

RAM KUTIR

Co-oprative Housing Society Ltd.

(Reg. No. BOM/HSG/577 of 1964)

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

Date 28-01-2023

MANAGING COMMITTEE MONTHLY MEETINGS ATTENDED IN PERIOD AFTER ELECTION NOVEMBER 2022 TO JANUARY 2023.

Sr. No.	Name	Flat No.	Designation	No. of Meetings Attended
1.	Mr. S. Tribhuvan	C/11	Chairman	3
2.	Mr. U. Londhe	A/B	Secretary	3
3.	Mr. J. Mavani	C/1	Treasurer	3
4.	Mr. K. Desouza	B/6	M.C. Member	3
5.	Mr. C. Vanjani	B/25	M.C. Member	2
6.	Mr. B. Mandalik	C/31	M.C. Member	3
7.	Mr. U.V. Mohe	A/19	M.C. Member	3
8.	Mrs. G. Gadkari	B/2	M.C. Member	1
9.	Mrs. S. Pednekar	C/24	M.C. Member	3

DRAFT MINUTES OF THE ANNUAL GENERAL BODY MEETING OF THE RAMKUTIR CHS LTD. HELD ON 15TH JANUARY 2023 IN SOCIETY OFFICE AT 10.30 A.M. L.J. ROAD, MAHIM, MUMBAI - 400016.

• QUORUM

Due to quorum not form at 10.30 a.m. A.G.B. meeting started at 11.00 a.m. with presence of 19 members.

The Honorary Chairman Mr. S. Tribhuvan welcome all present society members.

• AGENDA POINT NO. 2

All society members gave condolence for departed society members of society and their family members.

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- **AGENDA POINT NO. 3**

Mr. S. Tribhuvan ask members whether to read last A.G.B. meeting (Date : 20.3.22) and unanimously decided to approve minutes.

- **AGENDA POINT NO. 4**

Mr. S. Tribhuvan inform members about Nil queries about Annual Report of activities of society for financial year April 2021 to March 2022 as per Balance Sheet and Auditors Report Statutory Audit.

The Resolution to pass Audit 2022 Report proposed by Mr. K. Desouza & Seconded by Mr. J. Mavani and unanimously accepted by General Body.

- **AGENDA POINT NO. 5**

For few resolutions to pass as per remarks by Auditor on following items.

- (a) On recovery of dues from defaulting members Ms. Nalavade inform members to decide and implement fix time frame of 3 months for follow up with such members as every year same issues of defaulters are highlighting with no major recovery effect.

Mr. J. Mavani inform members that last year's dues around Rs. 1,18,000/- are now lmost recovered by M.C.M. and current dues to members are around Rs.23,000/-.

Mr. P. Ambardekar suggested to keep the follow up period for 6 months for members with dues. And to change monthly Bill submission date from 24 to 20 of each month and also suggested to circulate the monthly bill in first week of every month from Accountant of society hence forward.

On brief discussions member accepted unanimously to fix period of 3 months for follow up with members with dues, before initiating legal notice under Section 101 of MCS.

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The notice for due payments (for first 3 months including 18% interest and after 3 months fix period including 21% interest) to the defaulter members.

In failure of same from members to make due payments an application would be made to Deputy Registrar under Section 101 of MCS Act, 1960 for recovery of the outstanding dues.

As per approval of all members unanimously resolution proposed by Mr. S. Tribhuvan and Seconded by Mr. K. Desouza and pass as final Resolution.

After brief discussions on same resolution for same unanimously by members to keep final date 20th of every month for monthly bill payments and Bills will be circulated in 1st week of every month.

- (b) On topic of fix deposits in sinking funds of excess amount Mr. J. Mavani inform members about S.F. Funds done in year 2021-2022 and will continue to more S.F. Funds as per the availability of excess amount if possible, as since last August 2022 society redevelopment process begins and expenditures done for P.M.C. and other related expenses by society till date. Same accepted by Members unanimously.
- (c) On topic of investments in Reserve Funds Mr. J. Mavani inform members society will make same investments as per availability of funds from January to March 2023 as per remarks. By Auditor.
- (d) On monthly incoming and outgoing expenditures and cash in hand Mr. J. Mavani read out documents summary he had prepared for meeting. On basis of same he inform that monthly collection (if all members pay in time) is Rs.1,04,237/-, Electric Bills amount (montly) is Rs.9600/- to Rs.10000/-, Water charges (monthly) BMC is Rs.12500/- to Rs.15000/-, Insurance Annual Amount Rs.40,000/-, Property Tax as per Rs.700/- to Rs.1000/- (From January, 2023).

