

## **Minutes of Annual General Body Meeting held on Sunday 30<sup>th</sup> September 2017**

The 32<sup>nd</sup> Annual General Meeting was held on Sunday 30<sup>th</sup> September 2017 at 6.15 p.m. in the society premises below H Wing. As the AGM had no Quorum at schedule time the secretary adjourned the meeting for half an hour. Then, at the request of the Chairman, the adjournment was prolonged by another half an hour.

The total members in all present, for the meeting were 130 members.

Shri J. S. Lewis Secretary welcomed all the members present for the AGM and before the start of the 32<sup>nd</sup>. AGM, he regretted the delay of the AGM booklet distribution to the members due to unforeseen circumstances. He further narrated about the railway accident of 29-10-2017 morning, the stampede at Elphinstone Bridge, due to wrong rumours in which more than 22 people died unaware. He requested the members to pay homage, by remaining silent for one minute. After these he enlightened the members and reasoned why the meeting was kept on 1<sup>st</sup> October and not on 30<sup>th</sup> September, being the mandatory date of the AGMs for Co-operative societies. He clarified the second reason that Mr. Prabhu consultant for conveyance was available only on 1<sup>st</sup> October and not on 30<sup>th</sup> September. And it was thought fit to hold both, the AGM and conveyance meeting together to help members save time and money, namely to avoid double expenses, the other reason that on 30<sup>th</sup> October the hall of the BMC was not available. Meantime the urgent directives received from the Registrar Office to hold the meeting on 30<sup>th</sup> September only and not on 1<sup>st</sup> October and so the venue, once again was shifted. Thereafter the secretary as per the agenda proceeded to read the minutes. Mrs. Sushma Gala pointed out that the notice shifting of the meeting venue was unsigned, but the secretary clarified that the agenda of the AGM was displayed, 15 days in advance on the notice board. The change of venue was due to unforeseen circumstances. Mr. Ashfaq Khan and Mr. Bhatti protested that they received AGM booklet late five days in advance and meeting should not proceed but the secretary said if that was so, why a letter of protest was not sent to the society office about the matter, atleast 3 days in advance. Mr. Gunjal senior member of the society said it is the technical issue of compliance, as human failure is acceptable, he also said since the Agenda of the AGM signed by the secretary was displayed on all the notice board of the society 15 days in advance, the meeting should proceed as per the agenda, but Mr. Bhatti continued with all type of allegations, not allowing the meeting to start with. Mr. Anand Jain intervened and reasoned with agitating members that if they have any grievances they could protest on the agenda matter and the majority members will decide whether to approve the item of the agenda or not and thereafter majority members requested the secretary to start the meeting. Accordingly item no. 1 of the agenda was taken for reading.

### **(1) Reading of the Managing Committee Report**

**Conveyance** – It was a moment of joy for society receiving a decree of the court in its favour. The court had instructed the defendants to get the conveyance executed and register in society's favour. Besides the court imposing penalty on to the builders and also instructing them to reimburse legal expenses incurred by the society.

**Fraud matter** – Case against the then Manager Tehsin is being pursued in the 13<sup>th</sup> Bhoiwada court for the last 8 years without any progress. It was suggested by the members present to let the new committee decide on future course of action.

**Fixed Deposits** – Secretary informed the members that the F.Ds stood at Rs 3.59 crores at the end of the financial year ended on 31. 3. 2017, which again happens to be the end of term, of the present MG. Com., visa vis FDs worth Rs. 1.07 crores were left behind by the earlier committee. He further brought to the notice of the members that the FDs grew three times despite investing in installation of CCTV system, Refurbishing of seven lifts, installation of 2 new lifts and new submersible pumps with sensors were installed etc.

**Major repairs** – it was a challenge to begin with, however the external repairs of the buildings are almost complete. Repairs of flats & shops from within is being carried out as and when the members agree to have it repaired.

**Garden** – Members present felt it best, to let the new MG. Com, to take care of the garden, upkeep.

**CCTV** – All the buildings and its surroundings wings are being under the surveillance system. The remaining wings will be covered soon after the external repairs are complete and the society is keeping a strict vigil on all activities within the society.

**Car Parking** – Parking stickers have been introduced by which unknown vehicles are detected and barred from parking inside the society thereby easing parking, for its members. Members of each flat are restricted to park their 2 cars, thereby giving enough space to other members to park their car and guest parking facility could be introduced.

**Redevelopment of society** – Secretary recalled that having the subcommittee formed to look into it, it has been holding meetings with the builders for execution of the conveyance as per the directives of the court and simultaneously meeting various consultants to decide on one consultant, who could undertake, working out the stamp duty liabilities of members and that of the society, drafting and registering the conveyance agreement and finally getting society's name on the Property card.

**GYM refurbishing** – Society has acquired extra stilt garage and have joined the storeroom, to enhance the size of the existing Gym. Structural repairs to the Gym to be started. Committee set up for this purpose have shortlisted three contractors, to carry out the interiors. Their estimates are varying and since the Mg. Committee has considered one of them and the amount is nearly Rs. 7 to 8 lakhs, it decided to place before the AGM, for the members to select one of them.

**Nomination** – Secretary appealed that it is in the interest of the members to register their nominees by submitting valid nomination papers to the society and avoid unnecessary complications for the nominees in future.

