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TRANSMITTAL LETTER

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01 FEB 28 AM 10:30

SECRETARY OF STATE
TALLAHASSEE FLORIDA

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

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-02/28/01--01058--017
*****87.50 *****87.50

SUBJECT: GOOD DEED REALTY CORPORATION
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the articles of incorporation and a check for:

☐ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☒ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: FRASAT FAROOQ, CPA
Name (Printed or typed)

6602 SW 61 THRU
Address

SOUTH MIAMI, FL 33143
City, State & Zip

(305) 495-1547
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

**ARTICLES OF INCORPORATION
OF
GOOD DEED REALTY CORPORATION
A Florida Nonprofit Corporation**

The undersigned, acting as incorporator of a nonprofit corporation under the Florida Nonprofit Corporation Act, adopts the following Articles of Incorporation for such nonprofit corporation.

ARTICLE I (Name)

The name of the nonprofit corporation shall be **GOOD DEED REALTY CORPORATION** (the "Nonprofit Corporation") The period of duration for the Nonprofit Corporation is perpetual.

ARTICLE II (Principal Office)

The place in this State where the principal office of the Nonprofit Corporation is to be located is as follows:

1344 NW 135th Ave
Pembroke Pines, FL 33143

ARTICLE III (Purposes and Powers)

The objects and purposes of the Nonprofit Corporation and the powers, which it may exercise, are as follows:

1. The Nonprofit Corporation is organized for the purpose of engaging in all charitable, scientific, literary or educational purposes in which an organization may engage as an organization qualifying as an organization exempt from federal income taxation under Section 501(c)(3) of the Internal Revenue Code of 1986 and the regulations promulgated thereunder, as said Code and regulations now exist or as they may hereafter be amended (or the corresponding provision of any subsequent federal law, said Code, regulations and subsequent federal tax laws, if any, being hereinafter referred to together as the "Code"), and to promote and advance such purposes by any activity in which a nonprofit corporation organized under the Florida Nonprofit Corporation Act may engage, exclusively, either directly or by contributions to organizations qualifying as exempt organizations under Section 501(c)(3) of the Code, and to receive and maintain a fund or funds of real or personal property, or both, and to administer and apply the income and principal thereof, within the United States of America for providing opportunities of home ownership to non home

owners and low-level income families and also create awareness about credit management in such home owners through holding seminars and lectures in public and private gatherings, for such purposes.

2. Without in any way limiting the foregoing purposes, the Nonprofit Corporation is organized to provide opportunities of home ownership to low-level income families and also impart education to such home owners about fiscal discipline and credit management.
3. The Nonprofit Corporation shall possess and exercise all the powers and privileges granted by the Florida Nonprofit Corporation Act or by any other law of the State of Florida together with all powers necessary or convenient to the conduct, promotion or attainment of the activities or purposes of the Nonprofit Corporation including, but not limited to following powers:
 - (a) to acquire by lease, option, purchase, gift, grant, devise, conveyance, or otherwise, and to hold, enjoy, possess, rent, lease, mortgage, farm, ranch, work, forest, and sell real property or any interest therein, and to construct, maintain and operate improvements thereon;
 - (b) to acquire by option, purchase, gift, grant, bequest, transfer or otherwise and to hold, enjoy, possess, use, run, work, pledge as security, sell, transfer or in any manner dispose of personal property of any class or description whatsoever;
 - (c) to retain any property, investments or securities originally received by the corporation or thereafter acquired by it so long as the directors of the Nonprofit Corporation shall consider the retention thereof desirable;
 - (d) to invest any and all funds coming into the hands of the Nonprofit Corporation on any account whatsoever in such property, investments or securities as the directors of the Nonprofit Corporation may, in the discretion of the directors, deem advisable, however doubtful or hazardous or limited the description or nature of any property, investments or securities so retained may be, whether or not the same may be currently producing income and whether or not the same are or may be such as are authorized or deemed proper for investment of trust funds under the Constitution or laws of the State of Florida or of the United States;