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Mr. J. Mavani inform members about 6 months collective Water Bills of amount Rs.60,000/- send by BMC and society had paid same in 2 instalments (without interest) in last month.

Mr. J. Mavani inform members about from February 2023 flat members below 500 sq.ft. area will not get any Property Tax Bills and others will get individual Property Tax Bills as per new rules.

Although Ramkutir Property Land Bill will come separately like last Bill Amount of Rs.452/-.

(e) Mr. J. Mavani informed value of Land and Building to be assessed by B.M.C. Flexibility Report done recently.

- **AGENDA POINT NO. 6**

Mr. J. Mavani informed members about Annual Budget for next remaining Financial Year 2023 Rs.1,50,000/-.

- **AGENDA POINT NO. 7**

On topic of appointing new statutory auditor for accounts of society for financial year 2023 to 2024. Mr. S. Tribhuvan inform members that M.C.M. had called quotations for same as per resolutions in last A.G.B. & M.C.M. and selected 2 Agencies on basis of fees and locations and will be finalized in February 2023 M.C.M. meeting. Before same M.C.M. will send intimation to Ms. Vidhya accounts for closer on March 2023 after collections of submitted accounts documents and April 2022 to September 2022 Accounts Balance Sheets documents.

- **AGENDA POINT NO. (8)**

Mr. U. Londhe inform members to accept new models bye-laws 2023 from March 2023 for Co-operative Society (Flat typed for Acts and Rules Constitutional Amendments with all latest updates.

All member unanimously accepted same and pass Resolution for same.

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- **AGENDA POINT NO. (9)**

Mr. J. Mavani explain detail documents on Current Expenditures like Security Guads services Day / Night, Society Sweeper, Society Common electric monthly bills, BMC Water Charges Bills and other repairs and occasional society Redevelopment meeting activities from August 2022 till date.

He further explain how all related charges are increasing day by day and to compensate same society should increase atleast Rs.2 per sq.ft. of total carpet area in main bill of service charges every month.

Mr. S. Vasan suggested to take vote for increase charges. The Resolution pass by majority 14 (Yes) 5 (No).

After brief discussions in members and suggestions from same, members passes the Resolution proposed by Mr. U. Londhe & Seconded by Mr. S. Tribhuvan.

Same pass in majority to increase charges by Rs.1/- from February 2023 monthly bills (As proposed repairing fund can not use for common service charges M.C.M. decided to calculate same in common service charges).

- **AGENDA POINT NO. (10)**

Mr. U. Londhe inform members about current redevelopment stages as per 7 No. Redevelopment committee meetings from August 2022 till January 2023 and 2 Special General Body meetings for redevelopment in last year 2022.

During same period physical measurement of all 40 Flats and 1 Garage survey done in last November 2022 and Report was submitted in December 2022 to P.M.C. and Society members as per.

Mr. U. Londhe inform all members about proposed 21st January 2023 S.G.B. meeting for Redevelopment with P.M.C. Mr. M. Godboble in which queries regarding flat area of few members will be discuss as per Circular send to all society members on 8.01.2023.

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Mr. U. Londhe further inform that this meeting is important and should be attend by all members along with the four members who are staying abroad outstation, or those flat owners who had given their flats on rent and even to attend same virtual meeting along with their representative with written permissions to join meeting physically in Ramkutir on 21.01.2023 at 7.00 p.m.

Mr. U. Londhe also inform members to provide their queries, views on Project Report submitted by Mr. M. Godbole on 19.12.2022 (Circulated on Email to all members) as well as suggestions and queries for proposed tender documents will be prepared by P.M.C. as per work schedule given from January 202 to April 2023.

- **AGENDA POINT NO. (11)**

- (a) As per ratify the membership admission for Flat No. C/14 Mr. Dennish Desouza and Flat No. C/33 Mr. Thakoor and on the basis of related documents submitted to M.C.M. and M.C.M. had checked same with appointed society Advocate with NOC in last year and passed in M.C.M. meetings on April 2022 and May 2022. Mr. S. Tribhuvan inform to members about the same.

All members accepted and pass the new admission for Flat C/14 & C/33 with unanimous Resolution.

