

RAM KUTIR CO-OP. HOUSING SOCIETY

Pandit Gunidas Marg, Mahim, Mumbai 400016.

Draft Minutes of Special General Body Meeting of Members of
Ram Kutir Co-op. Hsg. Society Ltd. Held on Sunday 21st March 2021
at 10.00 A.m. in Society Office.

Members Present

Sr.No.	Flat No.	Name	
1.	A/A	MRS. REVIS SILVERIA	Hon. Chairman
2.	A/B	MR. UDAY LONDHE	Hon. Secretary
3.	A/29	MR. K.V. SHRIKANTH	Member
4.	A/37	MRS.S.L.NALAVADE & MS.SANDHYA NALAVDE	Member
5.	A/18	MRS. SAFA SAWDAGAR & SANGEETA	
6.	A/F	MR. S. BHANDARE	Member
7.	A/C	MRS. I.GALA	Member
8.	B/5	MRS. ANAGHA DIVEKAR	Member
9.	B/2	MRS. G.S.GADKARI	Member
10.	B/15	MS. U.D.PAITHANKAR	
11.	GARAGE	MRS. K.D. PAITHANKAR	Member
12.	C/11	MR. S.S. TRIBHUVAN	Member
13.	C/23	MR. SAMEER GUPTA	Member
14.	C/14	MR. P.S.SHETTY	Member

QUORUM

As per Notice and Agenda Special General Body Meeting was started at 10.30 Am to transact the Business on Agenda whether is Quorum or not. Due to Pandemic reason as 6 members had sent the letter of non-availability.

As there was no minutes of last Special General Body meeting held on 22/04/2018 in file records Chairman Mrs. Revis C. Silveria Started the meeting by welcoming all present members.

- 1) 2 minutes silence was observed in respect of Society departed members in last 1 ½ years from all present members.
- 2) Item No. 1 the Chairman Discussed 1st Agenda point of current fund Balance is around 40 Lakhs as per information from Dr. Amberdekar & Treasurer Mr. Mavani.
- 3) Copies of 15 No. of proposed work items list were circulated to all present members.
- 4) **Item No. 2** on topic of terrace water proofing work Chairman added to give primary importance for same work.
 - a) Item No. 3 on this Mr. Uday Londhe as Secretary explained terrace water proofing work area as terrace surface, parapet walls in & out, windows & balcony Chajjas of 3rd Floor in membrane work & outer external wall surface & cracks to treat with chemical coat up to only. 3rd floor balcony level.
 - b) In Second Option only parapet wall in & out, I windows, & balcony Chajjas of 3rd floor in member treatment. Terrace surface with water proofing chemical Treatment only in effected surface area as well as 3rd floor external wall surface & cracks to treat with waterproof chemical coat up to 3rd floor balcony only.

c) In 3rd Option job will be done as per required area treatment items maintain in (a) And (b) & entire Buildings external wall surface cracks problem will be treated by crack filling & chemical coat treatment.

Mr. LONDHE added due to ageing problems and non maintains of last few years terrace water leakages & external wall cracks of all building create major problems if we will not attend both of this urgently. Approximate expenditure for above jobs as per maintained in (a) ,(b) ,(c), is around 8 to 15 lakhs depending up on actual condition of building during work process and stipulated time up to June depending on corona pandemic.

5) On this Ms. Navade raise point to keep terrace waterproofing work & all building external cracks treatment work separately & suggested to demand an explanation to related ex. Chairman & Secretary for putting all terrace flat members & other all society members to all 40 members in this situations from last 3 years.

All members agree to use required funds with society for above job and as per quotations called by me. Londhe in last 1 months for above & other pending jobs, all agree to start same work as early as possible.

6) **Items No. 4** on compound flooring job Mr.Londhe add that both required flooring repairing & drain pipe line work will be carried out simultaneously . As early as possible . And rest proposed work points as per work list copy provided to all present members No. 3, 5, 6, 7, 8, 9, 10, 12, 14, 15, to be carried out simultaneously by using available society funds, as this work items need another 10 lakhs approximately.

Mr. Gupte raised the point for repairing ring wall water pump to start selling extra water for tankers as he had suggested few years back.

As per Agenda points 1 to 4 pass with approval of present Society members. and requested for action.

