



सत्यमेव जयते

-: नोंदणी प्रमाणपत्र :-

नोंदणी क्रमांक : एन.वी.ओ.एम/सिडको/एच एस जी/(टी.सी)/१०८०७/डी.आर/सन २०२५-२०२६.

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, फाईव्ह गार्डन्स सहकारी

गृहनिर्माण संस्था मर्यादित, भूखंड क्र. १०, सेक्टर- ०९, नेरुळ (पूर्व), नवी मुंबई ही संस्था

महाराष्ट्र सहकारी संस्थाचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम

क्रमांक २४) कलम १५४ (ब)(२) अन्वये नोंदण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थेचे

नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण" संस्था

असून उपवर्गीकरण "भाडेकरू-सहभागिदारी गृहनिर्माण" संस्था असे आहे.

कार्यालयीन मोहर



दिनांक : १९/०८/२०२५


(मनाप पाटील)
उपनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई



उपनिबंधक सहकारी संस्था (सिडको)

यांचे कार्यालय

शहर व औद्योगिक विकास महामंडळ, (महाराष्ट्र) मर्यादीत

बेलापुर रेल्वेस्टेशन कॉम्प्लेक्स, टॉवर नं.०८, पाचवा मजला, सी.बी.डी. बेलापूर, नवी मुंबई

ई-मेल regcidco@cidcolndia.com

जा.क्र.उप. नि/सस/सिडको/

२४७७

१२०२५

दिनांक :- ११/०८/२०२५

महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम १५४(ब)(२) अन्वये आदेश

वाचावे १) मुख्यप्रवर्तक, श्री. प्रदिप राजाराम उतेकर, यांनी दि. ०७/०८/२०२५ रोजी दाखल केलेला

नोंदणी प्रस्ताव.

महाराष्ट्र सहकारी संस्था १९६० चे कलम १५४(ब)(२) मधील तरतुद.

प्रदिप राजाराम उतेकर मुख्यप्रवर्तक नियोजित फाईव्ह गार्डन्स सहकारी गृहनिर्माण संस्था.,

यांनी दि. ०७/०८/२०२५ रोजी सदर नियोजित संस्थेच्या नोंदणीसाठी प्रस्तुत अर्ज दाखल केला आहे.

वरील प्रमाणे अर्ज/प्रस्ताव दि. ०७/०८/२०२५ रोजी प्राप्त झाल्यानंतर त्याची छाननी या कार्यालयामार्फत करण्यात आलेली असून मुख्यप्रवर्तक यांनी खालीलप्रमाणे कागदपत्रे दाखल केल्याचे निदर्शनास आलेले आहे.

- १) नमूना "अ" दोन प्रतीत सादर केला असून त्यापैकी एकावर रू. ५०/- चा कोर्ट फी स्टॅम्प लावलेला असून आतील पानावर ५२ प्रवर्तकांनी स्वाक्ष-या केल्या आहेत. सर्व रकान्यातील माहिती भरलेली असून शेवटी स्वाक्षरी करणा-या प्रवर्तकांनी सही केलेली आहे. सर्व प्रवर्तकांच्या सहयाच्या खाली मुख्य प्रवर्तक यांनी स्वाक्षरी केलेली आहे.
- २) नमूना "ब" सादर केलेला असून त्यामधील सर्व रकान्यांची माहिती भरलेली आहे. सदर माहितीवरून इमारतीमध्ये ७६ रहिवाशी सदनिका असल्याचे दिसून येते. माहिती भरल्याच्या शेवटी मुख्यप्रवर्तक यांनी सही केलेली आहे.
- ३) नमूना "क" दोन प्रतीत सादर केलेला असून त्यामध्ये एकूण ५२ प्रवर्तकांनी स्वाक्ष-या केलेल्या आहेत. सर्व रकान्यातील माहिती भरलेली असून शेवटी प्रवर्तकांनी स्वाक्ष-या केलेल्या आहेत. त्यांच्या स्वाक्ष-यांच्या खाली मुख्यप्रवर्तक यांनी साक्षात्कृत म्हणुन त्यांची स्वाक्षरी केलेली आहे.
- ४) नियोजित संस्थेची योजना सादर केली असून त्याचे अवलोकन करता संस्थेची नोंदणी केल्यास ती सक्षम होईल असे दिसते.
- ५) रू. २५००/- नोंदणी फी कोषागारात भरणा केली असून तसेच चलन क्र १५०/६२६०, दि. ११/०८/२०२५ रोजीचे प्रकरणासोबत जोडले आहे.
- ६) नियोजित संस्था स्विकारणार असलेले नमुनेदार उपविधी दोन प्रतीत सादर केले असून त्यामधील भोक्ळ्या जागेत आवश्यक ती माहिती भरून तेथे मुख्यप्रवर्तक यांनी स्वाक्षरी केलेली आहे. शेवटच्या पानावर सर्व प्रवर्तकांनी स्वाक्ष-या केलेल्या असून त्यांचे सहयांचे खाली मुख्यप्रवर्तक म्हणुन स्वाक्षरी करण्यात आलेली आहे.
- ७) मुख्यप्रवर्तकानी दाखल केलेले दि. २४/०७/२०२५ रोजीचे सिडकोकडील नाहरकत प्रमाणपत्र प्रकरणासोबत दाखल करण्यात आलेले आहे.



