



# 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 -

*Sukesh Arora*  
President

Secretary

*Manjula*  
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 6<sup>th</sup> 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 30<sup>th</sup> 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 29<sup>th</sup> March 2025 and the Query will be addressed on 30<sup>th</sup> & 31<sup>st</sup> 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. 02/25-26

Date 16/04/2025

## Minutes Of Meeting

Date: 6th April 2025

Venue: Association Ground

Meeting Type: Annual General Body Meeting

Time: 5:00 PM (Commenced at 5:45 PM)

Attendance: 48 out of 76 members were present.

### Agenda and Proceedings:

#### 1. Welcome Address by the President:

The President Mr. Sukhdev Singh Dhaliwal ji welcomed all the members and gave an introductory speech outlining the purpose of the meeting.

#### 2. Selection of the Managing Committee:

All the members have decided to select the post of managing committee by way of selection. Accordingly all posts were selected unanimously by consent of all members. The nominations and proposers/seconders are as follows:

(1) President/Chairman: Mr. Manjinder Singh Dhaliwal (17/10)

Proposed by Mrs. Jyotsna Nangia (18/5),

Seconded Mr. Sudhakar Nikam (19/6)

(2) Secretary: Mr. Pradeep Utekar

Proposed by Mr. Sukhdev Singh (17/09),

Seconded by Mr. Jyotirmay Chakraborty (19/5)

(3) Treasurer: Mrs. Sarala S. Nair

Proposed by Mr. Sohail Khan (14/4),

Seconded by Mr. Krishna Patil (16/9)

(4) Vice Chairman: Mrs. Jyotsna Nangia

Proposed by Mr. Sukhdev Singh (17/9),

Seconded by Mr. Vikas Jadhav (18/11)



For Shanti Niketan Apartment Owner's Association

President

Secretary

Treasurer

*Sarala*

(5) Joint Secretary: Mr. Mahendra Shingade  
Proposed by Mr. Sunil Lobo (17/11),  
Seconded by Mr. Umesri (16/5)

Building Representatives:

Bldg 14: Mr. Anthony Gomes

Bldg 15: Ms. Hanifa Patel

Bldg 16: Ms. Pooja Gaikwad

Bldg 17: Mr. Deepak Awate & Mr. Chetan Kamble

Bldg 18: Mr. Vikas Jadhav

Bldg 19: Mr. Sudhakar Nikam

Bldg 20: Mrs. Snehlata Chauhan

Representatives volunteered and were selected accordingly.

Resolved that in case building representative fails to attend 3 consecutive managing committee meetings without giving any justifiable reasons informed in advance to managing committee; then he/she would cease to be a member of managing committee.

Accepted and Approved Unanimously.

**3. Approval and Passing of Audit Report for the financial year  
01/04/2023 to 31/03/2024**

Resolved that all members have approved the audit report prepared by Auditor and approved the same unanimously.

Proposed by Dr. Udaysinh Bhosle (20/6),  
Seconded by Mr. Umesh Gopal (16/5)

**4. Conversion of Association to Co-operative Housing Society Ltd.**

It was discussed and decided to initiate the process to convert association into a Co-op Housing Society Limited.

Resolved to convert our Association into Co-op Housing Society Limited which will be registered as per procedure and later on Lease Deed with CIDCO will be registered.

Estimated cost for such process upto Lease Deed : Rs. 15,000

For Shantiniketan Apartment Owner's Association

President

Secretary

Treasurer



Out of which 50% to be borne by the Association  
- And remaining 50% i.e. Rs. 7,500 per member to be contributed by each member

Last Date for payment : 31st May 2025  
Late payment penalty: Rs. 500/- per month.

Proposed By Mr Deepak Awate (17/01)  
Seconded by Mr. Jyotirmay Chakraborty (19/5). Accepted unanimously.

#### 5. Redevelopment of Association Buildings:

It was resolved unanimously to go for Redevelopment of Buildings of Association by following required procedure since our Buildings are around 40 years old and not in good condition to occupy.

Proposed by Mr Jalinder Hule 19/12  
Seconded Mr Praveen Ghevde 14/10.

#### 6. Knowledge Session on Redevelopment

Representatives from Urban Analysis (PMC firm) shared detailed insights. Members extended thanks for sharing information without any commitment (written or verbal) being made to appoint the firm.

