

WESTERN PARK CO-OPERATIVE HOUSING SOCIETIES ASSOCIATION LIMITED

Registration No. MUM/MHADDB/GEN/O/13530/2023-24

Registered Address: Oshiwara MHADA Complex, Plot No. P-51 to H-58, CTS No. 1 (PART) of Village Oshiwara, Off Link Road, Andheri (West), Mumbai- 400 053.

Email: westernparkcoop@gmail.com | Website: www.westernpark.co.in

Date: 27th December 2025

MINUTES OF THE SPECIAL GENERAL MEETING (SGBM) OF THE WESTERN PARK CHSAL HELD ON 19TH DECEMBER 2025 AT THE ADJOURNED TIME OF 8:00 PM AS AGAINST 7.30 PM AT 2ND FLOOR, MAHESHWARI BHAVAN, OSHIWARA.

Date: 19/12/2025

Time: 8:00 PM

Venue: Maheshwari Bhavan, Oshiwara

INVITEES:

PMC Representatives:

- Mr. Rajesh Akulwar
- Mr. Nitin Ajgaonkar
- Ms. Runali Naik

Legal Consultant of Western Park CHSAL:

- Mr. Satish Muley

Members Present as per attendance taken

Proceedings of the Meeting:

The meeting was convened pursuant to due notice issued in accordance with the provisions of the MCS Act, 1960 and presided over by The Hon. Chairman Mr. Ajay Tiwari of WPCHSAL who welcomed the members present. Owing to insufficient quorum, the meeting was adjourned for half an hour. The meeting was thereafter resumed at 8.00pm and members present constituted the quorum, in pursuance of the note mentioned in the Notice dated 13/12/2025 calling for SGBM.

Before commencement of the Special General Body Meeting (SGBM), the Hon. Secretary Mr. Sanjiv Johar introduced the Project Management Consultant Team from Supreme Engicons Pvt. Ltd., (PMC) and the Legal Consultant – Mr. Satish Muley to the members present.

Thereafter the NOTICE/AGENDA was taken up for discussions by the Hon. Secretary. After due discussions by members present, the following resolutions were passed. A brief summary of the discussions as per agenda along with the resolutions passed are recorded herein below.



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Agenda No. 1:

To consider and approve the application for execution of the Lease Deed Agreement, sanctioning of Layout and FSI from MHADA for the seven-member societies.

Resolution: The Hon. Secretary apprised the General Body, in addition to securing approval for the Lease Deed Agreement with MHADA, it is mandatory to also obtain approval for the execution of the corresponding Sale Deed. This Sale Deed pertains specifically to the buildings currently standing on the leased plot of land.

To facilitate this comprehensive process, the Association has jointly appointed M/s Ellora Architects Pvt. Ltd., and the Association's appointed Legal Consultant Mr. Satish Muley. Their mandate is to act as consultants to liaise with MHADA and ensure the successful execution and official registration of both the Lease deed Agreement and Sale deed Agreement along with sanctioning of Layout and FSI. These documents will be executed in favour of the individual member societies, a critical legal prerequisite for the societies and the overarching association to proceed with the proposed redevelopment project.

A fundamental condition of this appointment was expressly recorded: All expenses, applicable fees, charges, payments and incidentals incurred in securing these deeds shall be solely borne by the selected developer – SHODEN- HOH. No financial liability of any kind shall accrue to the Association or its seven member societies in this matter.

Proposed by: Ms. F. Michael

Seconded by: Mr. Rafique Khan

Carried: Unanimously

Queries Raised & Clarifications:

- **Query by Mr. Harshad:** Why this SGM was convened and why the WPCHSAL called the SGM.
Response: Mr. Satish Muley, Legal Consultant for Western Park CHSAL, addressed and clarified the members' queries.
- **Query:** Period of the Lease Deed
Response by Mr. Akulwar: The lease deed period will be for **30 years**.
- **Query:** Whether MHADA permission is required for sale/resale
Response by Mr. Akulwar: **Yes**, MHADA permission will be required.
- **Query:** Who will pay the lease rent
Response: The **Society** will bear the lease rent once the buildings are handed over.
- **Query:** Time required for completion of the Lease Deed
Response: Minimum **3 months**.



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Agenda No. 2:

To approve and appoint an Auditor for the Association since the present auditor, Mr. Dhuri, has resigned.

Resolution:

The Hon. Secretary informed the General Body of the resignation tendered by the previously appointed statutory auditor Mr. Dhuri, which was formally taken on record.

Subsequently, the requirement to appoint a new Statutory Auditor in compliance with the provisions of the MCS Act, 1960 was placed before the General Body for consideration.

During the discussion, members enquired about the reasons for Mr. Dhuri's immediate resignation. In response, the Honorary Treasurer informed the members that Mr. Harshad Shah had raised objections and questioned aspects of the audit work, which had already been reviewed and unanimously approved by the General Body during the at the Annual General Body Meeting (AGM) held on 30th September 2025.

The chair provided the following clarifications for the record:

- The Minutes of the AGM dated 30th September 2025 were duly circulated to all members within the prescribed period as per the MCS Act, 1960.
- No objections or observations were received from members within the stipulated 15 days review period.
- Consequently, the said AGM minutes are deemed confirmed and final as per due process.

The chair further emphasized that matters which have been duly approved by the General Body and recorded in confirmed minutes cannot be reopened for discussions except through lawful means. Several members expressed concern, disapproval and disappointment regarding the recurring practice of lodging complaints and representations with external authorities on redevelopment related matters. The members noted that these matters had already been thoroughly deliberated and discussed and approved by the General Body and/or Managing Committee in accordance with established legal procedures.

Members stressed that the redevelopment project is designed for the collective benefit of all members and reiterated that issues, concerns or differences should, as far as possible, be addressed and resolved internally within the societies and the association.

Following extensive discussions and deliberations on the matter, it is hereby:

RESOLVED

To appoint **Mr. Kiran Garve- Panel No 1013082** as the Statutory Auditor of the Association for the financial year commencing 1st April 2025 and ending 31st March 2026.



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FURTHER RESOLVED

That the remuneration for the audit services shall be in accordance with the fees structure stipulated by the Maharashtra Government under the applicable regulations.

Proposed by: Mrs. Pooja Banthia

Seconded by: Mr. Vinod Saraogi

Carried: Unanimously

The meeting was concluded with a **vote of thanks to the chair, to the Legal Consultant, the PMC and to the General Body.**

Warm Regards,
Western Park CHSAL



Mr. Sanjiv Johar
Hon. Secretary



Mr. Ajay Tiwari
Hon. Chairman



Mr. Amit Bhansali
Hon. Treasurer