उपनिबंधक सहकारी संस्था (सिडको)

यांचे कार्यालय

शहर व औद्योगिक विकास महामंडळ, (महाराष्ट्र) मर्यादीत

बेलापुर रेल्वेस्टेशन कॉम्प्लेक्स, टॉवर नं.०८, पाचवा मजला, सी.बी.डी. बेलापुर, नवी मुंबई

ई-मेल : dyregcideo@cidcoindia.com

जा.क्र.उपनि/ससं/सिडको/ 28100

/२०२५

दिनांक :- १९/०८/२०२५

ज्ञापन

उपनिबंधक, सहकारी संस्था, सिडको, नवी मुंबई यांचेकडून मंजूर केलेल्या उपविधीची प्रत व नोंदणी प्रमाणपत्र फाईव्ह गार्डन्स सहकारी गृहनिर्माण संस्था मर्यादीत, भूखंड क्र. १०, सेक्टर- ०९, नेरुळ (पूर्व), नवी मुंबई जिल्हा - नोंदणी क्रमांक एनबीओएम/सिडको/एचएसजी/टिसी/१०८०७/डी.आर/२०२५-२०२६ या संस्थेच्यावतीने श्री. प्रदिप राजाराम उतेकर, मुख्यप्रवर्तक यांना देत आहे व त्यांनी महाराष्ट्र सहकारी संस्थांचे नियम १९६१ अन्वये संस्थेच्या नोंदणी अर्जावर स्वाक्षरी केलेल्या प्रवर्तकाची पहिली सभा संस्था नोंदणी करण्यात आल्याच्या तारखेपासून तीन महिन्यांचे आत प्राधिकृत अधिकाऱ्यांच्यावतीने बोलवावी.

श्री. विजय म्हात्रे, कार्यालयीन सहाय्यक, सहकारी संस्था, सिडको, नवी मुंबई यांनी पहिल्या सर्वसाधारण सभेस हजर राहून अहवाल सभेच्या इतिवृत्तांच्या प्रतीसह व हंगामो समितो सदस्यांच्या नांवासह या कार्यालयात मंजूरीसाठी सादर करावा.

संस्था नोंदणीच्या दिनांकापासून ०४ महिन्यांच्या आत संस्थेच्या नांवे जागेचे व इमारतीचे अधिहस्तांतरण योग्यरित्या करून घेवून तसा पुर्तता अहवाल या कार्यालयाकडे पाठविण्यात यावा.



(Signature)

(प्रदिप पाटील)

उपनिबंधक

सहकारी संस्था, सिडको, नवी मुंबई

प्रत,

- श्री. प्रदिप राजाराम उतेकर, मुख्यप्रवर्तक, फाईव्ह गार्डन्स सहकारी गृहनिर्माण संस्था मर्यादीत, भूखंड क्र. १०, सेक्टर- ०९, नेरुळ (पूर्व), नवी मुंबई
- श्री. विजय म्हात्रे, कार्यालयीन सहाय्यक, प्रथम सर्वसाधारण सभेला या कार्यालयातर्फे उपस्थित रहावे.

(Signature)
उपनिबंधक सहकारी संस्था, सिडको
नवी मुंबई

ANNEXURE - V
STATEMENT - 'A'

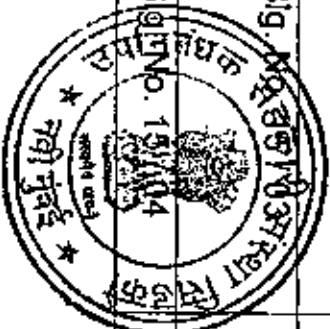
ENCLOSURE TO APPLICATION FOR REGISTRATION

