

## **Minutes of The Annual General Body Meeting**

The Annual General Body Meeting of the New Bombay Co-Operative Commercial Complex Premises Society Ltd was held on **Sunday, 21<sup>st</sup> September 2025** at **11.30 a.m** at Conference Hall, 4<sup>th</sup> Floor, Headquarters (Previously Known as Hotel Heritage Dakshin, Sai Chambers. Sector-11, Opp. C.B.D. Belapur Railway Station (East), C.B.D., Belapur, Navi Mumbai : 400 614 to transact the following: -

As per AGM attendance Register there were total 48 members present in the meeting.

Mr.Praful B Doshi, the Chairman, Presided.

**Agenda No.1 To read and confirm the minutes of the Annual General Body Meeting of The New Bombay Co-Operative Commercial Complex Premises Society Ltd held on Sunday, 29<sup>th</sup> September 2024 and Special General Body Meeting held on Sunday, 23<sup>rd</sup> March 2025.**

Secretary Mr.Prashant N.Shah, read out the minutes of the previous Annual General Body Meeting held on Sunday, 29<sup>th</sup> September 2024 and Special General Body Meeting held on Sunday, 23<sup>rd</sup> March 2025.

*"Resolved that Minutes of Annual General Body Meeting held on Sunday, 29<sup>th</sup> September 2024 and Special General Body Meeting held on Sunday, 23<sup>rd</sup> March 2025 is hereby read and confirmed unanimously."*

Proposed by : Mr. Krishna Prem Nandgopal

Seconded by : Mr. Prahlad Mahaseth

..... Passed Unanimously

**Agenda No.2 To approve Income & Expenditure Account, Repair & Renovation Fund Account, Balance Sheet, Credit Notes for Interest and Audit Report of the Government Certified Auditor Shri.R.G.Kakade for F.Y. 2024 - 2025 (From 01.04.2024 up to 31.03.2025), and Audit Rectification report-"O" form. (Copy of complete Audit report is enclosed).**

On the matter to approve Income & Expenditure Account, Repair & Renovation Fund Account, Balance Sheet, Credit Notes for Interest and Audit Report of the Government Certified Auditor Shri.R.G.Kakade for F.Y. 2024 - 2025 (From 01.04.2024 up to 31.03.2025), and Audit Rectification "FORM O" under Rule 73 (Rectification Report Under Section 82/87) Secretary Mr.Prashant N. Shah read out Details of Income & Expenditure Account, Repair & Renovation Fund Account, Balance Sheet, Credit Notes for Interest, Audit Report and "FORM O" (rectification report filed by society) together with Observation, Directions, Instructions and remarks of Auditor Shri.R.G.Kakade, This matter was discussed in length and the following resolutions were passed.

- 1) Auditor instructed to Note Nomination of members,

*"Secretary Mr.Prashant N Shah informed the house and members to file Nomination forms in prescribe forms and submit to Society Office and CIDCO Estate Department."*

- 2) Auditor instructed to give Share Certificate to members.

*"Society has issued Share Certificate to eligible members who has applied for share certificate, as per terms and condition of Agreement of Allotment and Bay-Law of society to all the Allottee those who have paid Stamp Duty on Agreement of Allotment, and applied for Share Certificate."*

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3) Auditor has instructed to take Stamp Receipt for the Payment above Rs.5000.00

*"It was Unanimously resolved and decided to accept and pass all payments made by society even the stamp receipt is obtained or not."*

4) Auditor has informed that society has issued Rs.5,85,561/- credit Notes for Interest to the members and take approval from the same in Managing Committee Meeting and not taken approval from Annual General Body Meeting of Society

*"It was resolved and decided that all Credit Notes issued for Interest for period from 01/04/2024 to 31/03/2025 are hereby approved and passed unanimously."*

5) Auditor has informed that the society has done expense of Rs.10,16,673/- towards Repair & Renovation and society has deducted TDS from contractors and deposited the same in government treasury and have taken approval for the same in Managing Committee meetings by passing necessary resolutions.

*"It was Unanimously resolved and decided that expense of Rs. 10,16,673/- towards Repair & Renovation is approved, confirmed and passed unanimously"*

6) Auditor has informed that there is total outstanding from members as on Date.31/03/2025 is Rs.1,03,04,512/- and to take appropriate steps and recover outstanding dues from members.

