



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

Ref No. FG/25-28/SGM/1

Date: 16 October 2025

Notice for Special General Meeting (SGM)

To,
All Hon'ble Members
Five Gardens CHS Ltd.

Dear Members,

This is to inform you that the Society has received requisition letters from 39 members requesting to undertake redevelopment of the society buildings, citing the dilapidated condition of the existing structures.

Accordingly, a Special General Body Meeting (SGM) has been scheduled to deliberate and take decisions on the important matters concerning the future of the Society, as per the details below:

Date: 2nd November 2025 (Sunday)
Time: 4:30 PM
Venue: Society Compound

AGENDA OF THE MEETING:

- I. To consider the requisition received from members regarding the redevelopment of society buildings and to take a decision in this regard.
- II. To authorize the Managing Committee to invite tenders for the appointment of a Project Management Consultant (PMC) and to finalize the terms, conditions, and selection process of the PMC.
- III. To accept and approve the audit report of Shanti Niketan Apartment Owners Association for the financial year 2024-2025.
- IV. To revise the society's maintenance charges in accordance with the society Bye-laws and to ensure sufficient funds for the proper upkeep and functioning of the society.
- V. To approve membership to flat owners who have applied and submitted the required documentation as per society norms.
- VI. Any other matter with the permission of the chair.



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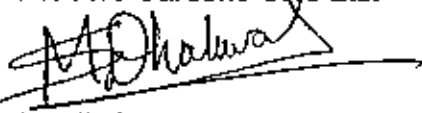
All registered members of the Society are requested to attend the meeting on time. Your active participation is vital for the decision-making and future development of the Society.

Important Notes:

As per the applicable Bye-laws, only registered members are entitled to attend, speak, and vote at the meeting.

In case the required quorum is not present at the scheduled time, the meeting shall be adjourned for 30 minutes and reconvened at the same venue on the same day.

Warm regards,
For Five Gardens CHS Ltd.



Manjinder Singh Dhaliwal
(Chairman)
9892399984/ 9833999984



Copy to:

The Deputy Registrar of Co-operative Society, CIDCO.



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Date: 15 Nov 2025

Minutes of Special General Body Meeting

Date: 02 November 2025

Venue: Society Premises

Meeting Type: Special General Body Meeting

Time: 4:30 PM (Commenced at 5:00 PM)

Attendance: 44 out of 52 members and 10 out of 24 Non members/flat owners were present

Resolutions Passed :

1. Redevelopment of Society Buildings:

A requisition for redevelopment was received from 52 members and flat owners. The proposal was discussed, and it was **unanimously** resolved to initiate the redevelopment process by appointing a builder.

A total of 54 members gave written consent for the **Redevelopment of Society Buildings** and the **Appointment of a Project Management Consultant (PMC)**.

Proposed by: Mr. C. P. Shukla (Flat 17/03)

Seconded by: Mr. Pradeep Ghadge (Flat 17/05)

2. Tender for Project Management Consultancy (PMC):

It was **unanimously** decided to appoint a PMC for redevelopment and to authorize the Managing Committee to float a tender for PMC selection.

The following terms and conditions were approved:

A) **Tender Fees:** ₹25,000/- (Rupees Twenty-Five Thousand only)

B) **Earnest Money Deposit (EMD):** ₹2,00,000/- (Rupees Two Lakhs only)

C) **Feasibility Report:** To be submitted **only** after appointment of PMC.

Any mention (verbal or written) of entitlement area by tenderers will lead to **forfeit of EMD and disqualification** of the Tenderer. The Managing Committee was authorized to finalize all tender terms, conditions, and evaluation procedures. Details regarding Shortlisted bidders to be presented in next Special General Body Meeting (SGM) for appointment of PMC.

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Proposed by: Mr. Dipak Awate (Flat 17/01)

Seconded by: Mr. Jitendra Surve (Flat 18/12)

3. Approval of Audit Report (FY 2024-25) :

The Audit Report of Shanti Niketan Apartment Owners Association for FY 2024-25 was accepted and approved unanimously.

Proposed by: Mr. Umesh Chodankar (Flat 16/05)

Seconded by: Dr. Udaysinh Bhosale (Flat 20/06)

4. Revision of Maintenance Charges:

It was resolved to revise society maintenance charges effective January 2026 as follows:

Self-Occupied Flats: ₹1,000/- per month

Rental Flats: ₹1,100/- per month

Proposed by: Mr. Sohail Khan (Flat 14/04)

Seconded by: Mr. Santosh Patil (Flat 17/12)

5. Approval of Memberships :

It was unanimously approved to issue membership to the remaining 24 flat owners who apply, subject to submission of required documents and clearance of all society dues (including dues payable to the Shanti Niketan Apartment Owners Association).

Proposed by: Mr. Gurmeet Singh Sandhu (Flat 16/07)

Seconded by: Mr. Jyotirmay Chakraborty (Flat 19/05)

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6. Associate Members :

It was resolved to allow **Associate Membership** under Bye-Law No. 19(B) for existing members who are unable to attend redevelopment meetings due to age, health, or availability issues.

Proposed by: Mr. Anthony Nazareth (Flat 19/03)

Seconded by: Mr. Sushil Vishwakarma (Flat 18/02)

7. Liquidation of Fixed Deposits:

The Managing Committee was authorized to liquidate two Fixed Deposits of ₹3,00,000/- and ₹2,00,000/- as required for smooth functioning of the society and completion of Lease Deed formalities.