On the topic of transfer documents latest submission to M.C.M. in last year M.C.M. dated 9/11/22 from Flat No. A/8 Mrs. Nagpal and Flat No. C/3 Mrs. Angela Desouza. M.C.M. meeting dated 1/12/22 as per A.G.M. Agenda society Advocate Mr. Thorat had brief discussions regarding same subject and given the opinion that as per documents submitted by Flat No. A/18 & C/3 no nomination was done and the legal heirship is still pending. Society can provide them provisional membership till both of them will provide M.C.M. with court legal heirship documents, just stating legal that is (Varasdar) rights along with to transfer the flat on their name letter of Administration and Transfer Deed is required. From Flat C/3 & A/18 M.C.M. will take undertaking of Rules and Conditions in February 2023 M.C.M. meeting as per MCS Act Chapter No. 13B, Section 154B.

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- (b) On topic of rectify the old pending membership by previous M.C.M's like -
- (1) C/21 Ms. Vannessa Fernandes
 - (2) A/36 Mrs. Sapna Mehta
 - (3) A/28 Mr. Anand Rao
 - (4) A/D Mrs. Kavita Mhatre
 - (5) A/29 Mr. K.V. Shikanth

Mr. S. Tribhuvan inform member about same and to complete the procedure of admissions as per provisions M.C.M. records.

All members accepted same and unanimously pass the resolution for accepting pending memberships as per above mentioned flats.

- (c) On topic of Flat No. A/F Mr. S. Bhandare Mr. S. Tribhuvan inform members that Mr. Bhandare had taken his matter of membership pending to Deputy Registrar Mumbai, and society appointed Advocate Mr. Thorat attending same case from 29th September, 2022 to 13th December 2022 and judgement is pending for same till date and presently same membership matter with other 3 No. of disputes are being taken to the higher cooperative court.

Meanwhile in December 2022 Mr. Bhandare's entry door changes without doing process of initial Structural Engineer Report before starting work, Rs.5000/- cheque to Society. M.C.M. as per Rules passed in A.G.M. for Debries Security Deposit, no submissions of Plans about his proposed changes to M.C.M. before starting work as per Structural Audit Report done in 2021 of society, Mr. Tribhuvan added that for such non compliance M.C.M. had lanch complaints in Mahim Police Station, Local (6 North) BMC Office (Building & Factory) Department on the basis of 'A' Wing 1st floor Flat /16 Mr. Koppikar & Flat No. A/26 Mrs. Kulkarni complaints to M.C.M. for Structural Damages during period of 15th December 2022.

Because of above action taken from M.C.M. for well being of society, Mr. Bhandare and Mrs. Bhandare had called police to defame Honorary Secretary for taking his wife photos during his

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work progress which Secretary objected and produced on Police Station same day along with Honorary Treasurer as witness, as well as in 1st January, 2023 M.C.M. meeting with all CCTV Footage as proofs in front of present MC members.

Mr. Bhandare and Mrs. Bhandare had shouted and threatened M.C.M. and society members saying who had guts to stop his work as well as shouted and abused M.C.M. during the police van visited Ramkutir during the day he had started the work.

Mr. Tribhuvan added that after this episode Mr. Bhandare Advocate send notice to M.C.M. on 9/12/22 for defaming Mr. Bhandare in above matter and in respond to same M.C.M. had send legal notice to Mr. Bhandare on 23/12/22 by Society appointed Advocate Mr. Borkar as per Resolution pass in M.C.M. meetings.

As per discussions on same topic Mr. Londhe inform members why Mr. Bhandare putting blame of current M.C.M. for his illegal flat transfer procedures and pending society membership, as its matter of previous Ex.Chairman and Ex. Secretary from 2017 September to December 2020, and more over after 20th December, 2020 as a new Secretary. He had tried to resolve not only Mr. Bhandare but other 3 flats transfers pending in same period.

To prove his statement Mr. Londhe showed documents of 5 & 6 December, 2020 M.C.M. meeting minutes copy and acceptance note of Ex. Chairman that he will be in trouble for signing Mr. Bhandare transfer documents like Share Certificate at that time. Mr. Londhe showed documents of M.C.M. Minutes on 5/03/21 to call all 4 pending transfer members for 13/03/21 M.C.M. meeting for same only Chairman & Secretary were present and no other M.C.M. were present.

Mr. Londhe showed June and July M.C.M. minutes to all present members to keep M.C.M. stand of non bias work in case of pending transfers of members in period of 2021 to 2022.