*"It was Unanimously resolved and decided to take appropriate steps and recover outstanding dues from members"*

7) Auditor has informed that Society has not given Education to members as per circular Dated 15/05/2015.

*"It was Unanimously resolved and decided to inform members for taking Education as per circular Dated 15/05/2015"*

8) Auditor has instructed that as per Rule 145 to give all payments above Rs.1.500/- by cheque.

*"It was further unanimously resolved that all Expenses and payments are hereby rectified and approved unanimously."*

9) Auditor has instructed to keep separate Fix Deposit for Entrance Fee and Transfer fee received under reserve Fund.

*"Point is noted and will be transferred to reserve fund from Current Year"*

10) As per Bank reconciliation Statement, Society has accepted payments from members towards society's dues and have issued receipts on or before 31/03/2025 and all postdated payments received from members are cleared and deposited in society's bank account before July 2025, Auditor instructed to charge interest of all postdated payments received between 31st March 2025 and the date of clearance.

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*"It was further unanimously resolved that all postdated payments for which payment receipt issued documented before the financial year end i.e 31/03/2025 even though the payments themselves were postdated. So, for all such payments, no interest will be levied and all postdated payments as per Bank reconciliation statement are hereby approved, accepted unanimously."*

11) Cash balance as on Date 31<sup>st</sup> March 2025 is Rs.45,704/- Cash on hand should be as per limit prescribed limited as per bye-law and MCS Act.

*"The society has confirmed and approved the cash balance shown in the balance sheet, recognizing that the cash could not be deposited on the day due to the bank's closure. Therefore, the excess cash holding is accepted as is, though it might exceed the prescribed limit."*

12) The Bank Balance as on 31-03-2025 with Saraswat Co-Op Bank Ltd is Rs.86,65,408.05, the amount should be invested on Short-term deposits

*"The Society maintains a Flexi Deposit Account with Saraswat Co-operative Bank Ltd. any bank balance exceeding ₹1,00,000/- in Flexi Deposit Account with Saraswat Co-operative Bank Ltd. is automatically transferred into short-term deposits."*

13) The Society has created a Repair and Renovation Fund from its own resources. the said fund should be appropriately invested.

*"The amount of the Repair and Renovation Fund is maintained in a Flexi Deposit Account with Saraswat Co-operative Bank Ltd. any bank balance exceeding ₹1,00,000/- in Flexi Deposit Account with Saraswat Co-operative Bank Ltd. is automatically transferred into short-term deposits."*

*"It was further unanimously resolved that Income & Expenditure Account, Repair & Renovation Fund Account, Balance Sheet, Credit Notes for Interest, Audit Report and "FORM O" (rectification report filed by society) for F.Y. 2024 - 2025 (From 01.04.2024 up to 31.03.2025) are accepted, passed and approved unanimously by General Body."*

Proposed by : Mr. Anil Nagrath

Seconded by : Mr. Dhananjay Kadam

..... Passed Unanimously

## **Agenda No.3 To appoint statutory auditor for the audit of society's records for current Year 2025 – 2026 (From 01.04.2025 up to 31.03.2026), and to authorize the managing committee to fix their remuneration.**

- 1) *"Resolved that Mr S.A.Kakade Government certified Auditor Panel No. B2 10129 be and hereby appointed to Audit of Accounts of the society for the financial year 2025-2026 (From 01.04.2025 up to 31.03.2026)"*
- 2) *"It was further resolved that Managing Committee is authorized to fix his remuneration as per Bay-Laws of Society."*

Proposed by : Mr. Prakashan P.P

Seconded by : Mr. Gopinath Iyengar

..... Passed Unanimously

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**Agenda No.4 To approve Transfer, Transmission (From 01.08.2024 up to 31.03.2025) copy of Transfer, Transmission is enclosed.**

On the matter - to approve Transfer, Transmission (From 01.08.2024 up to 31.03.2025) referring the list of Transfer and transmission circulated along with agenda notice, Secretary Mr.Prashant N Shah further informed that as per bay-Laws of society, society has to publish details of transfer & Transmission in minutes of AGM, the members present approved the same and the following resolutions were passed.