Sr. No.	Full name of the Promoter	Age	Place of Residence Village & Taluka	Amount subscribed to Share Capital and Entrance Fees		Signature
				Share Capital	Entrance Fee (Rs.)	
1.	Mr. Jaywant Vasudeo Shelar & Mrs. Sanjeevani Jaywant Shelar	✓	Big. No. 14 / 01	500/-	200/-	<i>[Signature]</i>
2.	Mr. Jaywant Vasudeo Shelar	✓	Big. No. 14 / 02	500/-	100/-	<i>[Signature]</i>
3.	Mr. Anthony Gomez		Big. No. 14 / 03	500/-	100/-	<i>[Signature]</i>
4.	Mrs. Shakera Suhail Khan & Mr. Suhail Hasan Khan	✓	Big. No. 14 / 04	500/-	200/-	<i>[Signature]</i>
5.	Mr. Imran Abdul Aziz Merchant	✓	Big. No. 14 / 05	500/-	100/-	
6.	Mrs. Sainabi Mohidin Sayed	✓	Big. No. 14 / 06	500/-	100/-	
7.	Mr. Pradeep Rajaram Utekar	✓	Big. No. 14 / 07	500/-	100/-	<i>[Signature]</i>
8.	Mrs. Uma Gopinath	✓	Big. No. 14 / 08	500/-	100/-	
9.	Mrs. Mali Ashok Kumar Pandey	✓	Big. No. 14 / 09	500/-	100/-	<i>[Signature]</i>
10.	Mr. Pravin S. Ghevde	✓	Big. No. 14 / 10	500/-	100/-	<i>[Signature]</i>
11.	Mr. Satish Rama Ingale & Mrs. Kavita Satish Ingale	✓	Big. No. 14 / 11	500/-	200/-	<i>[Signature]</i>
12.	Mr. Sumit Bhattacharjee	✓	Big. No. 14 / 12	500/-	100/-	<i>[Signature]</i>



ENCLOSURE TO APPLICATION FOR REGISTRATION

Sr. No.	Full name of the Promoter	Age	Place of Residence Village & Taluka	Amount subscribed to Share Capital and Entrance Fees		Signature
				Share Capital	Entrance Fee (Rs.)	
13.	Mr. Jalaludin H. Ahija		Big. No. 15 / 01	500/-	100/=	
14.	Mr. Firoz <u>Feroz</u> Shenoli <u>Shenoli</u> Khon <u>Khon</u> Mrs.		Big. No. 15 / 02	500/-	200/-	
15.	Mr. Bijay Kumar Sahoo & Mrs. Panchashila B. Sahoo	<input checked="" type="checkbox"/>	Big. No. 15 / 04	500/-	200/-	<u>Bijay Kumar Sahoo</u> <u>Panchashila B. Sahoo</u>
16.	Mrs. Hanifa Hussain Patel	<input checked="" type="checkbox"/>	Big. No. 15 / 04	500/-	100/=	<u>Hanifa Hussain Patel</u>



M. Patel



STATEMENT - 'A'



ENCLOSURE TO APPLICATION FOR REGISTRATION

Sr. No.	Full name of the Promoter	Age	Place of Residence Village & Taluka	Amount subscribed to Share Capital and Entrance Fees		Signature
				Share Capital	Entrance Fee (Rs.)	
17.	Mr. Narayan Govind Patil		Big. No. 16 / 01	500/-	100/=	
18.	Mrs. Mumtaz Abdul Gafoor	✓	Big. No. 16 / 02	500/-	100/-	AMUMTGAZBI
19.	Mr. Jamnadas Bhamramal Dharsa		Big. No. 16 / 03	500/-	100/-	
20.	Mrs. Lazarus Grace Roert	✓	Big. No. 16 / 04	500/-	100/=	
21.	Mr. Umesh Gopal Chodankar	✓	Big. No. 16 / 05	500/-	100/=	
22.	Mrs. Rashmi Diren Amin & Mrs. Reena Sunil Suvarna		Big. No. 16 / 06	500/-	200/=	
23.	Mr. Gurmeet Singh Sandhu & Mrs. Jasbir Kaur Sandhu	✓	Big. No. 16 / 07	500/-	200/=	
24.	Mrs. Sayed Nikhat Abbas	✓	Big. No. 16 / 08	500/-	100/=	
25.	Mr. Krishna Patil	✓	Big. No. 16 / 09	500/-	100/=	
26.	Ms. Pooja Suresh Gaikawad	✓	Big. No. 16 / 10	500/-	100/=	P.S. Gaikwad
27.	Mr. Jaeem Shaukat Mirza		Big. No. 16 / 11	500/-	100/=	
28.	Mrs. Sarala Sasidharan Nair	✓	Big. No. 16 / 12	500/-	100/=	Sarala



STATEMENT - 'A'

ENCLOSURE TO APPLICATION FOR REGISTRATION

Sr. No.	Full name of the Promoter	Age	Place of Residence Village & Taluka	Amount subscribed to Share Capital and Entrance Fees		Signature
				Share Capital	Entrance Fee (Rs.)	
29.	Mr. Deepak Sharad Awate	✓	Big. No. 17 / 01	500/-	100/-	<i>Deepak A.</i>
30.	Mr. Sudhir Mehra & Dr. Meena Mehra		Big. No. 17 / 02	500/-	200/-	
31.	Mr. C.P. Shukla Mrs. A.C. Shukla	✓	Big. No. 17 / 03	500/-	200/-	<i>C.P. Shukla</i> <i>A.C. Shukla</i>
32.	Mr. Moly Abdul Aziz	✓	Big. No. 17 / 04	500/-	100/-	<i>M. A. Aziz</i> <i>Moly</i>
33.	Mr. Pradeep Nathuram Ghadge	✓	Big. No. 17 / 05	500/-	100/-	<i>P. Nathuram Ghadge</i>
34.	Mr. Mohd. Shamim Cage & Mrs. Anisha Khatoon Cage		Big. No. 17 / 06	500/-	200/-	
35.	Subhash Rajaram Mahajan		Big. No. 17 / 07	500/-	100/-	
36.	Mrs. Pushpa Suresh Kamble	✓	Big. No. 17 / 08 *	500/-	100/-	<i>P. Kamble</i>
37.	Mr. Sukhdev Singh Dhaliwal	✓	Big. No. 17 / 09	500/-	100/-	<i>S. Dhaliwal</i>
38.	Mrs. Majinder Singh Dhaliwal	✓	Big. No. 17 / 10	500/-	100/-	<i>M. Dhaliwal</i>
39.	Mr. Sunil Maxim Lobo	✓	Big. No. 17 / 11	500/-	100/-	<i>S. Lobo</i>
40.	Mr. Santosh Yashwant Patil		Big. No. 17 / 12	500/-	100/-	<i>S. Patil</i>

