



Five Gardens Co-op Housing Society Ltd.

Reg. No. NBOM/CIDCO/HSG(T.C.)10807/D.R/Year 2025-2026 Dt. 19/08/2025

| Plot No. 10, Sector 09, Nerul (East), Navi Mumbai - 400 706

EXTRACT OF RESOLUTION

The First General Body Meeting of the Five Garden Co-Operative Housing Society Ltd., was held on 14th September 2025 at the Society Premises between 5:00 pm to 6:00 pm under the supervision of Mr. Vijay Mhatre the authorized officer of Deputy Co-operative Registrar, Navi Mumbai. The following resolutions were passed in the said meeting.

Resolution No.1

1. Election of President for the First General Body Meeting.

The Mr. Vijay Mhatre the authorized officer of Deputy Co-operative Registrar, Navi Mumbai have given information to all members regarding the agenda of the meeting as the same is first meeting after the incorporation of Society. He read out the Agenda of the meeting regarding the election of President of First General Body Meeting.

Resolved that, Mr. Manjinder Singh Dhaliwal was unanimously elected as the President to preside over the First General Body Meeting.

Proposed by: Mrs. Jyotsna Nangia (Flat No. 18/05)

Seconded by: Mrs. Snehlata Chauhan (Flat No. 20/03)

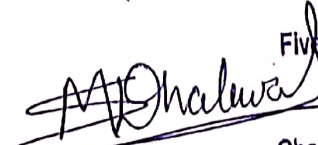
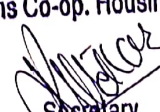
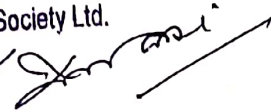
2. Acceptance of Model Bye-laws.

The Model Bye-laws was shown to the members of the Society and after discussion all the members have decided to adopt the said bye-laws as a bye-law of the society to run all the day to day affairs of the society.

Resolved that, the Model Bye-laws received from the office of Hon'ble Deputy Registrar, Cooperative Society CIDCO Ltd., were unanimously accepted by all members as the bye-law of the society.

Proposed by: Mr. Suhail Khan (Flat No. 14/04)

Seconded by: Mr. C.P. Shukla (Flat No. 17/03)

Five Gardens Co-op. Housing Society Ltd.

Chairman

Secretary

Treasurer



3. Consideration of New Membership Applications.

The issue of admission of 24 New members who are occupying the flat in the society, however not a member of the society at the time of incorporation was discussed. The issue of outstanding maintenance amount of existing flat owners who are not yet became members of the society was also discussed. During the meeting the issue of admission of Mr. Sasidharan Nair (joint owner of Flat No. 16/12) was also discussed.

Resolved that, to give membership to remaining 24 Flat owners subject to clearance of their dues and submission of requisite membership form along with required documents.

Resolved that, to accept the request from Mr. Sasidharan Nair (joint owner of Flat No. 16/12) to become the member of society and accordingly he was inducted as a joint member in the society.

Proposed by: Mr. Jyotirmay Chakraborty (Flat No. 19/05)

Seconded by: Mr. Sudhakar Nikam (Flat No. 19/06)




4. Election of Provisional Committee

The information was given to all the members that, the managing committee of the society are required to be selected for one year to conduct the affairs of the society. After the discussion amongst members the 11 members have been selected as a committee members of the society to carry out day to day affairs of the society.

Resolved that, the following members were selected unopposed and unanimously as the Provisional Committee:

Member Name	Flat No.	Category
Mr. Mahendra Shingade	20/07	NT
Mr. Vikas Jadav	18/11	SC/ST
Mr. Dipak Awate	17/01	OBC
Mrs. Jyotsna Nangia	18/05	Ladies
Mrs. Hanifa Hussain Patel	15/04	Ladies
Mr. Manjinder Singh Dhaliwal	17/10	Open
Mr. Pradeep Rajaram Utekar	14/07	Open

Flye Gardens Co-op. Housing Society Ltd.

 Chairman  Secretary  Treasurer

Member Name	Flat No.	Category
Mr. Sashidharan Nair	16/12	Open
Mrs. Snehlata Chauhan	20/01	Open
Mr. Sudhakar Nikam	19/06	Open
Mrs. Jasbir Kaur Sandhu	16/07	Open

Proposed by: Mr. C.P. Shukla (Flat No. 17/03)

Seconded by: Mr. Umesh Gopal Chodankar (Flat No. 16/05)

5. Establishment of Maintenance Fund

The issue of quantum of monthly maintenance charges was discussed in the meeting. All the members have are unanimously decided to give power to managing committee of the society to take the decision regarding maintenance charges as per the bye-laws and get the same approved in next Special General meeting.

Resolved that, the new Managing Committee will work out the maintenance charges as per the Bylaws and get them approved in the next Special General Meeting (SGM). The invoice for the monthly maintenance amount will be sent quarterly starting from October 2025, and will be due by the 15th of the second month of each quarter.

