

RAM KUTIR CHS LTD.

(REG No. BOM/HSG577 of 1964)

Office: Plot No. 133-B, Mahim Bazar, P.O., Off. L. J. Road, Mahim, Mumbai – 400 016

Note :- Managing Committee (Monthly) meetings attend in period of Dec – 2020 To by following M.C.M. Feb – 2022

Sr. No.	Name	Flat No.	Designation	Nos. of Meeting Attended
1)	Mrs. R. Silveria	A/A	Chairman	14
2)	Mr. U Londhe	A/B	Secretary	17
3)	Mr. J. Mavani	C/1	Treasurer	16
4)	Mr. Dr. P. Ambardekar	A/17	Ex-Chairman	03
5)	Mrs. S. Sawant	B/32	Ex - Secretary	01
6)	Mrs. U. Mohe	A/19	Member	15
7)	Mrs. A. Pagnis	B/22	Member	03
8)	Mr. N. Arte	B/35	Member	03
9)	Mr. B. Mandalik	C/13	Member	02
10)	Mr. A. Cardoz	A/E	Member	08

Draft minutes of The Annual General Meeting of the Members of The Ram Kutir Co-Op. Housing Society Ltd. held on Sunday the 20th March, 2022 at 10.30 am in Society Office, L.J. Road, Mahim, Mumbai – 400 016.

Draft :- Minutes of A.G. (Annual) 20th March, 2022 (Venue – Society Office)

Quorum :- Due to Quorum Not Form @ 10.30 am.

A. G. B. Meeting started a@ 10.45 am.

with presence of 16 Society members.

The Honorary Secretary Mr. Londhe welcome all present Society members.

A) AGENDA POINT – 2

All Society Members gave condolence for departed Society Members of Society & their Family Members and prayer for Fast Recovery of Mr. Cardoz Flat – A/E.

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B) As per A.G.B. Circular Notice (IMP Notes for Society Members) Point No 2 & 3 Secretary took objection on presence of Mr. Shukla Flat No. B/15 & Mr. Bhandare Flat A/F as per bye Law No. 25 under section 27(a) of the Act.

But Mr. Bhandare & Mr. Divekar & Mr. Shukla showed Strong Objection on same asking secretary to show bye laws about same.

On same the secretary replied that as active Society Members & Their Rights its every Society members duty to keep knowledge & updates of model bye laws as per Mr. Shukla accepted same & left from meeting but Mrs. Bhandare remain in meeting besides objection of the secretary & other managing committee.

For above due to non-relevant objections precious 15 minutes wasted in meeting.

C) The secretary requested all members to select Chairman for this A.G. B. meeting as Mrs. R. Silveria had submitted her resignation on August – 2021 and as per M.C.M. meeting minutes agreed (16/08/2021) to co-operate up to A.G.B. but unfortunately she had given co-operation till Nov-2021 M.C.M. meeting only. As their was no chairman Mr. Tribhuvan Flat No. C/11 had accepted to take charge of Honorary Chairman for this A.G.B. meeting to continue proceedings.

AGENDA POINT No. 3

The secretary inform members about last A.G.B. held on 13th August, 2017 & showed minutes of same.

AGENDA POINT No. 4

The Secretary and Treasurer gave idea about Report & Balance Sheet of 2013 To 2021 copies send to all Society Members with A.G. B. Notice for study & queries till 14th of March, 2022.

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The Secretary and Treasurer inform members that No Query received from a Society Members received till stipulated date.

The Treasurer gave idea about reserve Fund and Other Funds, FDS till date Sinking Fund FDS & general FDS in Account as follows:-

Miss Nalavade raised the point about delay of last few years adult work pending now further this type of lapses should not happened.

The Secretary inform members that it was a very difficult task to complete the pending 2013 To 2021 March balance Sheet & Audit Work for him.

The Treasurer inform members that from April – 2021 To September – 2021 Accounts Papers given to Accountant for preparing balance Sheet already.

