

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.

02/12/2022

NOTICE & AGENDA POINTS FOR ANNUAL GENERAL BODY MEETING ON ~~18.12.2022~~ AT 10.30 A.M.

15.01.2023

VENUE : SOCIETY OFFICE

To,

- 1) Members of Ram kutir C.H.S. Ltd.
- 2) Assistant / Dy.Registrar of Co-operative Society
(Pursuant to 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
1)	Meeting called to order	
2)	Condolence for departed society members and their family members if any.	
3)	Minutes of the last Annual General Meeting held on 20.3.2022	For approval
4)	Annual Report of activities of society for Financial year April 2021 to March 2022 as per Balance Sheets & Auditor's Report statutory audit.	For receiving considering and adoption.
5)	Few resolutions to pass as per the remarks by Auditor on following items.	For adoption
	a) Recover dues from Defaulting members. b) To make fix deposits in Sinking Funds of excess amount if any. c) To make investments in Reserve Funds.	

	<p>d) Monthly outgoing Expenditure and Cash in hand as done due to repairing work done and other in period of 2021 to 2022 in Corona period.</p> <p>e) Value of Land & Building to be assessed.</p>	
6)	To consider annual budget for next financial year 2022 to 2023 (January, 2023).	For Rectification
7)	To appointment of new statutory auditor for Accounts of society for financial year 2022 to 2023.	For Rectification & Action
8)	To adopt new model bye-laws 2022 for co-op. society (Flat Type E) for Acts & MCS Rules constitutional amendments.	For Approval Adoption.
9)	Rectification and changes in regular monthly bill in service charges as per monthly expenditures for same.	For decisions action.
10)	Updates on running redevelopment process and P.M.C. working updates from period October 2022 till date	For Rectification decisions.
11) a)	<p>To ratify the membership admission procedures as per resolutions and approvals in M.C.M. meetings held in period of April 2021 to December 2022 on the basis of documents resubmitted and approved after the society appointed Legal Advisor opinions on same for record.</p> <p>For Flats No.</p> <p>A/18 –Provisional membership,] ✓</p> <p>C/3-Provisional Membership,] ✓</p> <p>C/14- Membership,</p> <p>C/33- Membership,</p> <p>A/39- Documents update balance from the member after society advocate opinion</p>	For Rectification & Action
b)	<p>To rectify the old pending membership of flat members.</p> <p>C/21- Ms. Vannessa Fernandes</p> <p>A/36- Mrs. Sapna Mehta</p> <p>A/28- Mr Anand Rao</p> <p>A_D- Mrs Kavita Mhatre</p> <p>For admission in AGB Meeting.</p>	

PAPER & DUPLICES
TENDER SUBSECTIONS

c)	<p>For Flat No. A/F as Mr. S.Bhandare had taken his matter of membership to Deputy Registrar Mumbai against M.C.M. and Society appointed Advocate handling legal part for further higher court decisions and legal action for defaming the MCM.</p> <p>Transfer documents balance from Flat No. <u>A/E</u> & Flat No. <u>C/4</u>, Flat No. <u>C/13</u> Documents not submitted till date.</p>	
12)	Taking interview of new applications from member/ tenants admissions as per few society members suggestions.	For Decision action
13)	Considering working load on society office bearers in current and future redevelopment process proposal for hiring manager agency for society related work or considering giving salary to office bearers as	For Decisions and Approval.
14) a)	Society few members who had not done the repairing work in flats for ceiling plasters and cracks in beams and columns, sill date besides sending reminder notice for individual Flats A/26 & C/13 as per Structural Audit Report done in 2021.	For Action
b)	As per the structural auditor bills (If Any) submitted for structural repairs from members to be reimbursed	For Rectification & Decision
15)	Revise fine charges amount for following items.	For Rectification & Decision
a)	Not separating dry and wet garbage	
b)	Double and wrong parking in society compound area.	
c)	Throwing food items on compound area.	
d)	Threatening and abusing to security persons, society related staff and labors.	
e)	Taking legal actions for putting baseless allegations on M.C.M. members and	

f)	<p>professional fees in individual member monthly bill account.</p> <p>Putting professional charges in individual monthly bill account for any legal opinion and case matters regarding flat transfer process and documents verification opinions.</p>	
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IMPORTANT

- 1) In case there is no quorum by 10.30 a.m. hours, the meeting will be adjourned for 15 minutes and the meeting shall be conducted at 10.45 a.m. hours to transact the business on the above Agenda on same date and place whether there is quorum or not.

Under circumstances of misbehave from any present member or members and try to hurdle smooth running of meeting Chairman hold the rights to adjourned meeting for day.

- 2) Only first name share holder member or in absence of first member, his or her 2nd share holder member and in case associate member with written permission from first share holder member, will be allowed to attend the A.G.M. meeting (In case should submit same to society office).
- 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.G.M. on behalf of society members.
- 4) If any society members has any suggestions, queries regarding
 - a) Society annual audit report, accounts.
 - b) M.C.M. decisions and records about same.
 - c) Redevelopment and PMC working progress.

- d) Property tax related queries.
- e) Any other.

Kindly communicate all queries in writing letter to Hon. Secretary, only after well study of related subject record documents available and information send on mail related to same.

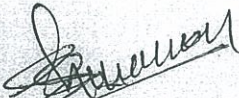
All records are available in society office which are available on society members demand only after fulfilling terms as per bye-laws. Period for above after circulating A.G.M. Notice between 11.00 a.m. to 1.00 p.m. on or before 6th December, 2022.

This procedure will help to save time and facilitate office bearers to deal with queries of society members as totally 13 No. of items Agenda to discuss in meeting (5 minutes approximate 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.
- 6) M.C.M. had passed with resolution to invite legal advocate Mr. Borkar or Mr. Thorat in meeting to resolve the queries related to BMC Assessment per flat, index 2, property title records and other legal advice related transfer of flats and legal matters in society.
- 7) M.C.M. had passed the Resolution for arranging one male and one female bouncer during this meeting as several senior citizens attending meeting and as per incident of attacking Hon. Secretary in last S.G.B. meeting.

Reminders for all share holder Members :

- A) Individual members in their own interest, are advised to file nominations in respect of their shares / interest in flat, in not done already. Few members has not transfer their flats on their name, should complete the legal procedures with proper documents.
- B) Please be an active member of the society by attending A.G.M. as society Redevelopment procedures are under progress.


Hon. Chairman


Hon. Secretary


Hon. Treasurer

