

NEELAM APARTMENTS CO-OP. HOUSING SOCIETY LTD.

[REG.NO.BOM/WHW/HSG/TC/2075 OF 1986-87]

MOUNT MARY ROAD, BANDRA [WEST], MUMBAI -400050.

Ref. No. AGM/2025

Date : 16.09.2025

To
All Members,
Neelam Apts. Co-op. Hsg. Soc. Ltd.,
Mount Mary Road, Bandra (West)
Mumbai – 400050

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NOTICE OF ANNUAL GENERAL MEETING

NOTICE is hereby given to all members that the Annual General Meeting of Neelam Apartments Co-op. Housing Society Ltd. having address at Mount Mary Road, Bandra – West, Mumbai – 400 050 will be held on Monday, 29th September 2025 at 10 A.M. at the society premises.

Meeting Agenda

- 1) To read & approve the minutes of the last Annual General Meeting held 5th October 2024.
- 2) To receive from the Managing Committee the Annual Report of its activities of the financial year (F.Y.) 2024 – 2025 together with the statement of accounts in 'Form N' prescribed under Rule 62(1) of the Maharashtra Co-operative Societies Rules, 1961 showing the Income & Expenditure during the F.Y. 2024 – 2025 & balance sheet as on 31st March 2025 along with O – Form.
- 3) To consider & adopt audit report, received from the Auditor appointed as provided in section 75(2A) of the Maharashtra Co-operative Societies Act, 1960 for the F.Y. 2024 – 2025.
- 4) To re-appoint the Statutory Auditor for F.Y. 2025 – 2026 & fix their remuneration from the panel approved by State Government.
- 5) To discuss & approve the annual budget for the financial year 2025 – 2026 including investment of available surplus funds (if any).



6) Receive the report from the managing committee of the society on the following aspects :

- Application for Deemed Conveyance Deed of the society
- Update on the re-development proposal of the society building
- Garbage disposal system as per MCGM norms

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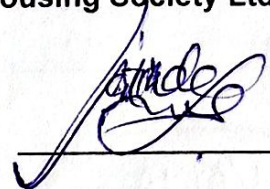
7) To consider any other matter with the permission of the Chair which are permitted under provisions of the Act, Rules & Bye – Laws.

By Order of the Managing Committee

For Neelam Apartments Co-Op. Housing Society Ltd.



Hon.' Secretary



Chairman

Dated : 16th September 2025

Important notes :

- 1) If there is no quorum at the time fixed for the meeting, the meeting shall stand adjourned and same shall be held half an hour later on the same day and the same place and the members present at such adjourned meeting will proceed with the business of the meeting. The business transacted at such adjourned meeting will be binding on the members of the society.
- 2) Power of Attorney holders, proxies, letter of authority (In case of individuals) and any other non – members will strictly not be allowed to attend the meeting.
- 3) In case of company owned flat, the attendee / voter will have to produce a fresh resolution from the Company (In the standard company format) at the time of the meeting.
- 4) Only Bonafide members are entitled to attend & exercise the right of vote at the meeting subject to provision of section 27 of the Maharashtra Co-operative Societies Act, 1960. Every attendee will have to carry a valid identity card (Pan Card, Driving License, Election Card, Aadhar Card, Passport).



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ACKNOWLEDGMENT AGM AGENDA WILL BE HELD ON