Mr. Ambardekar ask and about Auditor Fees raised as per years on same Secretary replied that this time Auditor has to work on Pending 8 Years Audit Work and as per M.C.M. paid Rs. 39,648/- (Rupees Thirty Nine Thousand Six Hundred Forty Eight only fees in 2 part payments.

The resolution passed by General Body to accept Audit report as per it was decide not To Increase Any in Repairing & Maintenance Fund for year 2022 although audit has given instruction to raise the same in the Audit Report

AGENDA POINT – 5 :-

A) The Honorary Secretary informed members that all last month approved approximate Rs. 1,18,000/- (Rupees One Lakh Eighteen Thousand only) is due from members & he gave the individual figures with name to members.

On same Mr. Divekar enquire about calling same members from M.C.M. for recovery of amount.

The Secretary reply in case of Mrs. Mhatre Flat A/D M.C.M. called her 3 Times with circular for meeting but no reply from her. As same flat owner not

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paying her maintenance bill nor paying the Society members Bill raised to M.C.M. for damages done to Car types due to step made in front of entry door of her flat.

On same Miss Nalavade gave her opinion to consider factor that she is existing member occupying flat & secondary to curtailed of benefits of mortgage & sell her premises. As per and as 3 reminders are already send to her M.C.M. & still No Response from her then M.C.M. can send Legal Notice to her with all evidence & informing to Registrar about same.

Miss Nalavade gave the example of Mr. Rawal Flat No. A/38 about paying his liability during his name transfer process of Flat & still having dues on monthly bills.

The Treasurer informed her that M.C.M. had never gave him any NOC to Mr. Rawal as per.

The Secretary inform members that before starting any Legal Procedure he will call Mrs. Mhatre for next M.C.M. meeting to resolve the issue. As well as from Dec – 2020 to Jan – 2022 M.C.M. took action for recover of long dues successfully.

On sinking Fund Current Value Dr. Ambardekar's doubts the Treasurer gave explanation the during that time as information about specific General or Sinking is not provided, bank had put same in sinking fund but now after raised same with Bank Society is allowed to use large amount bank will liquidate same as General or Sinking FD only.

Further the Treasurer will circulate any doubts raised about repairing & sinking total funds, reserved funds, current situations.

B) The Treasurer informed Members about Current Balance F.D.I. Rs. 1,42,851/- (Rupees One Lakh Forty Two Thousand Eight Hundred Fifty One only) at present Sinking Fund Rs. 19,22,416/- (Rupees Nineteen Lakh Twenty Two Thousand Four Hundred Sixteen only).

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The Treasurer informed members about yearly Property Tax is around Rs. 95,000/- (Rupees Ninety Five Thousand only) (Rs. 47,000/- for 6 Months) Insurance Amount Rs. 40,000/- (Rupees Forty Thousand only).

The Secretary informed members about Notice required by Land and Revenue Department dues of around Rs. 17,500/- (Rupees seventeen Thousand Five Hundred only) to pay immediately (for last 5 years) & to pay same in referred bank Society needs PAN Card which is missing from 2017 from Society Records & for same M.C.M. had given application for NECO PAN Card to our Accountant as per.

The Treasurer informed members about the recovery if Sinking Fund from members which we have to pay to Bank before 31st March is about Rs. 26,000/- (Rupees Twenty Six Thousand only) to avoid any penalties & interest if not paid.

C) & D) The Secretary informed members about value of Lands & Buildings to be assessed as per current market value from related agency and to make investments in Society reserve funds as per auditor report remark & resolutions is passed for same to get the work done.

E) As per the observations of Auditor about increasing Funds for Repair Funds The Secretary informed members as our Building Structure is Old Even after current Repair Work done we required Funds for repairing time to time.

On same Mr. Tribhavan suggested to increase in common service charges instead of Repairing Fund ultimately as per Mr. Divekar & Mr. Bhandare opposed for same. Members gave opinion for not increasing any Repairing Fund and to use available Sinking FDS & Repairing Funds for Balance and Further repairing Work of Society and same is passed by resolution.