**Society has received and approved following applications for Transfer and Transmission in various Managing Committee meeting for the period**

**From 01<sup>st</sup> August 2024 to 31<sup>st</sup> March 2025**

<b>Sr. No.</b>	<b>Name of the Outgoing Member</b>	<b>Name of the Incoming Member</b>	<b>Unit No</b>	<b>CIDCO Final Transfer Order Ref No.</b>
1	Ravina Rajendra Sawant	Mr. Anil Kumar Bhandi  <u>Managing Committee Meeting held on 10-09-2024</u>	Office No.413 on Fourth Floor	CIDCO Final Order for Transfer Dt.12-08-2024, having Reference No. CIDCO/ESTATE-1/2024/8000266313
2	Ravina Rajendra Sawant	Mr. Anil Kumar Bhandi  <u>Managing Committee Meeting held on 10-09-2024</u>	Office No.414 on Fourth Floor	CIDCO Final Order for Transfer Dt.12-08-2024, having Reference No. CIDCO/ESTATE-1/2024/8000266312
3	Ravina Rajendra Sawant	Mr. Anil Kumar Bhandi (Office No.414 on Fourth Floor)  <u>Managing Committee Meeting held on 10-09-2024</u>	Basement car parking No.47 (Forty Seven)	Basement Carparking Transferred as per Registered Sale Deed Dt.06 <sup>th</sup> May 2024 having Registration No.TNN6/7268/2024
4	Woodstock Leasing & Investment Co P Ltd	Mr. Yogesh Rai  <u>Managing Committee Meeting held on 10-09-2024</u>	Office No.121 on First Floor	CIDCO Final Order for Transfer Dt.21-08-2024, having Reference No. CIDCO/ESTATE-1/2024/8000264809
5	Woodstock Leasing & Investment Co P Ltd	Mr. Yogesh Rai (Office No.121 on First Floor)  <u>Managing Committee Meeting held on 10-09-2024</u>	Basement car parking No.22 (Twenty Two)	Basement Carparking Transferred as per Registered Sale Deed Dt.02 <sup>th</sup> May 2024 having Registration No.TNN6/7101/2024
6	1) Karim Dawoodali Roowala 2) Kabeer Karim Roowala	Ms. Megha Kyal  <u>Managing Committee Meeting held on 07-01-2025</u>	Shop No. 08 on Ground Floor	CIDCO Final Order for Transfer Dt.17.12.2024 having Reference No. CIDCO/ESTATE-1/2024/8000277528
7	1) Karim Dawoodali Roowala 2) Kabeer Karim Roowala	1) Mrs. Shaddha Prasad Pakhare 2) Mr. Prasad Baban Pakhare  <u>Managing Committee Meeting held on 07-01-2025</u>	Shop No. 06 on Ground Floor	CIDCO Final Order for Transfer Dt.09.12.2024 having Reference No. CIDCO/ESTATE-1/2024/8000281340
8	Mr.Shankarlal Gurjar	1) Mr. Umesh Ramdatt Oza 2) Mrs. Jyoti Umesh Oza  <u>Managing Committee Meeting held on 07-01-2025</u>	Office No.317 on Third Floor	CIDCO Final Order for Transfer Dt.17-12-2024, having Reference No. CIDCO/ESTATE-1/2024/8000275774
9	1) Mr. Hiralal Vagatram Choudhary 2) Mr. Ramesh Vagatram Choudhary	1) Mr. Ramesh Vagatram Choudhary 2) Mrs.Tulsi Ramesh Choudhary  <u>Managing Committee Meeting held on 07-01-2025</u>	Shop No.024 on Ground Floor	CIDCO Final Order for Transfer Dt.29-02-2024, having Reference No. CIDCO/ESTATE-1/2024/8000239407

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10	1) Mr. Hiralal Vagatram Choudhary 2) Mr. Ramesh Vagatram	1) Mr. Ramesh Vagatram Choudhary 2) Mrs.Tulsi Ramesh Choudhary  <u>Managing Committee Meeting held on 07-01-2025</u>	Shop No.025 on Ground Floor	CIDCO Final Order for Transfer Dt.29-02-2024, having Reference No. CIDCO/ESTATE-1/2024/8000239410
11	Smt. Ramila Pradip Shah	Mr. Abhijeet B Tekavade  <u>Managing Committee Meeting held on 05-03-2025</u>	Shop No.022 on Ground Floor	Transfer in the basis of on order of Deputy Register Co-Op Societies (CIDCO) having Reg No. 4655/2025 Dated. 05.02.2025, u/s. 22(2)
12	M/s. Netwest Trading Company Pvt. Ltd	Mr.Mukesh Kumar  <u>Managing Committee Meeting held on 05-03-2025</u>	Office No.117 on First Floor	CIDCO Final Order for Transfer Dt.08-09-2020, having Reference No. CIDCO/ESTATE-1/2020/8000067075