29TH SEPT 2025, AGM MINUTES HELD ON 5TH OCTOBER 2024

FLATNO	NAME OF THE MEMBERS	SIGNATURE
101	MR. MYANK JATINDER NAGPAL	[Signature]
102	MR. JATINDER NAGPAL	
103	M/S. NAGPALS (BOMBAY)	[Signature]
201	MRS. HEENA CHAND RANGWANI	[Signature]
202	MR. CHAND BHAGWAN RANGWANI	[Signature]
203	MISS. POONAM SIRUMAL TULSIANI	
301	MRS. RIMA MUKESH TULSIANI	[Signature]
302	MRS. RIMA MUKESH TULSIANI	
303	MR. ANWAR HUSSAIN SHERALI	sent by Gmail.
401	MRS.Z.S. PANJWANI MR.S.R. PANJWANI	[Signature]
402	MRS G.M. PANJWANI MR. M.A. PANJWANI	
403	MR. SUDHIR RAMLAL ANAND	MUNNA
503	MRS. ZARINE PATEL	[Signature]
601	MRS. RASHMI M. KHETWANI	[Signature]
602	MR. MANOHAR KHETWANI	
603	MR. SHHAKTI BAJRANG PRASAD AGGARWAL	[Signature]
701	MR. NANDALAL I. TALREJA	[Signature]
702	MRS. DEEPA N. TALREJA	
703	MR. TAHIR ISANI	sent by Gmail.
801	M/S. KEVALYA SECURITIES PVT LTD	[Signature]
802	M/S KEVALYA SECURITIES PVT LTD	
803	MR. RAJENDRA S. CHANDRACHUD	[Signature]

901	MRS. NEETA NITIN MEHTA	}
902	MRS. NEETA NITIN MEHTA	
903	MRS. NEETA NITIN MEHTA	
501	MRS. NEETA NITIN MEHTA	
502	MRS. NEETA NITIN MEHTA	
1001	SUNIL GHANSHYAMDAS VERLIANI	}
1002	SUNIL GHANSHYAMDAS VERLIANI	
1003	MRS. NASEEM A. SURANI	Sent by Email
1101	MR. AMIN S. GILANI	}
1102	MRS. NOORJAHAN A. GILANI	
1103	MR. SAJID A KARMALI	stas
1201	MR. RAJESH N. KARAMCHANDANI	}
1202	MR. RAJESH N. KARAMCHANDANI	
1301	MR. RAJESH NARI KARAMCHANDANI	
1203	M/S. VIDHYA TRADING CO.	}
1302	M/S. RAJENDRA TRADING CO.	

NEELAM APARTMENTS CO-OP. HOUSING SOCIETY LTD.
[REG.NO.BOM/WHW/HSG/TC/2075 OF 1986-87]
MOUNT MARY ROAD, BANDRA [WEST], MUMBAI -400050.

Ref. No. : AGM/05

Date : 16.10.2025

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To

All Members

Neelam Apartments Co-op. Hsg. Soc. Ltd.,

Mount Mary Road, Bandra (West), Mumbai – 400050

Minutes of the Annual General Meeting (AGM) held on Monday, 29th September 2025 at 10 A.M. in the society lobby as per agenda dated 16th September 2025.

The Chairman, Mr. Jatinder Nagpal called the meeting to order at 10 A.M. but due to lack of quorum the meeting was adjourned for half an hour. The adjourned meeting was reconvened at 10.30 A.M. The following members were present :

- 1) Mr. Jatinder Nagpal (102)
- 2) Mr. Myank Nagpal (101)
- 3) M/s. Nagpals (Bombay) Mr. Nischay Nagpal (103)
- 4) Mr. Zarine Patel (503)
- 5) Mrs. Noorjahan Gilani (1101)
- 6) Mr. Sunil Verliani (1001)
- 7) Mr. Sadiq Panjwani (401)
- 8) Mr. Manohar Khetwani (601)
- 9) Mrs. Neeta Nitin Mehta (901)
- 10) Mr. Sajid Karmali (1103)
- 11) Mr. Shakti Agarwal (603)
- 12) M/s. Kevalya Securities Pvt. Ltd. (801)
- 13) M/s. Kevalya Securities Pvt. Ltd. (802)
- 14) Mr. Rajendra Chandrachud (803)
- 15) Mr. Rajesh Karamchandani (1201-1202-1301)
- 16) M/s. Vidhya Trading Co. (1203)
- 17) M/s. Rajendra Trading Co. (1302)



The chairman, Mr. Jatinder Nagpal welcomed all the members of the society to the Annual General Meeting – (AGM) of the society for the year – 2025. The chairman proceeded with the meeting as per agenda dated 16.09.2025.

