

Thames View Muslim Association

Date: 15/09/2023

Project: Thames View Masjid.

Notice for the SGM and invitation for project lunching program.

**Notice for the SGM and invitation for
OUR Fund-Raising launching programme:**

Date: 24/09/2023

Time: 11am – 1pm

Place: Thames View Muslim Centre

17 Farr Avenue, IG110NY

(Segregated arrangement for sisters will be available)

Assalaamu Alaikum,

Dear esteemed members, residents, and users of TVMA's prayer facilities,

We are delighted to share some promising news following our Special General Meeting (SGM) held on August 20, 2023, regarding the acquisition of the "Former Thames View Clinic Site, Bastable Avenue".

During the SGM, a unanimous resolution was adopted by all attendees to pursue the acquisition of this plot of FREEHOLD LAND, which already possesses planning permission. The agreed price range for this endeavour falls between £3.50 million to £3.70 million.

Subsequent to this pivotal decision, a dedicated taskforce comprised of TVMA's Management team, including all trustees, convened on September 3, 2023. Together, they have established a specialized team known as "The Purchase Team" to independently oversee and manage this significant Masjid acquisition project. We are proud to announce that Sabbir Zamee, TVMA's Secretary, has been appointed as the Team Leader for this crucial undertaking.

So far, the Purchase Team has taken the following significant steps:

Fixed the price: £3.615m on the following terms:

	Amount	Payment Deadline	Remarks
Reserved the Sale for	3615000		
Exchange with 10% Deposit	361500	End of October`2023	£10K legal costs, we will lose this in case we do not complete the Exchange, otherwise it will be adjusted with the completion price.
Balance 90% by 12 months from the exchange	3253500	End of November 2024	We will lose that 10% if we failed to pay the full amount by November 2024.

Legal Processes: All necessary legal processes will be meticulously handled by an expert solicitor/legal team to ensure that all documents are rightfully registered in the name of the Thames View Muslim Association.

Fundraising Endeavours: In our efforts to secure the necessary funding for this crucial endeavour, we have proactively reached out to and engaged with several mosques, including Al Noor Mosque, East London Mosque, and Al-Madinah Mosque in Barking. These discussions have yielded positive feedback and support in terms of both the purchase price and potential fundraising opportunities.

We are excited about the progress we've made thus far and are committed to keeping you updated on our journey. Your continued support and prayers are invaluable as we work diligently to acquire this land for the benefit of our community.

We look forward to keeping you updated on the progress of this endeavour and appreciate your continued support and prayers as we work towards securing this valuable piece of land for our community.

Kind Regards,

Sabbir Zamee
Head of the Purchase Team
Secretary
Thames View Muslim Association