HELD ON 7TH JANUARY 2024.

This has with reference to notice issued on dated 22nd December-2023 for Special General Body meeting and accordingly meeting held on 7TH Jan-2024, following are the agenda/points discussed and approved during meeting:

1.As per point 1 in the agenda, to approve the Redevelopment Process/Self Redevelopment/Redevelopment through prospective Developer/Builder of our all-dilapidated buildings No.07 to 12: all members present in the meeting have agreed and given clearance to start the Redevelopment process. out of 88 members 62 members were present and voted in "YES" for Redevelopment Process. No one voted in "NO" for Redevelopment Process.

2.As per point 2 in the agenda: To Obtain the consent for dissolution of Apartment Owners Association and to Form Cooperative Housing Society: out of 88 members 62 members were present and voted in "YES" for dissolution of Apartment Owners Association and to Form Cooperative Housing Society. No one voted in "NO" for dissolution of Apartment Owners Association and to Form Cooperative Housing Society, accordingly as on date (82) Owners have paid their Contribution of Rs.7000/- each and 65 Owners had given their flat documents needed for Formation of Society.

(a) Members present in the meeting have Decided 25th January 2024, as last date for payment collection for formation of Co-operative housing society, out of 88 members 62 members were present and voted in "YES" for 25th Jan 2024 as last date for payment collection. No one voted in "NO".

(b) Utilising Society Funds for Owners who had not paid Society Formation Charges: Members present in the meeting have decide if any member fails to pay Co-operative housing society formation charge Rs. 7000/- than society will utilise society fund to pay charges on behalf of defaulting member as we cannot delay the Co-operative housing society formation process and the defaulting member will have to pay fine of 15% as decided in Special General Body Meeting. Out of 88 members 62 members were present and voted in "YES" for Utilising Society funds on behalf of defaulting member and No one voted in "NO".

(c) Finalizing fine until society Formation & Fine after Society Formation: Owners Present in the meeting Decided fine of 15% on Society formation Charge Rs. 7000/-, after Deadline of 25th Jan 2024,also it was decided that fine would be same before and after Society Formation, out of 88 members 62 members were present and voted in "YES" for fine of 15% on Society formation Charge Rs. 7000/-, after Deadline of 25th Jan 2024, Fine would be same before and after Society Formation. No one voted in "NO".





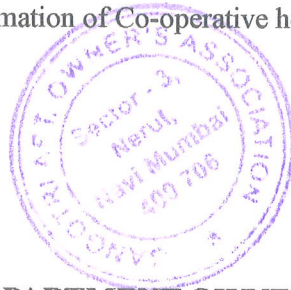
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3.As per point 3 in the agenda: Selection of PMC (Project Management Consultancy):Members present in the meeting suggested that after Formation of Co-operative Housing Society we will call tender for appointment of Project Management Consultancy.Out of 88 members 62 members were present and voted in "YES" for following Tender process for appointment of PMC (Project Management Consultancy) after formation of Co-operative housing society and No one voted in "NO".



GANGOTRI APARTMENT OWNER'S ASSOCIATION

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CHAIRMAN / SECRETARY / TREASURER