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Agenda Item No. 1 : To read & confirm the minutes of the last Annual General

Meeting :

The minutes of A.G.M. as held on 5th October 2024 were received & the same was unanimously approved by all.

Agenda Item No. 2 : To receive from the Managing Committee the Annual Report of its activities of the financial year (F.Y.) 2024 – 2025 together with the statement of accounts in 'Form N' prescribed under Rule 62(1) of the Maharashtra Co-operative Societies Rules, 1961 showing the Income & Expenditure during the F.Y. 2024 – 2025 & balance sheet as on 31st March 2025 along with O – Form :

The statement of account in Form – N & balance sheet along with Form – O were received from the managing committee & the same was approved.

- **Proposed by :** Mr. Jatinder Nagpal
- **Seconded by :** Mr. Manohar Khetwani

Agenda Item No. 3 : To consider & adopt audit report, received from the Auditor appointed as provided in section 75(2A) of the Maharashtra Co-operative Societies Act, 1960 for the F.Y. 2024 – 2025 :

The audit report from the auditor for the year 2024 – 2025 was received & adopted by the society.

Agenda Item No. 4 : To re-appoint the Statutory Auditor for F.Y. 2025 – 2026 & fix their remuneration from the panel approved by State Government :

It was decided to re-appoint the Auditor – Mr. Sunil Bagul for F.Y. 2025-2026 & it was unanimously passed by all.

- **Proposed by :** Mr. Manohar Khetwani
- **Seconded by :** Mr. Jatinder Nagpal



Agenda Item No. 5 : To discuss & approve the annual budget for the financial year 2025 – 2026 including investment of available surplus funds (if any) :

It was decided to continue with the budget as per the last year financial & for any shortfall in the same thereafter separate bills would be raised by the society.

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Agenda Item No. 6 : Receive the report from the managing committee of the society on the following aspects :

- Application for Deemed Conveyance Deed of the society
- Update on the re-development proposal of the society building
- Garbage disposal system as per MCGM norms

a) Application for Deemed Conveyance : It was briefed by Mr. Jatinder Nagpal that the society has paid the stamp duty as required for registration of the Deemed Conveyance Deed & the process of registration will be completed.

b) Update on the re-development proposal of the society : The society is at the stage of furnishing RFP document to the shortlisted developers for obtaining their bids for re-development of the society building.

c) Garbage Disposal system as per MCGM norms : It was briefed by Mr. Sunil Verliani that the garbage from every flat be separated as : Dry / Wet / E-waste & the same be collected in three separate containers in the designated place for the same.

Agenda Item No. 7 : To consider any other matter with the permission of the Chair which are permitted under provisions of the Act, Rules & Bye – Laws :

As there was no other item for discussion the meeting ended with a vote of thanks by the Chairman.

For Neelam Apartments Co. Op. Housing Society Ltd.


Hon. ' Secretary




Chairman

AGM held on 29th Sept 2025 @ 10.00am

Sr. No.	NAME of the Member	Flat No	Signature
1	MYANIK NAGPAL	103	
2	NISCHAY NAGPAL	103	
3	Zarino Pabel	503	
4	Rajesh Kawanchandani	1201, 1202, 1301	
5	Manohar Khulwani	601, 602	
6	RATENRA CHANDRA (HUV)	403	
7	SADIC PANSWANI	401, 402	
8	Sunil Vastiani	1001	
9	JATINDER NAGPAL	102	
10	Shhakti Aggarwal	603	
11	Neeta Mehta	901, 902, 903, 501, 502	
12	SASID KARMAU	1103	
13	KEVAWA SECURITIES PVT LTD	901	
14	KEVAWA SECURITIES PVT LTD	802	
15	Mrs. N. Bilani	1101	
16	Vidya Trading CO.	1203	
17	Rajendra Trading CO.	1302	