2) Mrs. Naysha Santosh Patil

STATEMENT - 'A'

ENCLOSURE TO APPLICATION FOR REGISTRATION

Sr. No.	Full name of the Promoter	Age	Place of Residence Village & Taluka	Amount subscribed to Share Capital and Entrance Fees		Signature
				Share Capital	Entrance Fee (Rs.)	
41.	Mr. Rashid Gulam Khan	✓	Big. No. 18 / 01	500/-	100/-	<i>Rashid Gulam Khan</i>
42.	Mr. Sushilkumar Ramraj Vishwakarma & Mr. Sunil Ramraj Vishwakarma	✓	Big. No. 18 / 02	500/-	200/-	<i>Sushilkumar Ramraj Vishwakarma</i>
43.	Mr. Lala Ganpati Mane & Mrs. Surekha Lala Mane	✓	Big. No. 18 / 03	500/-	200/-	<i>Lala Ganpati Mane</i>
44.	Mr. Dileep Kumar Rajpati Barai & Mr. Satish Kumar Rajpati Barai	✓	Big. No. 18 / 04	500/-	200/-	<i>Dileep Kumar Rajpati Barai</i>
45.	Mrs. Jyotsna Pravinkumar Nangia	✓	Big. No. 18 / 05	500/-	100/-	<i>Jyotsna Pravinkumar Nangia</i>
46.	Mrs. Jyotsna Pravinkumar Nangia	✓	Big. No. 18 / 06	500/-	100/-	<i>Jyotsna Pravinkumar Nangia</i>
47.	Mr. Siddhant Nikhil Kulkarni	✓	Big. No. 18 / 07	500/-	100/-	<i>Siddhant Nikhil Kulkarni</i>
48.	Mr. Narshi Nenshi Shah		Big. No. 18 / 08	500/-	100/-	<i>Narshi Nenshi Shah</i>
49.	Mr. Mohd. Kashif Sirajuddin Shaikh & Mrs. Faranaaz Kashif Sirajuddin Shaikh	✓	Big. No. 18 / 09	500/-	200/-	<i>Mohd. Kashif Sirajuddin Shaikh</i>
50.	Mr. Mubairak Jalaluddin Khan & Mr. Ayazuddin Jalaluddin Khan		Big. No. 18 / 10	500/-	200/-	<i>Mubairak Jalaluddin Khan</i>
51.	Mr. Vikas K. Jadhav & Mrs. Kiran Vikas Jadhav	✓	Big. No. 18 / 11	500/-	200/-	<i>Vikas K. Jadhav</i>
52.	Mr. Jitendra Prabhakar Surve	✓	Big. No. 18 / 12	500/-	100/-	<i>Jitendra Prabhakar Surve</i>

Mrs. Supriya Jitendra Surve

STATEMENT - 'A'

ENCLOSURE TO APPLICATION FOR REGISTRATION

Sr. No.	Full name of the Promoter	Age	Place of Residence Village & Taluka	Amount subscribed to Share		Signature
				Capital and Entrance Fees	Share Capital	
53.	Mr. Tejaswani Rajendra	✓	Big. No. 19 / 01	500/-	100/-	
54.	Mr. Meena N. Bhandarkar, Mrs. Arun N. Bhandarkar & Mrs. Rekha N. Bhandarkar.	✓	Big. No. 19 / 02	500/-	100/-	
55.	Mr. Anthony N D Nazareth	✓	Big. No. 19 / 03	500/-	100/-	
56.	Mr. Gurpreet Singh Kohli & Mrs. Paramjeet Kaur Kohli	✓	Big. No. 19 / 04	500/-	200/-	
57.	Mr. Jyotirmay Chakraborty	✓	Big. No. 19 / 05.	500/-	100/-	
58.	Mr. Sudhakar N. Nikam & Mrs. Snehal Sudhakar Nikam	✓	Big. No. 19 / 06	500/-	200/-	
59.	Mr. Dattatray Sakharam Kale	✓	Big. No. 19 / 07	500/-	100/-	
60.	Mr. Deepak Jagat Singh Rawat & Mrs. Meena Deepak Rawat		Big. No. 19 / 08	500/-	200/-	
61.	Prakash Ankush Chavan		Big. No. 19 / 09	500/-	100/-	
62.	Mr. Dattatraya Gulabrao Pawar		Big. No. 19 / 10	500/-	100/-	
63.	Mrs. Geetarani Ramdas Veetil	✓	Big. No. 19 / 11	500/-	100/-	
64.	Mr. Jalindar Sahadu Hule	✓	Big. No. 19 / 12	500/-	100/-	