Proposed by: Mr. Suhail Khan (Flat No. 14/04)

Seconded by: Mr. Sushil Vishwakarma (Flat No. 18/02)

6. Opening of Society Bank Account and FDs.

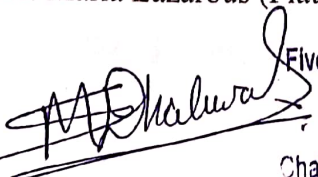

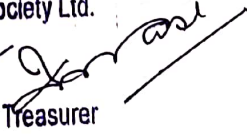
The Agenda of opening of bank account in the name of society was discussed in the meeting and also discussed to transfer the amount lying credit in the account of **Shanti Niketan Apartment Owners Association** to the new account to be opened in the name of society. The issue of authorization to operate the account in the bank was also discussed.

Resolved that, all funds in the name of **Shanti Niketan Apartment Owners Association** will be transferred to new Savings/Current/Fixed Deposit accounts with **Canara Bank** in the name of **Five Gardens Co-op Housing Society Ltd.** These accounts shall be operated by any two out of three signature basis by the Chairman, Secretary, and Treasurer.

Proposed by: Mrs. Lata Chauhan (Flat No. 20/01)

Seconded by: Mrs. Maria Lazarous (Flat No. 16/04)

Five Gardens Co-op. Housing Society Ltd.

Chairman Secretary Treasurer



7. Authorization to Call First Managing Committee Meeting.

The Agenda to call first managing committee meeting was discussed to elect the Chairman, Secretary, Treasurer of the society.

Resolved that, Mr. Pradeep Utekar is authorized to call the first meeting of the Managing Committee to elect the Chairman, Secretary and Treasurer of the society.

Proposed by: Mr. Sumit Bhattacharji (Flat No. 14/12)

Seconded by: Mr. Pradeep Ghadge (Flat No. 17/05)

8. Securing Conveyance of Property Rights

The Agenda of execution of lease deed between the society and CIDCO was discussed to make perfect the title of the society. All the members have also discussed to give authority to new managing committee to execute and register such a lease deed in favour of society.

Resolved that, the Managing Committee is authorized to initiate and secure the conveyance of right, title, and interest in the property by executing with CIDCO Ltd. and registering the Lease Deed with Sub Registrar of Assurances.

Proposed by: Mrs. Hanifa Patel (Flat No. 15/04)

Seconded by: Mr. Dipak Awate (Flat No. 17/01)


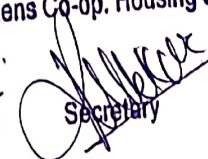
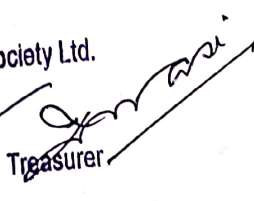
9. Appointment of Statutory Auditors.

The Agenda of appointment of statutory auditor was discussed. The issue of maintaining proper accounts of the society was also discussed and for that purpose internal auditor is required to be appointed.

Resolved that, appoint a Part-Time Accountant for accounting and internal audit and all the powers to appoint statutory Auditor is given to the Managing Committee.

Proposed by: Mr. Vikas Jadhav (Flat No. 18/11)

Seconded by: Mr. Santosh Patil (Flat No. 17/12)

Five Gardens Co-op. Housing Society Ltd.
 Chairman
 Secretary
 Treasurer

10. Membership with Navi Mumbai Co-op Housing Society Federation.

It was unanimously resolved to take membership in the name of the Society with the Navi Mumbai Cooperative Housing Society Federation.

Proposed by: Mr. Rashid Khan (Flat No. 18/01)

Seconded by: Mr. Sashidharan Nair (Flat No. 16/12)

11. Carry Forward of Advances and Outstanding Dues.

It was resolved that all advances and outstanding of members under *Shanti Niketan Apartment Owners Association* shall be carried forward to the new Society – Five Gardens Co-op housing Society Ltd..

Proposed by: Mr. Prakash Chauhan (Flat No. 19/09)

Seconded by: Mr. Antony Nazareth (Flat No. 19/03)

12. Issuance of New Memberships Post Dues Clearance.

New memberships will only be issued after full clearance of all outstanding dues (both current and carried forward from the previous association).

Proposed by: Mr. Sunil Maxim Lobo (Flat No. 17/11)

Seconded by: Mr. Dattatray Sakharam Kale (Flat No. 19/07)

13. Procedure for Flat Sale and NOC Issuance.

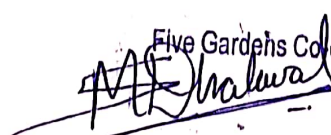
In case of sale of a flat, members must inform the Managing Committee in advance. Preference for purchase will be given to existing members. For external buyers, an NOC will be issued after 90 days, subject to background verification.

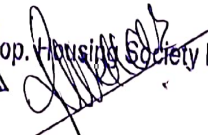
Proposed by: Mr. Dattatray Sakharam Kale (Flat No. 19/07)

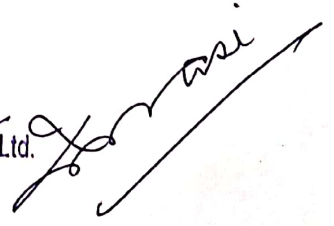
Seconded by: Mr. Rashid Khan (Flat No. 18/01)

Meeting Concluded

Five Gardens Co-op. Housing Society Ltd.


Chairman


Secretary


Treasurer