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Mr. Tribhuvan lastly inform members for all above reasons M.C.M. had already taken Mr. Bhandare Membership and other illegal false allegations on M.C.M. matter in Co-operative Court of Mumbai, as per M.C.M. meeting and resolutions passed for same. (Matter documents related to same send on society Gmail for information of society members). During the matter discussions Mr. Bhandare inform members that he had gone to Deputy Registrar Mumbai on advice of Mr. Mavani (Treasurer) in period of May 2022 on Wards on same Mr. Mavani strongly object on Mr. Bhandare statement saying Mr. Bhandare misleading members by false statements.

Mr. Tribhuvan informed members about no updates documents submitted by Flat No. A/39 Mr. H.D. Gosar. After M.C.M. meeting on 9.11.2022. As per suggestions given by Advocate Mr. Thorat on subject of Transfer of Flat No. A/39, as nomination is done on 4 members in same case M.C.M. can provide provisional membership to members nominated in next M.C.M. meeting with submissions of incomplete documents to M.C.M. and giving undertaking for Rules and Conditions (About providing court legal heirship documents to transfer the flat on their name letter of Administration and Transfer Deed) to M.C.M. records, till then they will be only the provisional members of the society.

As no update documents are submitted by Flat No. A/E Mr. A. Cardoz, Flat No. C/4, Mrs. A.A. Nadkarni, Flat No. C/13, Mrs. Hardsmalini, M.C.M. will send Notice to related members to resolve the Flat Transfer issues in February, 2023.

- **AGENDA POINT NO. (12)**

As per suggestions from few members Ms. S. Nalavade inform members about taking interviews of new applications from Members / Tenants for admissions. As per many incidence happened in Society since from last many year that tenants creating nuisance for society members and leads to many complaints against same.

As per Advocate Mr. Thorat Statement there are no clear rules of laws to restrict any members for completion for such interviews before admission

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but society M.C.M. can pass a resolution to prepare conditional rules and regulations for new tenant or members before giving NOC for same to members.

As per members pass unanimous resolution to allow M.C.M. to prepare conditional rules and regulations new tenants and members in future.

- **AGENDA POINT NO. (13)**

As per suggestions from few M.C.M. members as per considering working load on society office bearers in current and future redevelopment process for hiring Manager agency for society related work or considering giving salary to office bearers for their time invested for same.

As per discussions from members on same few members objected for giving salary, as office bearers posts are Honorary and they can not receive salary or monthly honorarium for work. But as far as society Work Manager Agency for tackling work load for propose Redevelopment work, M.C.M. will discuss same in February 2023 M.C.M. meeting. Also it was decided to behave respectfully to M.C. members. As they are doing Honorary service for welfare of society.

- **AGENDA POINT NO. (14)**

- (a) On the topic of few society members had not started repairing work in their flats which is risky for building structure and members staying in flats and other flats as per structural reports done in 2021.

Conditions in Flat A/26 & C/13 are deteriorating day by day as per survey done by M.C.M. and other society members and intimations are given to same flat owners and members to start repairing work as soon as possible from M.C.M. in last year repeatedly.

After brief discussions members decided to send complaints for same in BMC Department by giving both flats one month intimation after which, legal action will be taken from society and will take repairing work in hand after legal advice on same before monsoon period to safe guard society structure conditions.

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All members unanimously accept for same pass resolution for action.

- (b) As per the Structural Audit Report (if any) bill submitted for flat structural repair to reimbursed (Point left undiscuss in AGM, same will be decided in February 2023 M.C.M. meeting as per previous decisions on same.

• **AGENDA POINT No. (15)**

Revise fine charges amount for following items.

- | | |
|--|-------------------------|
| a) Not separating dry and wet garbage | 500/- |
| b) Double and wrong parking in society compound area. | 500/- |
| c) Throwing food items on compound area | 500/- |
| d) Threatening and abusing to security persons on duty or other staff. | 1,000/- |
| e) Taking legal actions for putting baseless allegations on M.C.M. members and same legal professional fees in related member monthly bill account. | As per Advocate of Fees |
| f) Putting professional fees charges in related members monthly bill account for legal opinion and case matters regarding flat transfer process and documents. | 1,500/- to 3,500/- |

All above fine charges agreed unanimously and pass the resolution for same.

At 1.50 p.m. A.G.M. meeting ended with thanks for all participated society members and to all M.C.M. with honorary posts and chairperson.

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NOTE :

Finalised draft minutes within 3 months and will be circulate the draft minutes to all members within 15 days of meeting.


CHAIRMAN


SECRETARY


TREASURER