On above subject Miss. Nalavade raise the point of by increasing repairing Fund Amount do we want to increase Defaulter-List? on same the secretary reply

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that situation of defaulter list in December – 2020 & recovery of same in 2021 is grate due to M.C.M. efforts only.

AGENDA POINT No. :- 6

Annual budget for next financial year will be remain unchanged as per discussion.

AGENDA POINT No. :- 7

On appointment of Statutory Auditor for Audit of Accounts of Society for financial year 2021 To 2022 will be same “Vidhya Accounts” and resolution passed about same.

AGENDA POINT No. 8 :-

The Secretary informed members about new models bye laws 2021 for Co_op Society C Flat typed for acts & MCS Rules constitutional Amendments Acts & New updates on 9th March, 2019, 5th February, 2021, 5th July, 2021 by Ministry of Co-Operation Maharashtra Government.

Same accepted and passed as resolution for year 2022-2023 (subscription charges of Rs. 4125/- to be paid to Mumbai Dist Co-Operative Housing federation Ltd.).

AGENDA POINT No. 9 :-

The secretary inform members about last A.G.B. done on 13th August, 2017 & 27th June, 2019 circular send to all society members for proposed A.G.B. meetings on 30th June 2019 in same on Point No. 2, flat transfer and Mrs. Thadani A-18 which are checked and accepted by M.C. IT is to be passed by the General Body (signed by Mrs. S. Sawant – Ex Secretary).

As per above the Secretary brief members that as per Agenda Point No. 2 if all 3 preferred members flat transfer papers are checked by M.C. then why only Mr. Bhandare Flat – A/F transfer is passed and why other 2 members work is kept pending.

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Even in case of Mr. Bhandare & Others there are no records of checking of same documents from any Advocates by Society as what new M. C. after December – 2020 had checked in case of Miss Nalavade, Mr. Rawal, Mr. Thakoor, Mrs. Nagpal & Others on Record.

The Secretary informed members as said A.G.B. called on 30th June, 2019 never happened and due to save procedure as per bye laws to inform General Body about his new admission, about related documents submitted & checked by Advocate of Society & monetized in M.C. meeting about Name Transfer.

The Secretary informed all members as said A.G.B. called on 30th June, 2019 never happened and due to same procedure as per bye laws to inform about his new admission to General Body in A.G.B. was pending.

As Mr. Bhandare informed to Mr. Mavani Treasurer he had submitted his all documents related to flat transfer to office records & same was minutised also in M.C.M. meeting at that time.

On above same it was decided to check Mr. Bhandare Transfer Documents submitted to office Records at that time from Society Office Advocate for NOC and ask written explanation on same to society members.

Miss S. Nalavade name transfer on Flat No. A/37 & Mr. Rawal Name Transfer on Flat No. A/38 is unanimously passed as admission by all Society General Body Approval.

On feasibility report The Secretary informed members about our society own preparation knowledge about our existing property redevelopment clear picture.

AGENDA POINT No. :- 10

The Secretary informed members about Building Structural Audit Report falls under C2-B category as per BMC Norms and in same No Eviction only Structural repairs. But all together almost near to category C2-A (to be evacuated and or partial demolition requiring major structural repairs. As considering age factor of building.

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Same way delay in planning in rehabilitation program not only increases the distress level but also increases the cost of repairs (As per Audit Report).

AGENDA POINT No. 11 :-

The Secretary inform members about circular send to all members about consent opinion for proposed redevelopment of our Society Property on 16th August, 2021 out of Total 41 Nos. 5 Flat (Transfer Not Done) (Bur all agree for same)

28 Nos. – Flats agree for Redevelopment

04 Nos. – Flats Disagree

04 Nos. – Flats will decide after A.G.B.

The Secretary inform members that as per consent opinion M.C.M. will call S.G.B. meeting next month to select 5 members redevelopment committee to go head for further steps in redevelopment process and same is passed by general body as resolution approval.