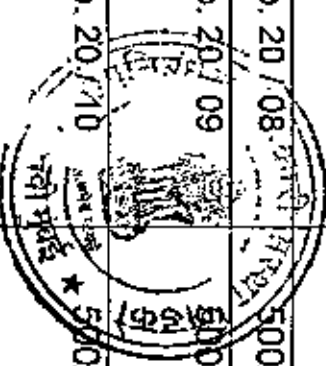


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ENCLOSURE TO APPLICATION FOR REGISTRATION

Sr. No.	Full name of the Promoter	Age	Place of Residence Village & Taluka	Amount subscribed to Share Capital and Entrance Fees		Signature
				Share Capital	Entrance Fee (Rs.)	
65.	Mr. Dharendra S. Chauhan & Mrs. Snehalata Dharendra Chauhan	✓	Big. No. 20 / 01	500/-	100/-	<i>Snehalata</i>
66.	Mr.s Akbar Badshah Attar		Big. No. 20 / 02	500/-	100/-	
67.	R.D. Tripathi & R.R. Tripathi		Big. No. 20 / 03	500/-	100/-	
68.	Mr. Sankaran Srinivasan		Big. No. 20 / 04	500/-	100/-	
69.	Mr. Manish Kumar Chaurasiya	✓	Big. No. 20 / 05	500/-	100/-	<i>Manish</i>
70.	Mr. Uday Singh Prataprao Bhosale & Mrs. Supriya Uday Singh Bhosale	✓	Big. No. 20 / 06	500/-	100/-	<i>Uday Singh</i>
71.	Mrs. Vaishali Mahendra Shingade & Mr. Mahendra Shingade	✓	Big. No. 20 / 07	500/-	100/-	<i>V.M. Shingade</i>
72.	Mrs. J. Lakshmi Devi		Big. No. 20 / 08	500/-	100/-	<i>J. Lakshmi Devi</i>
73.	Mr. Azad Babarriyan Shikalgar & Mrs. Habiba Azad Syed Shikalgar	✓	Big. No. 20 / 09	500/-	100/-	
74.	Mrs. Tahsin Fayaz Merchant.	✓	Big. No. 20 / 10	500/-	100/-	<i>Fayaz Merchant</i>
75.	Mrs. Devi Noormal Mattani		Big. No. 20 / 11	500/-	100/-	
76.	Mr. V. Ayyappan	✓	Big. No. 20 / 12	500/-	100/-	<i>V. Ayyappan</i>





Shanti Niketan Apartment Owner's Association

(Regn. No. P/826 dated 10/3/1986)

NL-6, Bldg. Nos. 14-20, Sector 9, Nerul, Navi Mumbai - 400 706.

Ref. No. _____

Date 20/03/2025

Notice of Special General Body Meeting.

It is to inform to all respected society members that members have submitted the requisition to arrange a Special General Body meeting (SGM) of the society members to discuss and to take appropriate decision on the Redevelopment of the society buildings.

So, a Special General Body meeting has been arranged to take decision on following subjects. You are requested to attend the meeting:

- 1) To execute Lease Deed of the society with CIDCO.
- 2) To discuss and take primary decision on Redevelopment of the building.
- 3) To conduct Structural Audit of existing building.
- 4) To appoint Project Management Consultant.

Only Authorised society members are entitled to attend, express their view and to vote. No proxy votes are allowed.

SGM Date: 06-04-2025

SGM Time: 18:00

∴ SGM Venue: Nerul, Navi Mumbai

At Shanti Niketan Apartment Owners Association



- For Shantiniketan Apartment Owner's Association

Sukdev Arshi
President

Secretary

Prangya
Treasurer



Shanti Niketan Apartment Owner's Association

(Regn. No. P/826 dated 10/3/1986)

NL-6, Bldg. Nos. 14-20, Sector 9, Nerul, Navi Mumbai - 400 706.

Ref. No. _____ Annual General Meeting Date 20/03/2025

Dear Members,

This is to inform you that the Annual General Meeting (AGM) of our Association will be held on **6th April 2025** at Society Premises at 5 p.m. We encourage all members to attend and participate in the meeting to discuss important matters concerning our society.

