

RAM KUTIR CO-OPERATIVE HOUSING SOCIETY LTD.
(REGD.NO. BOM/HSG/577 OF 1964)

PLOT NO. 133-B, OPP. MAHIM BAZAR P.O. OFF L.J. ROAD,
MAHIM, MUMBAI – 400016.

DATE : 05.03.2022

**NOTICE & AGENDA FOR ANNUAL GENERAL BODY MEETING ON
20.03.2022 AT 10.30 A.M.**

VENUE : SOCIETY OFFICE.

To,

- 1) Members of Ramkutir C.H.S. Ltd.
- 2) Assistant / Dy. Registrar of Co-operative Society (Pursuant to rule 60(1) of MCS Act, 1960)
- 3) Statutory Auditors of Society (Pursuant to S81(5) of MCS act, 1960)

FORM 'X'

(PURSUANT OF SECTION 75 OF MCS ACT, 1960 AND RULE 60(3) OF MCS RULES 1961)

Sr. No.	Item	Action Required
01	Meeting called to order	
02	Condolence for departed society members and their family members. If any.	
03	Minutes of the last Annual General Meeting held on 13 th August, 2017. (Minutes to show only).	For approval
04	Annual Report of activities of society for financial year 2013 to 2021 March as per Balance Sheets and Auditor's Report Statutory audit, amount proposed to be carried to the Reserve Fund and other funds. Increasing Repairing and maintenance funds for 2021 to 2022.	For receiving considering and adoption.
05	Few resolutions to pass as per the remarks by Auditor on following items. a) Recover dues from defaulting members. b) To make fix deposits of excess amount if any. c) Value of Land and Building to be assessed as per current market value and should be reflected in Balance Sheet.	For Adoption

Sr. No.	Item	Action Required
	d) To make investments in reserve funds. e) Increasing funds for repair Funds.	
06	Annual Budget for next financial year 2022-2023.	For Rectification
07	Appointment of statutory auditor for audit of accounts of society for financial year 2021 to 2022.	For Rectification
08	To adopt new model bye-laws 2021 for Co-op. Society (Flat type) for Acts & MCS Rules constitutional amendment.	For approval adoption.
09	To ratify the admission of new members through Transfer / Transmission from September 2017 to December 2021 period. As last AGM was on 13 th August, 2017.	For Rectification
10	About Structural Audit report and feasibility report of society building.	For Discussion
11	Redevelopment consent option circular results send to all society members and how to go further stepwise in future period.	For Action
12	Adding few service items of regular monthly bill in service charges as total to charge 10% of service charges for non-Occupancy charges to society members as per bye-laws and 21 st March 2021 so G.B. meeting and 9 th October 2021 M.C.M. meeting.	For decision and adoption.
13	<p>Situations created by resignations of few M.C. members one by one during period of January 2021 to December 2021 under critical circumstance of completion of long pending repairing work of society with other pending accounts and audit work due from 2014 to 2020 and Corona Pandemic period. So ultimately totally depended on almost single handed work of Hon. Secretary and only accounts record & documents keeping work since September 2017 up to till date was done by our treasurer.</p> <p>Hence currently to co-opt new M.C. members from society for provisional committee. General Body for this term as per model bye-laws. Resignations along with Hon. Chairman are not accepted by M.C.M. till proposed A.G.M. till alternative arrangements made as per 16.8.2021 M.C.M. approved and accepted signed minutes. To send information to Registrar about next Election and Appointment for Returning Office for the same.</p>	For decision and action.

Sr. No.	Item	Action Required
14	About internal flat repairing work not done so far by few society members as per guidelines in structural audit report of society building.	Discussion and Action.
15	Reimbursement of expenditure done as per scrutinized by Structural Engineer Report and terms of same reimbursement with society members.	Decision and action.
16	Revise fine charges amounts for following items – a) Throwing food items on compound area. b) Not separating Dry & Wet Garbage. c) Double and wrong parking in compound. d) Threatening and abusing to Security persons, society work related staff and labours. e) Taking legal actions for putting baseless allegations on M.C.M. members. f) Not submitting Req. Police verifications and other rent agreement documents to society office in time.	For Adoption
17	Items proposed Repairing work and Painting work and required fund for same. a) External final wall painting b) Internal staircase area final painting c) Ground Water Tank & Terrace water tank repairing for leakages. d) To check and sell borewell water to generate society funds and create pipeline provision for same upto 2 nd gate. e) To develop website for Ramkutir. f) Desktop PC for Office to keep update records.	For Decisions & Approvals.
18	Any other business (AOB) with chair's permission.	
19	Conclusion and Vote of Thanks.	

Important notes for society members :

- 1) In case there is no quorum by 10:30^{Am} hours, the meeting will be adjourned for 15 minutes and the meeting shall be conducted at 10:45^{Am} hours to transact the business on the above Agenda on same date and same place whether there is quorum or not.
- 2) Only share holder members or in the absence of the first member, his or her 2nd share holder member in case associate member with written permission from first share holder member, will be allowed to attend the meeting (should submit same to society office before A.G.M.)

- 3) As per bye-law No. 104 no proxy or holder of Power of Attorney or letter of authority shall be eligible to attend a General Body Meeting on behalf of society members.
- 4) If any society members has any suggestions, queries regarding
- Society repairing work done and painting work
 - Structural Audit report
 - Feasibility Report.
 - Redevelopment consent.
 - Accounts & Audit Reports
 - Current MCM position.
 - M.C.M. meetings, decisions and working from 2017 to 2020 and December 2020 to February, 2022.
 - On the 18 No. of Agenda Points,

Kindly communicate all queries in writing letter to Hon. Secretary, only after well study of related documents and correspondence available in society office records which are available on society members demand after fulfilling terms as per bye-laws.

Period for above after circulating A.G.M. notice between 11 a.m. to 1.00 p.m. on or before 14.03.2022.

This procedure will help to save time and facilitate the office bearers to deal with queries of society members as totally 18 No. of items of important agenda to discuss in meeting. (5 minutes per Agenda).

- 5) This A.G.M. will be recorded in mobile video recording or through video recording agency as per M.C.M. decisions.

Reminders for all share holders members.

- A) Individual members in their own interest, are advised to file nomination in respect of their shares / interest in flat, if already not done. Few members has not transfer their flats on their name should complete the legal procedure with proper documentations.
- B) Please be an active member of the society by attending A.G.B. meeting under amended law, a member will be classified as non-active member in case of non attendance in a general body meeting within a consecutive period of 5 years unless condoned by the General Body of society.

Hon. Chairman

Hon. Secretary

Hon. Treasurer