- 7) **Item No. 5** On point of appointing structural Engineer for Building structural Audit all members agreed for same and all related pending bills from Society members during last few years will be scrutinized by structural Engineer only.
- 8) **Item No. 6** All present Society members agreed on subject of redevelopment. & for same to do feasibility report of our Society property from agency and as per structural Audit Report to 60 for redevelopment with Developer or self redevelopment options only after considering expert opinions guidance on above subject for all society members with their visit.
- 9) **Item No. 7** All present Society members agreed for restart of collection Rs. 3/- Again in monthly bills from April 2021 MS Nalavde raised point on calling this collection as donation any more on this Mr. Londhe told her hence forward to maintained this as repairing fund. Mr. Tribhuvan added that it was maintained as donation just to Avoid taxes if beyond 10 Lakhs.
- 10) **Item No. 8** About recommendations from treasurer for fund raising Mrs. Silveria told present members that Mr. Mavani (Treasurer) is absent today due to his health issues as per letter he had submitted to me. So about payment of current pending bills of property tax, big water bills & insurance bill should be done urgently by using required funds available.

11) **Items No. 9** Mr. Londhe gave all present members Idea about pending due amount from society 10 members of 84,000/- up to last for 2021 monthly bills.

On this all present members agree to put interest continue & me should decide action on same. As per as decided in 20 Sept. 2017 Special 6. B. Meeting to levy a donation or non occupancy monthly charges of 1000/- per month on rent flats Mr. Londhe point out that as per model bye laws MC can charge only 10 % on monthly bills on same. And this amount should not called as donation.

Considering this Mr. Kevin D'Souza had raised this point legally to register and kept his amount of Rs. 12,000/- due in monthly bills.

And more over on this due amount of 84,000/- up to Feb. 2021 provided Ex. Chairman & Ex. Secretary not have required action on concern members.

12) **Item No. 10** Audit work completion of last few years 2014 to 2018 – 2018 to 2021.

Mr. Londhe & Mrs. Silveria inform present members that MC is under process of getting related period Bank statements & pass book statements as well as to co-ordinate with Ex. Secretary Mr. Tribhuvan for balance queries of vidya accounts (Around 33,800/- for missing vouchers in period of 2015 to 2017) on same Mr. Tribhuvan replied for details date & period for solving for Vidya accounts queries.

Mr. Londhe ask Mr. Tribhuvan to help & resolve as early as possible this long pending issues of Audit balance with help of Chairman & other MC. Members and if required 3rd party agency as per MC meetings.

As per Mr. Tribhuvan reply on same that he had helped to resolve this matter previously to Ex. Chairman & Secretary by

appointing accountant to complete the Audit but for same he had not received any reply's till date today. He reminds for his NOC application pending to previous mc. Both Chairman & Secretary Assure him for full cooperation to complete 2014 to 2018 Audit. With help of required documents & correspondence from treasurer Mr. Mavani as all documents records, Bank cheque books , and shares record books wardrobe keys are with him. Till date. (As well as to complete 2019 to 2021 Audits Also).

13. From Present members for meeting Mr. Bhandari, Ms. Nalavde & MS. Safa Saudagar flat A/18 all were complaining for nil response for their long pending transfer & nomination documentations with Ex. Chairman and Ex. Secretary since 1 ½ years out of this only Mr. Bhandari Transfer documentation were signed by Mr. Ambardekar & Mrs. Sawant.

As per MS. Safa Saudagar wanted A-18 Flat Transfer from Late Mrs. Nagpal to her 3 daughters name.

For same Chairman & Secretary requested them for fresh application for their transfer issues.

14. **Item No. 11** Last point of legal Advisory, Society Member service & new day & night securities are kept pending as to finish special G.B. Meeting in speculated times.
15. Mr. Shukla (B-15 W.D. Paithankar) arrived at end of meeting but still Mr. Londhe gave him chance to keep his views on his double parking & garage repairing bill reimbursement.

Mr. Londhe ask him to provide detail item bill of his garage work with photos and to stop double parking as per 13/08/2017 minutes AGB points for parking vehicles fines.

Mr. Shukla had ask for format of details bill given for structural repairing by other society members.

Mr. Londhe accepted to provide copies of same with 13/08/2017 AGB minutes copy. And inform him that although previous MC had not charged him for his double parkings as per what Mr. Shukla said for 6 years. But as per S.P.G.B. meeting today decided to charge fine from 13/08/2017 till date today from April 2021 in his monthly bills as per M.C. will take decision for same.

Cold Drinks were served and the meeting was conclude by thanks from all present members to Chairman & Secretary for taking imitative steps and efforts to remove dead locks of last 2 years & to complete all proposed work for society.

At the end to conclude Chairman & Secretary thanks all present member to attend special G.B. meeting.

POINTS RAISED BY PRESENT MEMBER OTHER THAN AGENDA

- 1) Mrs. Revis Silveria & Mr. Uday Londhe gave special tahnks for Mr. K.V.Shrikant who had sufered from Corona few months back still he had attended the Sp.G.B. Meeting and as well as Mrs.Divekar also.
- 2) Point raised by Mrs. G.S.Gadkari for fumigation of all our Society area, on this Mr.Londhe he will inform to civic Authorities about same for action.
- 3) Mr.S.BhandarèRaise point of water over flooring from terrace water tanks to avoid this to put automatic pump controller Mr. Londhe reply

ground water tank showing leakages & damages so need to repair same to save BMC water in future.