And to decision on self-redevelopment or through developers as per all society members opinions. In meeting & as per amended circular 2019 relation to redevelopment of Co-Op. Housing Society Building.

Mr. Mohe Flat A/19 raised the point of internal structure repairing work of Columns & Beams to start in his flat urgently or he should wait till redevelopment, decisions, on same the secretary explains, in such case there is No Problem to continue work for repair.

AGENDA POINT No. 12 :-

The Secretary explains to members as per 21st March, 2021 S.P.E.B. meeting Rs. 1,000/- (Rupees One Thousand only) non occupancy charges cancelled as they are not as per Society bye Laws, as M.C.M. can charge only 10% of service charge in members monthly bill.

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Mr. Kevin Desouza has kept large dues in monthly bills due to same reasons but in 2021 new M.C.M. had corrected the previous committee mistakes & rectify the same.

Mr. S. Bhandare had raised the point about he had paid Rs. 1,000/- (Rupees One Thousand only) as Non Occupancy Charges before December – 2020 & Mrs S. Sawan Ex-Secretary promised him that he will get refund of such amount. Mr. Mavani Treasurer explains him that he don't have any idea about same and he will follow what is decided after 21st March, 2021 special G.B. Meeting Agenda Points, for 105 of service Charges As per Society bye law & 9th October, 2021 M.C. meeting. On Issues of including few items of monthly bill in common service charges will be decided in next MCM & same resolution will be passed in general body meeting

AGENDA POINT No. 13 :-

As per explanation from the Secretary after 21st March, 2021 Special G.B. Meeting few M.C. Members like Dr. Ambardekar, Mr. Pagnis send their registration from M. C. Members to M.C. M. But Ex-Secretary Mrs. S. Sawant & Mr. Bhimrao Mandlik had not send their registration to running M.C.M. for records. Mrs.Sawant only intimated to Society Bank for Registration as per to facilitate New Chairman & Secretary signatures for Bank.

The secretary explain further Mr. Arte, Mr. Agnel Cardoz, Mr. Mohe & Chairman Mrs. R. Silveria had send their resignation up till December – 2021 on which M.C.M. had decided not to accept any resignation till March 2022 A.G.B. till any alternative arrangements made.

So as per decided The Secretary ask all members to be part of M.C. till 17th September, 2022 elections to run Society work smoothly.

Only Mr. Tribhuvan agree to be part of current M.C. & co-operate. Mr. Bhandare said he will be part of New Committee. On same the Secretary explain that Mr. Bhandare cannot be a part of M.C. & cannot contest the election in Society Election due to Section 73CA of MCS Act, 1960 ((3rd amendment) 7th September, 2001 amendment.

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As per discussion made to accept all M.C. Members who had submitted the registration to M.C. during January – 2021 to December – 2021 including chairman and M.C. is ready to Co- operative any society members to be part of current M.C. up to next election till 17th September, 2022.

The secretary explain all members M.C.M. will send information to register about next election and appointment for returning officer for same.

AGENDA POINT No. 14 & 15 :-

The Secretary explain to members that during work of Structural Audit of Building M.C. had send all bills received from the society members during the period of 2017 to March – 2021 and same bills checked & scrutinized by structural engineer agency (only Columns and Beams).

After discussion decision made to reimburse 20% of total amount to individual society members those submitted their repairing Bill of Internal Structure. The reimbursement payment mode & time period will be decided by M. C. M. Approval and same is passed and approved in General Body.

Another subject raised by Mr, Kopikar about prolong leakages from above flat Mrs. Kulkarni & damages done due to same. Miss Nalavade raised the point of leakages earlier in her flat before Membrane work on terrace in 2021 and damages done due to same asking who is going to take responsibility for same.

Mr. Mavani Treasurer explaining that tarpaulin was arranged on terrace at that time of period.

The Secretary inform members that he will visit same flats to resolve issue.

AGENDA POINT No. 16 :-

The secretary inform members to take decision on fine charges amount to decide on A to F as per point.