Proposed by: Mr. C. P. Shukla (Flat 17/03)

Seconded by: Mr. Pradeep Ghevde (Flat 11/10)

8. Issue of Share Certificates:

It was resolved to issue **Share Certificates** to all 52 members. Mr. **Sasidharan Nair** was authorized to sign the certificates along with the **Chairman and Secretary**.

Proposed by: Mr. C. P. Shukla (Flat 17/03)

Seconded by: Mr. Rashid Khan (Flat 18/01)

9. Interest on Outstanding Dues:

It was resolved to charge **Interest at 18% per annum**, calculated quarterly, on all outstanding dues of members.

Proposed by: Mr. Rashid Khan (Flat 18/01)

Seconded by: Mr. Mohd. Abdul Aziz (Flat 17/04)

M. Dhalwa





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10. Letter from Mr. & Mrs. Shikalgar (Flat 20/09):

Members discussed the letter received from Mr. Azad Shikalgar and Mrs. Habiba Shikalgar requesting a revision/rebate on old dues. It was **unanimously decided not to grant any rebate** to members who have defaulted on maintenance payments.

Proposed by: Mrs. Jyotirmay Chakraborty (Flat 19/05)

Seconded by: Mr. Jitendra Surve (Flat 18/12)

11. Appointment of Voluntary Advisor

It was agreed that a member with technical expertise should assist the Managing Committee in the PMC tendering and evaluation process.

Mr. Santosh Patil (Flat 17/12) volunteered for this role, and his participation in Managing Committee meetings during the tender process will be **compulsory**.

Members appreciated his contribution and **unanimously approved** his appointment as **Voluntary Advisor**.

Proposed by: Mrs. Jyotsna Nangia (Flat 18/06)

Seconded by: Mr. Arun Bandekar (Flat 19/02)

Meeting Concluded


Manjinder Singh Dhaliwal
(Chairman)



AUDIT REPORT

To,
The Members of SHANTI NIKETAN APARTMENT OWNERS ASSOCIATION.,
NL 6, Bldg., No. 14-20, Sector - 9,
Nerul, Navimumbai. 400 706.

We have audited the attached Balance Sheet of SHANTI NIKETAN APARTMENT OWNERS ASSOCIATION., NL 6, BLDG., NO 14-20, SECTOR-9, NERUL, NAVIMUMBAI. 400 706. as on 31st March 2025 and the Income & Expenditure account for the year ended on that date annexed thereto and report that :-

These financial statements are the responsibility of the Association Managing Committee, Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with the auditing standards generally accepted in India, those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statement are free of material mis-statement. An audit includes examining on statement. An audit also includes assessing the accounting principles used and significant estimates made by the committee as well as evaluating the overall financial statement presentation. We believe that our audit provides reasonable basis for our opinion

We report that :

1. We have obtained all the information's and explanation, which to the best of our knowledge and belief were necessary for the purpose of our audit
2. In our opinion, proper books of account have been kept by the association as are required by the Act and the rules framed there under and Byelaws of account of the association.
3. The Balance sheet and the Income & Expenditure Account referred to in this report are in agreement with the books of accounts of the association.
4. In our opinion and the best of our information and according to the explanation given to us the said accounts subject to the audit remarks (Refer Schedule-A) give true and fair view in respect of ;
(a) In case of the Balance Sheet of the state of affairs of the association as on 31st March 2025 and ;
(b) In case of the Income & Expenditure Account, of the surplus for the year ended on that date.

AS PER MY REPORT OF EVEN DATE
FOR M/S JAYAWANT TANDEL & CO.
CHARTERED ACCOUNTANTS

PLACE : KHARGHAR
DATED: 14/10/2025



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PROPRIETOR
(M. NO.119494)

SHANTI NIKETAN APARTMENT OWNERS ASSOCIATION			
NL- 6 Bldg. Nos. 14-20, Sector 9, Nerul, Navi Mumbai 400706			
(Regn. No. P/826 Dated 10/03/1986)			
INCOME & EXPENDITURE FOR THE YEAR 31-03-2025			
EXPENDITURE	AMOUNT	INCOME	AMOUNT
To Security Charges	2,49,000.00	By Maintenance Charges	5,87,050.00
To Repairs & Maintenance	72,750.00	By Non Occupancy Charges	94,700.00
To Wages to Sweeper	88,000.00	By Parking Charges	79,250.00
To MSEDCL Expenses	56,580.00	By Bank Interest Received	7,620.00
To Diwall Bonus Expenses	26,000.00	By Delay Payment Charges	15,950.00
To Electrical & Hardware	12,035.00		
To Accounting Charges	10,000.00		
To Salary to Electrician	12,000.00		
To Functional Expenses	1,21,008.00		
To Housekeeping Materials Exp.	3,320.00		
To Printing & Stationery	4,398.00		
To Bank Charges	826.00		
To Misc. Expenses	3,294.00		
To Audit Fees	1,500.00		
To Depreciation	15,076.00		
To AMC CCTV	5,500.00		
To Travelling & Conveyance Exp.	200.00		
To Excess of Expenditure over Income	1,03,083.00		
TOTAL RS.	7,84,570.00	TOTAL RS.	7,84,570.00

For M/s. JAYAWANT TANDEL & CO.
 CHARTERED ACCOUNTANTS
 MR. JAYAWANT DAMODAR TANDEL
 PROPRIETOR ; M. No. 119494



For Shantiniketan Apartment Owner's Association

(Signature)
 Secretary
(Signature)
 President