Mr. S. Bhandari also complaints about garbage bags of wastage and tree watering throwing from above floors members to compound below.


- 4) Mr. Gupte raise point of rats in Society compound areas to be look after by pest controls as they are damaging parked cars wiring.
- 5) Mrs. Revis C. Silveria inform all members that she will be not available from 24 March to up to month or more for her visit out station.
- 6) About projected step outside Mrs. Kavita Mhatre flat A/D creating problem for Car Owner on this Mr. Londhe inform that already M.C.had inform her above this and will do it again to look solution for the same.

Place Mumbai

Date: 22-03-2021

For RAMKUTIR CO-OP HOUSING SOC. LTD.


CHAIRMAN
Chairman


SECRETARY
Secretary

C.C.To :
The Deputy Registrar Co-op. Society
Malhotra House, Mumbai.

DATE- 21-03-2021

PROPOSED TOTAL EXPENDITURES FOR FOLLOWING SOCIETY WORK
ITEMS.

1) TERRACE WATERPROOFING WORK. AS PER FOLLOWING OPTIONS ARE
AVAILABLE.

a) TOTAL TERRACE AREA SURFACE WITH ALL SIDE PARAPET WALLS IN
AND OUT,

WINDOWS AND BALCONY CHAJJAS WITH MEMBRANE AND
WATERPROOFING CHEMICAL TREATMENT UP TO 3 RD FLOOR ONLY.
APPROXIMATE AREA - 7259 + 9000 SQ.FT

b) ONLY SIDE PARAPET WALL IN AND OUT WITH WINDOWS AND
BALCONY CHAJJAS

WITH MEMBRANE . WATERPROOFING CHEMICAL TREATMENT FOR
REQUIRED

TERRACE SURFACE AREA AND EXTERNAL VERTICAL WALLS UP TP
3RD FLOOR ONLY.

APPROXIMATE AREA - 8.5 TO 10,000 SQ.FT.

c) TOTAL REPAIRING WORK OF ALL TERRACE AND ALL EXTERIOR
WALL SURFACE OF FOR GROUND + 3 FLOORS AS PER REQUIERD AREA
AND INTERNAL STUCTURAL REPAIRS OF ALL FLATS AND STAIRCASE
AREAS AND WATER TANKS.

APPROXIMATE AREA - 40,000 TO 55,000 SQ.FT.

d) TO COVER PERMANENTLY ENTIER TERRACE AREA WITH MS.PIPE
FABRICATION FRAMING AND FIX WHETHER SHHETS WITH
PERMISSIONS OF LOCAL BMC AUTORITY
IF PERMITS.

APPROXIMATE AREA - 7250 TO 7800 SQ. FT.

2) SOCIETY COMPOUND ALL FLOORING AREA REPAIRING WORK AS PER
REQUIERED AND WITH DRAIN PIPE LINE AND CHAMBERS REPAIRING
WORK.

APPROXIMATE AREA - 4500 TO 5000 SQ. FT

3) RING WELL SUBMERCIBLE PUMP SERVICE AND PIPE REFITTINGS
WORK.

4) STUCTURAL AUDIT OF BUILDING WITH CONDUCTING ALLTEST BY APPOINTING STRUCTURAL ENGENEER .

5) GROUND AND OVER HEAD TANK WATER REPAIRING WITH CLEANING .

6) ALL 3 WINGS REQUIERED STAIRCASE STEPS AND WALL PLASTERING REPAIRING WORK.

7) FIXING CC TV AS PER REQUIRMENT IN SOCIETY AREA.

8) SOCIETY COMPOUND ME.GATES ,GATE RCC PILLARS, OFFICE GATECOLLAPSIBLE MS. JALLI DOOR AND OTHER MISCELLANCOUS FABRICATION WORKS.

9) COMPOUND WALL PALSTERING WORK AS PER REUIERED AREA AND WASHING.

10) OFFICE REPAIRING WORK AS PER PEQUIRMENTS. AND COMPOUND LED LIGHTS.

11) FEASIBILITY REPORTS OF BUILDING PROPERTY FOR REDEVLOPMENT PROCESS.

12) SECURITY CABIN . SIZE 3.6 X 3.00 FEET SIZE.

13) COMPLITION OF PENDING YEARS ACC.AUDITES REPORTS WITH HELP OF CONCERN AGENCYS.

14) TO CONCERN LEGAL ADVICE AGENCYS.

15) TO CONCERN AGENCY FOR SOCIETY MANAGEMENT OR SOCIETY OFFICE WORK SOFTWARE PROGRAM.