The agenda for the meeting is as follows:

1. Address from the President.
2. Selection of Managing Committee.
3. Approval and Passing of Audit Report.
4. Starting the Procedure for Co-op Society Formation.
5. Knowledge Session on Redevelopment Procedure.
6. Revision of Maintenance Charges.
7. Appointment of Additional Security for Gate 2.
8. To make Society NOC mandatory before Renting Flats & Regulations for Renting Flats to Bachelors / Students.
9. Regulation of Two-Wheeler Parking specially rental flat.

In case any member want to raise or discuss any other point apart from the above Agenda he/she can bring it to the knowledge of the Managing Committee before 30th March 2025 so the point can be addressed to properly. Any Other Business or additional matters may be discussed with the prior permission of the Chair.

In case member require any clarification regarding the Accounts & Audit, he/she can contact Managing Committee by 29th March 2025 and the Query will be addressed on 30th & 31st March 2025.

We kindly request you to attend the meeting and participate in the discussions. Your active involvement is crucial for the progress and well-being of our society.

Please note: A minimum quorum of 2/3rd members is required to start the meeting. In case the quorum is not present, the meeting will be postponed by 30 mins and resume at 5:30 pm at the same venue.

We look forward to your presence at the meeting.

For Shantiniketan Apartment Owner's Association

President

Secretary

Treasurer





Shanti Niketan Apartment Owner's Association

(Regn. No. P/826 dated 10/3/1986)

NL-6, Bldg. Nos. 14-20, Sector 9, Nerul, Navi Mumbai - 400 706.

Ref. No. 2025-2026/SGM-2

Date 28 Jun 2025

Minutes Of Meeting of the SGM

Date: 15th June 2025

Venue: Association Ground

Meeting Type: Special General Body Meeting

Time: 4:00 PM (Commenced at 4:45 PM)

Attendance: 43 out of 76 members were present.

Agenda and Proceedings:

1 Welcome Address by the President:

Mr. Manjinder Singh Dhaliwal, the president, welcomed all present members and delivered an introductory speech, outlining the purpose and importance of the SGM.

2 Reading of Minutes of Meeting of AGM and Action taken report:

The President read out the Minutes of Meeting of the previous AGM and presented the Action Taken Report. The Key Actions undertaken since last AGM included:

1. Invitation of Quotations and Awarding of work related to the conversion to Co-operative Housing Society.
2. Collection of documents and initiation of the society formation process with a month.
3. Appointment of addition 2 Security Guards on Second Gate.
4. Completion of Pre-Monsoon Tree Trimming activities
5. Door-to-door visits of members who had not submitted required. As a result, around 10 Members either submitted the documents or initiated the inheritance process.

3. Selection of Chief Promoter:

It was unanimously resolved to appoint Mr. Pradeep Uttekar - (14/07) as the Chief Promoter to undertake and oversee Co-operative Housing Society formation process.

Proposed by Mrs. Malti Pandey - (14/09),

Seconded by Mr. Sumit Bhattacharjee - (14/12)



4. Selection of names for Co-op Housing Society Ltd.:

The following five names were unanimously finalized, in the order of preference, to be submitted to the Joint Registrar for the registration of the Co-o-Operative Housing Society:

1. Five Gardens Co-op Housing Society Ltd.
2. Garden Enclave Co-op Housing Society Ltd.
3. Emerald Green Co-op Housing Society Ltd.
4. Garden View Co-op Housing Society Ltd.
5. Crown Avenue Co-op Housing Society Ltd.

Proposed by Mr Umesh Gopal Chodankar - (16/05)

Seconded by Mr. Krishna Patil - (16/09)

Meeting Concluded.



Umesh Gopal Chodankar
28/06/2025
Secretary

Shanti Niketan Apt. Owner's Asso.



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: 2025-25/01

Date: 30/08/2025

First General Meeting

To,

आवक दि. 10/09/2025

[Signature]

Build No. , Room No. ,

लिपिक
उपनिबंधक, सहकारी संस्था,
सिडको, नवी मुंबई

Dear Sir/Madam,

We are pleased to inform you that our Five Gardens Cooperative Housing Society Limited, Plot No. 10, Sector-9, Nerul, Navi Mumbai has been registered on 19/08/2025. As per the letter of the Co-Registered Cooperative Society CIDCO, the first general meeting of the said society is scheduled to be held on Sunday, September 14, 2025 at 05.00 p.m. at our Society Premises. For this, Shri Vijay Mahtre the authorized officer of Sub-Registrar, Co-operative Society CIDCO Navi Mumbai has been invited to attend the meeting. All the members are requested to attend the meeting. The Agenda of the Meeting is as under:

Agenda:

- 1) To elect a President for the first general meeting.
- 2) To accept the Bylaws received from the Hon'ble Sub-Registrar Cooperative Society CIDCO Ltd.
- 3) To consider applications for membership from new members.
- 4) To elect the Provisional Committee of the Society.
- 5) To establish a fund for the maintenance expenses of the society buildings and for future repairs of the building.
- 6) To resolve to open a savings/current account and Create Fixed Deposits in the name of the Society in a bank and conduct bank transactions under the signatures of the Chairman, Secretary and Treasurer.
- 7) Authorizing one member of the Managing Committee to call a meeting of the Executive Board.
- 8) Authorizing the Committee to secure conveyance of the right, title and interest in the property in the name of the society.
- 9) To appoint statutory auditors of the society for the year.
- 10) Regarding taking membership in the name of the society of the Navi Mumbai Cooperative Housing Society Association.
- 11) To resolve to carry forward the Advances and Outstanding dues of Shanti Niketan Apartment Owners Association to the Society.
- 12) Discuss any other subject in the meeting with the permission of the Chairman.