*Resolved that Transfer & Transmission done (01<sup>st</sup> August 2024 to 31<sup>st</sup> March 2025) as per above mentioned list are approved and passed unanimously."*

Proposed by : Mr. Amir Manohar Raut  
Seconded by : Mr. Khalid A Subedar

..... Passed Unanimously

**Agenda No.5 To confirm appointment of expert and experienced Architect / Project Management Consultant on the panel of Government / Local Authority for redevelopment project of the buildings / property of the Society and the scope of work with required terms and conditions, as resolved under Agenda No 2 of Special General Body Meeting held on Sunday, 23<sup>rd</sup> March 2025.**

Secretary Mr. Prashant N. Shah informed the members that, as resolved in the earlier Special General Meeting (SGM) held on Sunday, 23<sup>rd</sup> March 2025, the Society had published a Public Notice inviting Letters of Interest (LOI) from reputed Project Management Consultants (PMCs) empaneled with Government / Local Authorities for undertaking the Redevelopment Work of the Society. The Public Notice was published in two newspapers, namely:

- *The Indian Express* (English)
- *Loksatta* (Marathi)

In response, the Society received LOIs from 7 PMCs, all of whom are empaneled with the Government / Local Authority.

The Society subsequently conducted joint meetings and presentations with 6 of the 7 PMCs, in the presence of Society members and the Managing Committee. Based on these interactions, the Managing Committee shortlisted 4 PMCs, and further arranged another round of joint meetings and presentations with the 4 shortlisted PMCs, enabling a deeper understanding of their:

- Experience and expertise
- Redevelopment project portfolios (completed and ongoing)
- Team profiles and certifications
- Terms and conditions, including fee structures
- Proposals and offers
- Area entitlement, rent structures, development benefits
- Technical proposals including plans, parking, FSI utilization, height schedules (as per NOCAS norms), etc.

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A comprehensive comparative analysis was carried out by the Society on key factors such as:

- Permissible FSI
- Area entitlement post-redevelopment
- Development charges and project cost
- Ongoing and completed projects between Vashi and Belapur (within NMMC and CIDCO jurisdictions)
- Feasibility of proposals
- Professional fee structures and project valuation

The comparative statements, feasibility reports, Form A (with project details), drawings, carpet/build-up/sale area statements, and sale plan brochures prepared and certified by the Society's Principal Architect Anil Nagrath & Associates, were compiled and circulated to all members. This was accompanied by an Explanatory Note circulated along with Agenda and Additional Notes dated 27th August 2025.

The shortlisted PMCs considered were:

1. M/s. Atul Patel Architects
2. M/s. Wise Realty
3. M/s. Rajesh R. C. Architect
4. M/s. Dimensions Architects Pvt. Ltd.

During the discussion, and based on member feedback and comparative evaluation, the members present further narrowed the selection to two PMCs:

- M/s. Rajesh R. C. Architect
- M/s. Dimensions Architects Pvt. Ltd.

Before making a final recommendation and decision regarding appointment, it was unanimously resolved, decided and passed as under:

- 1) *"It was unanimously resolved to adjourn Agenda No. 5."*
- 2) *"It was further unanimously resolved to organise a joint discussion and final presentation of the two shortlisted PMCs — M/s. Rajesh R. C. Architect and M/s. Dimensions Architects Pvt. Ltd. — on Sunday, 5th October 2025."*
- 3) *"It was further resolved to convene a Special General Body Meeting (SGM) of the Society on Sunday, 12th October 2025, to deliberate and finalise the adjourned Agenda Item No. 5 regarding the appointment of Project Management Consultant (PMC) for the Redevelopment Project."*

Proposed by : Mr. Syed Baqar Raza  
Seconded by : Mr. Shahid I Subedar

..... Passed Unanimously

## **Agenda No.6 To consider any other matter with the permission of the chair.**

*"As there was no other matter to discuss the meeting was concluded with a vote of thanks to chair."*

**CONFIRMED**

**Shri.Praful B. Doshi**  
**CHAIRMAN**

**Shri.Prashant N. Shah**  
**HON.GEN.SECRETARY**