- (e) to borrow and lend money to or from any person, persons, firm, business, partnership, or corporation, with or without security, and if with security, with such security as the directors of the Nonprofit Corporation deem proper or appropriate, and, in connection with any borrowing of money by the Nonprofit Corporation, to issue evidences of indebtedness of such borrowing and to secure the same by mortgage, pledge or other lien on the Nonprofit Corporation's property;
- (f) to convert real property owned by the Nonprofit Corporation into personal property and personal property into real property;
- (g) to improve or cause or permit real property to be improved and to abandon any property which the directors of the Nonprofit Corporation deem to be without substantial value;
- (h) to manage and control any shares of stock, certificates of interest, bonds or other securities of any corporation, trust or association at any time acquired in any way by this Nonprofit Corporation and with respect to the same to concur in any plan, scheme or arrangement for the consolidation, merger, conversion, recapitalization, reorganization or dissolution, or the lease or other disposition of the properties of any such corporation, trust or association the securities of which are held by this Nonprofit Corporation and as owner thereof to vote any security of any corporation, trust or association held by this corporation at any meetings of the holders of the same class of security of the issuing entity and generally in all respects to exercise all of the rights of ownership therein;
- (i) to guarantee *or* become surety for the obligations of any other nonprofit corporation or corporation not of a business character; and
- (j) to do and perform all other acts and things which may be incidental to and come legitimately within the scope of any and all of the objects and purposes of the Nonprofit Corporation or which may be necessary or appropriate for the carrying out and accomplishment of any and all of the objects and purposes of the Nonprofit Corporation, and to have and exercise all rights and powers now conferred on corporations not of a business character under the laws of the State of Florida.

ARTICLE IV (Members)

The Nonprofit Corporation will not have members.

ARTICLE V (Initial Board of Directors)

The number of directors constituting the initial Board of Directors is three (3) and names and addresses of the persons who are the initial Board of Directors of the Nonprofit Corporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Mrs. Nirmaljeet K. Bhatti	1344 NW 135 th Ave Pembroke Pines, Fl 33028
Mr. Baldir S. Bhatti	11140 NW 30 th Street Sunrise, Fl 33321
Mr. Amar S. Saggu	1344 NW 135 th Ave Pembroke Pines, Fl 33143

The number of directors constituting the board of directors of the Nonprofit Corporation thereafter shall be three (3) and a change in the number of directors shall be made only by amendment to the bylaws.

ARTICLE VI (Term)

The members of the initial board of directors shall hold office until the first annual meeting of the directors and until their successors shall have been elected and qualified. Thereafter, the directors of the Nonprofit Corporation shall be elected in the manner and for the term specified in the bylaws of the Nonprofit Corporation.

ARTICLE VII [Removal from Office]

Any member of the board of directors may be removed from office, with or without cause by the affirmative vote of three (3) of the directors of the Nonprofit Corporation.

ARTICLE VIII (Reasonable Compensation)

No part of the net earnings of the Nonprofit Corporation shall inure to the benefit of, Or be distributable to its trustees, officers, or other private persons, except that the Nonprofit Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in

Article third hereof. No substantial part of the activities of the Nonprofit Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Nonprofit Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these Articles, the Nonprofit Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code; or (b) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code, or corresponding section of any future federal tax code.

ARTICLE IX [Dissolution]

Upon the dissolution of the Nonprofit Corporation, assets shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. The District Court of the county in which the principal office of the Nonprofit Corporation is then located shall dispose of any such assets not so disposed of. Exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

ARTICLE X (Initial Registered Office and Agent)

The name and address of the initial registered office of the Nonprofit Corporation is as follows:

Nirmaljeet K. Bhatti

1344 NW 135th Ave.

Pembroke Pines, Florida 33028

ARTICLE XI (Initial Incorporator)

The name and address of the initial incorporator is:

Nirmaljeet K. Bhatti

1344 NW 135th Ave.

Pembroke Pines, FL 33028

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

Nirmaljeet K. Bhatti.
Signature/Registered Agent

Date: 2/26/01

Nirmaljeet K. Bhatti.
Signature/Incorporator

Date 2/26/01

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TALLAHASSEE FLORIDA