#### 7. Revision of Maintenance Charges

Revision of maintenance was discussed amongst the members and it was resolved that maintenance charges shall be revised as under :

Self-occupied flats: Rs. 750/- per month (up from Rs. 600/- per month)  
Parking Charges: 2-wheelers – Rs. 100;  
4-wheelers – Rs. 200. per month  
One-month maintenance charge waived if 1-year paid in advance by self occupants(excludes parking/rental flats).

Non Occupancy Charges: Rs 1200/- per month (Up from Rs. 1000)

For Shantiniketan Apartment Owner's Association

  
President

  
Secretary

  
Treasurer



Parking Charges: 2-wheelers Rs. 200/- per month  
4-wheelers Not Allowed.

Proposed by Mr Pradeep Ghadge (17/5)  
Seconded by Mr. Dileep Barai (18/4)

#### 8. Recovery of Outstanding Maintenance charges

Resolved that Defaulters can clear outstanding at old rates till 31 May -2025. From 1 June 2025 onwards all outstanding from day one be charged at New rates (Rs. 750/- per Month)

DPC Revised as under:

Rs. 50/- per Month upto 12 Months 13-24 Months

Rs. 100/- PM for total period. 3 Months grace not allowed.

Above 24 Months Rs. 200/- per month for entire period.

Proposed Mr. Dileep Barai (18/4)  
Seconded Mr. Sunil(Max) Lobo (17/11)

#### 9. Appointment of Additional Security Guards:

Resolved & Approved for Appointing two additional security personnel.

Proposed by Mr Krishna Patil (16/09)  
Seconded by Mr Jalinder Hule (19/12)

#### 10. Policy on Giving Flat on Leave and License (Rent) basis :-

Discussed and resolved unanimously as under:

(a) NOC of Association to be obtained in advance before giving the flat on Leave and License (Rent) basis.

(b) The Flat Owner shall submit the Police Verification and registered Leave and License (Rent) Agreement in the office of Association before handing over key of Flat to the Licensee.

For Shantiniketan Apartment Owner's Association

President

Secretary

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(c) Bachelors or students are not permitted to occupy the flat on the basis of Leave and License basis. (For Currently Rented to Students/Bachelors flat should be vacated on expiry of current Agreement if already submitted to Association else on or before 31 May 2025. However, the bachelors/students whose names are mentioned in the agreement are only entitled to occupy the flat.)

Proposed By Mr. Umesh Gopal (16/05)  
Seconded By Mrs. Snehlata Chauhan (20/01).

**11. Parking Regulations for Rental Flats:**

Discussed and resolved as under:

Two wheeler parking allowed only behind Building No, 14 and 17.

Proposed By Dr Udaysinh Bhosle (20/6)  
Seconded by Mr. Dipak Awate (17/01)

**12. Repair Work Approval**

Resolved and approved Repair of staircases in buildings where required and manging committee will take the decision to assign the contract for such repairs.

Proposed By Mr, Sohail Khan (14/04)  
Seconded By Dr. Udaysinh Bhosle (20/06)

**13. Declaration/Undertaking/NOC to Ms. Parvinder Kaur Siyan (Flat 17/7)**

Resolved and Agreed to issue Declaration/Undertaking//NOC to confirm she has been residing since 1986.

No claim is raised by any other person than Ms. Ms. Parvinder Kaur Siyan with the Association nor any such NOC is issued by Association to any other party for the said flat.

Proposed by Mr Sukhdev Singh Dhaliwal (17/9)  
Seconded By Mr. C. P. Shukla (17/03).

For Shantiniketan Apartment Owner's Association

 President  
 Secretary  
 Treasurer



#### 14. Problem of Tree/ Debris/ Old unused Bicycles/2 wheelers

Few Trees planted on association premises are claimed to be personal Roots of one of these has penetrated sewage pipeline causing blockage.

(a) Resolved that tree/plant grown on Association are common property of Association. If required they can be trimmed/cut by following due procedure.

(b) Resolved that Debris/Unused Cycles/2 wheeler lying in association premises to be cleared by concerned member within 2 weeks. Else Association will get them cleared and charges be recovered from concerned member

Proposed By Ms Hanifa Patel (15/04)  
Seconded By Mrs Maria Lazarus (16/4)

Meeting Concluded.

For Shantiniketan Apartment Owner's Association

  
President

  
Secretary

  
Treasurer