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As discussions points on matter of Mr. Bhandare had kept plant pots on water tank which was objected by Miss S. Nalavade but in process strong objections was raised by me. Mr. Bhandare about language used by Miss S. Nalavade in Messages & Whats up messages for him and same objection raised by M.C. members, statement use for Honorary Secretary, which was discussed in meeting called to resolve the issue by M.C.M.

On same discussions Mrs. Shetty suggested not call names & stereo type in this kind of issues and not to show rudeness on each other as we are all members of society.

Mr. Mavani ask all members to use sophisticated language while addressing this kind of issues.

M. C. added those members who had put baseless allegations like harassment & other on honorary post of Secretary & M. C. Members should give explanation to general Body with Apology Letter like in case of Mr. Shukla & Mr. Rawal.

AGENDA No. 17 :-

- a) & b) The Secretary explained balance exterior painting work & all wings staircases internal work to all members and after discussion decided to complete the balance work as same is protective for recently done exterior plaster work of Society Building.
- c) To repair ground water tank & terrace water tank to save wasting B.M.C. water every day.
- d) To check and sell borewell water to Generate Society Funds and create pipe line provisions for same up to society 2nd gate.
- e) To develop website for Ram Kutir .
- f) Desktop PC for office to keep updated records.

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Almost all above items discussed and approved by all society members as per quotations and payments scheduled implementation and use of Sinking Fund FDS as per requirement of commencement above work & resolution passed by the General Body.

AGENDA POINT No. 18 :-

- a) The Secretary raised the points of Society Work done in last 15 Months which were pending from last few years and most important all this major building repair work done in critical time period of Corona Pandemic from end of March -2021 to September – 2021 with absolutely No Help from M. C. Members or Any Society Members, but still work done to Society Members satisfaction till date.

The Secretary ask apology if any Society Members had any problem during the repairing work on behalf of M.C.M.

The Secretary added when all Society Members stayed at Home, M.C. Member had send their resignations at same time under the blame of few society member that secretary doing one man show, at that time real co-operation was needed from society members & M.C. but unfortunately this never happened. Instead of the members from M. C. & Few Society Members was busy in putting baseless allegations of harassment on secretary and try to and tried to polluted environment of society put hurdles on smooth going work of society welfare.

The secretary and Treasurer inform members that it is very surprising that when every society members knows who is doing society welfare work by giving precious time & only few members can come under instigation of such member who are not keeping full information about office records and society bye laws and want to be part of Honorary post in managing committee.

The Secretary had requested all society members to take note of same.

- b) Mr. Tribhuvan raised his point with permission of chairman that he wants written apology from previous M.C. especially from Ex-Chairman & Ex-Secretary.

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About Mr. Tribhuvan had done fraud of Rs. 15,00,000/- (Rupees Fifteen Lakh only) (Off Records) during his tenure as Ex-secretary of society and when he had ask NOC to previous M.C. as non-defaulter member of society for Bank Loan purpose even after Deputy Registrar written permission to society M.C.M. & to Secretary to kindly issue the NOC for Mr. Tribhuvan, Ex – Secretary & Ex – Chairman had not provided him any NOC as per Mr. S. Tribhuvan.

Mr. Tribhuvan added in 9th April, 2018 A.G.B. was taken in same question put by him about chairman. The Secretary at that time reply Chairman had resign on 31st March, 2018 & 9th April, 2018 Secretary also resigns, so his question is if committee is their where are 2 heads.

After same committee went to Registrar Office saying that our resignation was no passed by M. C. so henceforth they will remain for their honorary post of Chairmar & Secretary. Mr. Tribhuvan hand ask all present members understand same and requested to put same on records.

AGENDA No. 19 :-

Cold Drinks were served to all present society members & A.C.B. meeting was concluded with vote of thanks to Honorary Chairman, Secretary, Treasurer & Members.

Date :- 24th March, 2022

Place :- Mumbai




Chairman


Secretary


Treasurer