Chief Promoter

[Signature]

Mr. Pradeep Rajaram Utekar

Copy to: Sub-Registrar, Cooperative Society, CIDCO, Office, Belapur Railway Station Complex, Tower No. 08, Fifth Floor, C.B.D. Belapur, Navi Mumbai.

Note: In case of no quorum, the meeting will be adjourned for half an hour and the meeting will be held at the appointed place on the appointed day.



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

Minutes of the First Managing Committee Meeting

Date : 16th September 2025
Venue : Society Office
Meeting Type : Managing Committee Meeting
Time : 6:00 PM
Attendance : 11 out of 11 members were present



Agenda and Proceedings:

1 Election of Executive Board of Chairman, Secretary & Treasurer:

Following members were elected unopposed for Executive Board:

Members Name	Flat No	Designation
Mr. Manjinder Singh Dhaliwal	17/10	Chairman
Mr. Pradeep Rajaram Utekar	14/07	Secretary
Mr. Sasidharan Nair	16/12	Treasurer

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

Seconded by: Adv. Mahendra Shingade (Flat No. 20/07)

Sr. No	Members Name	Flat No	Contact No.	Signature
1	Pradeep Rajaram Utekar	14/07	9967408213	
2	Mrs. Hanifa Patel	15/04	9004387481	
3	Mrs. Jasbir Kaur Sandhu	16/07	7977096736	
4	Mr. Sasidharan Nair	16/12	9987516448	
5	Mr. Dipak Awate	17/01	7083156671	
6	Mr Manjinder Singh Dhaliwal	17/10	9892399984	
7	Mrs Jyotsna Nangia	18/05	9892652664	
8	Mr Vikas Jadhav	18/11	8898894202	
9	Mr Sudhakar Nikam	19/06	9833703567	
10	Mrs. Snehlata Chauhan	20/01	8850816792	
11	Adv. Mahendra Shingade	20/07	9892929759	



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

Date: 28th September 2025

To,

Manish K. Soni
402, Shree Arihant Krupa CHS,
Plot No 27C, Sector-11,
Kopar khairane, Navi Mumbai - 400709

Subject: Appointment Letter for Society Accountant.

Dear Mr. Manish,

We take pleasure to inform you that after discussion within our committee members, you are hereby appointed as our "Society Accountant" w.e.f. 01st October 2025 for our society "Five Gardens Co-Op Housing Society LTD" located at Plot No. 10, Sector-09, Nerul, Navi Mumbai - 400706.

As discussed, your monthly remuneration for the Accounting work will be Rs. 5,000/- (Rupees Five Thousand Only) and Auditors Fees will be payable extra as per Auditors Audit & Professional Fees Bills.

Sr. No.	Scope of Work
1	Monthly / Quarterly Tally Generated Maintenance Bills
2	Computerised Accounting of Society in Tally Software
3	Updating of Receipts & Payment Entries
4	Generation of Monthly Members Receipts
5	Maintenance Bill sent on Mail, WhatsApp & hard copy provided to Society
6	Monthly Members Collection, Receipts & Outstanding Statement
7	Issue of Notice to Members for defaulters Payments
8	Collection & Depositing of Maintenance Cheques.
9	Updating of Society Bank Passbook or Obtain Bank Statement.
10	Calculation of Interest on Members Late Payments.
11	Updating of Bank Book / Ledger for Payments in Tally
12	Updating of Cash Book / Ledger for Expenses in Tally
13	Trial Balance, Income & Expenditure & Balance Sheet
14	Finalization of Accounts at the year end
15	Preparing NOC Letters for Members (Re-Sale & Rental)
16	Maintaining Society Statutory Records
17	Maintaining Flat Wise Records (Sale Deed & Rental Agreement)
18	Fulfil of Audit requirements as per Auditor required.
19	Writing AGM Minutes of Meeting

For Five Gardens Co-op Housing Society Ltd.

g.f. dny
25/10/2025

[Signature]
Chairman

[Signature]
Secretary

[Signature]
Treasurer

14 4 1 of 1 31 Find Print

ABHYUDAYA CO-OP, BANK LTD

Branch : MEROL
 Address : ABHYUDAYA BANK BLDG., PLOT NO.3A, SECTOR 15, MEROL 400706 NBO
 City Code : 27717923
 Pin Code : 27700558

**** TERM DEPOSIT INTEREST CERTIFICATE ****
 Certificate Date : 10/09/2025

To,
ABSC SHANTI NIKETAN APARTMENT OWNERS ASSOCIATION
 (Customer No. 1)
 SHANTI NIKETAN APARTMENT OWNERS ASSOCIATION, SHANTINIKETAN APARTMENT OWNERS ASSO, HL 6 14
 TOL0 SECTOR 9, MEROL, NM 400706.
 Sir/Madam,

This is to certify that the following interest amounts have been accrued and/or have been paid on the undermentioned term deposits during the period 01/04/2024 To 31/03/2025.

Sr. No.	Branch	Account	Customer No.	Principal Amount	Start Date	Maturity Date	Interest	Interest Projected	Rate	Certificate Close Date	TDS Deducted	TDS Projected	Reason For Deduction
1	31	QICRIB/26436/465741	1812742	6,09,929.00	28/04/2023	28/08/2024	24687.50	0.00	7.00	29/08/2024	2469.00	2469.00	
1	31	QICRIB/20430/463142	1812742	8,16,319.30	28/08/2024	28/12/2025	36568.50	0.00	7.00	16/05/2025	3657.00	3657.00	
1	31	QICRIB/27373/679412	1812742	1,38,725.00	06/03/2024	06/03/2025	8709.00	0.00	6.50	08/03/2025	871.00	871.00	
1	31	QICRIB/27373/679413	1812742	1,47,149.00	06/03/2025	06/03/2026	661.00	0.00	6.50	16/03/2025	68.00	68.00	
1	31	QICRIB/27374/679413	1812742	1,38,703.00	06/03/2024	06/03/2025	8708.00	0.00	6.60	08/03/2025	871.00	871.00	
1	31	QICRIB/27374/679414	1812742	1,47,127.00	06/03/2024	06/03/2026	661.00	0.00	6.50	16/05/2025	68.00	68.00	
1	4.	QICRIB/27375/679414	1812742	1,38,316.00	06/03/2024	06/03/2025	8708.00	0.00	6.60	08/03/2025	871.00	871.00	
1	31	QICRIB/27375/679415	1812742	1,47,149.00	01/03/2022	06/03/2026	661.00	5.00	6.50	16/05/2025	68.00	68.00	
1	31	QICRIB/27598/679691	1812742	69,425.00	29/03/2024	29/03/2025	4685.00	5.00	6.60	30/03/2025	469.00	469.00	
1	31	QICRIB/27598/679692	1812742	71,642.00	29/03/2024	29/03/2026	0.00	6.00	6.50	16/05/2025	0.00	0.00	
TOTAL:							94298.00	3.00			9411.00	9412.00	

Your Sincerely,
 Authorized Signatory


Abhyudaya Co-op Bank Ltd

NERUL

ABHYUDAYA BANK BLDG., PLOT NO.3A, SECTOR 15,

NERUL NAVI MUMBAI-400706

To,

SHANTI NIKETAN APARTMENT OWNERS ASSOCIATION

SHANTINIKETAN APARTMENT OWNERS ASSO

NL-6/14 TO20, SECTOR-9,

NERUL

NAVI MUMBAI-400706

INTEREST CERTIFICATE FROM DATE : 01/04/2023 TO : 31/03/2024

Customer No : 1812742

PAN NO : AAHTS5613C

Br Name	Deposit A/c No	Principal	Int Rate	AsofDate	Maturity Date	Interest Paid	Status
NERUL	QICRIP/20430/465740	7,61,635	5	28-Dec-21	28-Apr-23	2,980.00	CLOSED
NERUL	QICRIP/20430/465741	8,08,829	7	28-Apr-23	28-Aug-24	53,522.00	CLOSED
NERUL	QICRIP/27373/679411	1,30,781	6.60	06-Mar-23	06-Mar-24	8,210.00	CLOSED
NERUL	QICRIP/27373/679412	1,30,725	6.60	06-Mar-24	06-Mar-25	652.00	OPEN
NERUL	QICRIP/27374/679412	1,30,763	6.60	06-Mar-23	06-Mar-24	8,208.00	CLOSED
NERUL	QICRIP/27375/679413	1,30,703	6.60	06-Mar-24	06-Mar-25	652.00	OPEN
NERUL	QICRIP/27375/679413	1,30,776	6.60	06-Mar-23	06-Mar-24	8,209.00	CLOSED
NERUL	QICRIP/27375/679414	1,30,716	6.60	06-Mar-24	06-Mar-25	652.00	OPEN
NERUL	QICRIP/27598/6796690	65,449	6.60	29-Mar-23	29-Mar-24	4,416.00	CLOSED
NERUL	QICRIP/27598/6796691	69,425	6.60	29-Mar-24	29-Mar-25	0.00	OPEN
Total for Customer No. 1812742 :						87,501.00	

Remarks :-

FOR ABHYUDAYA CO-OP BANK LTD.
Multi-State Co-operative Bank

A. M. Pawar
Manager
nerul Branch, Navi Mumbai - 400 706
Authorized Signatory