**Sitting area** – Sitting areas for the members at both the society gates have been completed and refurbished. Shri Ashfaq Khan raised objection at this information saying that the AGM should be restricted to the events which were carried out and completed on or before 31.3.2017, while this refurbishing of sitting area at the exit / entrance was carried out much after this period. This perhaps could influence the members during the forthcoming MG. Com. Election. Mrs. Sushma Gala raised the objection about the sentence stated in the booklet like members are advised to cast their votes in the soon to be held society election of its Mg. Committee to deserving candidates who are hardworking and willing to take interest in the development of the society. The secretary replied if in the printed words she has objection than he is withdrawing the same without any hesitation.

**Shop Repairs** – The case filed by the shop owners against the major repairs, rates that the society was charging them, is passed by AGM & Spl. AGM, confirming the decision taken by the members is awaiting judgment.

**Housekeeping and Security** – Both the services earlier were under one contractor, without any advance notice, terminated the contract unilaterally. This too was an issue, which the present committee tackled very patiently and appointed in his place two separate contractors for these two services and they has been performing satisfactorily.

**Outstanding dues collections surprises** - Owing to elections, many members who have been defaulting on paying towards maintenance and repairs fund cleared their dues to qualify themselves for casting their vote or for contesting election, which amounted to a total record collection of about Rs.14 lakhs received by the society.

## **Item No.2:**

### **To confirm the minutes of 18<sup>th</sup> September 2016 Annual General Body Meeting.**

The Minutes of the 31<sup>st</sup> Annual General Meeting held on 18<sup>th</sup>. September 2016 was read, confirmed and passed unanimously by all the members present.

### **(3) Adoption of the Audited Accounts for 2016-17**

The Balance sheet for the year 2016-17 was distributed along with the notice of the AGM to all its members, which was placed before the members for reading and adoption.

Mr. Satwant Singh Bhatti objected to the word "prudent financing" this he said was due to increase in maintenance charges which the present committee had forced it on the members. Mr. Anand Jain said no maintenance and finance matter increases, are considered, without being adopted and passed without the approval either by the AGM/Spl. AGM and the same increases were ratified. It was only in the earlier AGM, these increases were considered, reflected in the Balance Sheet.

The Secretary further clarified that the approved increases were due to shortfall of the income resources and rising cost of maintenance. Treasurer also clarified that all maintenance increases are approved and passed by the AGM. He further stated that if the increases were not considered the society would incur loss every year to the tune of Rs.40 lakhs and all the FDs capitalized may have to be encashed.

There being no queries forthcoming from the members, the audited accounts was placed for adoption for the year 2016-17. Thereafter it was approved, adopted and passed by majority. Shri Satwant and Ashfaque Khan objected to it.

**RESOLUTION:**

“Resolved that the Accounts for the financial year are hereby accepted, passed and adopted by the majority”.

Proposed by: Shri T. B. Gunjal / I Wing

Seconded by: Shri Sitaram Shetty / H Wing

**(4) Approval of Audit Rectification Report: Statutory & Internal Auditors for period of 2016-17**

The Treasurer Shri Surana informed the members that the queries raised by the auditors were minor and of technical nature. The Bank reconciliation being cumbersome to tackle on a bi monthly basis always lagged behind which gave the auditors to point this information in their report. Fortunately this year it was being done and tallied well on time, giving the auditors no chance, to pass any remark.

**RESOLUTION:**

“Resolved that the Audit Rectification report was carried out to the satisfaction of the Internal and statutory auditors. The same was approved, passed and adopted by the members unanimously”.

Proposed by; Shri S. A. Shetty, H / 106

Seconded by: Shri J. M. Sanghoi, E / 703

**(5) Appointment of Statutory and Internal Auditors for the year 2017-18 and approving of their remuneration**

The Statutory Auditors, M/s. C. A. Associates have been reappointed for the year 2017-18, their remuneration is calculated and fixed as per the Government statute, hence no approval is required.

The Internal Auditor Shri Raju Hatkar, has been reappointed for his sincerity, application of mind and punctuality. His remuneration at the recommendation of our Treasurer, was revised to Rs. 30,000/- per annum for the year 2017-18. Both the reappointments were approved, passed and adopted unanimously.

**RESOLUTION**

“Resolved that M/s CAS Chartered Accountants be paid their fees as prescribed by the Registrar vide his circular based on the State Govt. notification dated 21.10.2014, while they be paid additional remuneration of Rs3,000/- PA for filing Income tax returns of the society.

Increase of Internal auditor’s remuneration was approved to Rs. 30,000/- from the present amount of Rs.27,500/- PA. Members having accepted the proposal passed the following resolution.

“Resolved that the remuneration of the Internal Auditor be revised to Rs.30,000 PA from the present amount of Rs.27,500, be and is hereby approved, passed and adopted unanimously”.

Proposed By: Shri D. D. Kamath, I/Wing

Seconded By: Shri Ashfaque Khan F/Wing

**(6) To Accord post facto approval for transfer of flats, shops, garages as approved by the Managing Committee during the period 2016-17.**

To accord post facto approval for transfer of flats, shops, garages as approved by the Managing Committee during the period 2016-17.

**RESOLUTION :**

“Resolved that the flats/shops/garages transferred during the period 2016-17 be and is hereby ratified passed and adopted unanimously”.

Proposed By:-Shri Sitaram Shetty H/Wing

Seconded By :- Shri Gurdeer Parmar D/Wing

**(7) To decide and approve the Gym renovation work as approved by Managing Committee .**

The General Body though approved and sanctioned refurbishing and renovation of the Gym. advised the committee and Mg. Committee to keep the expenses to the minimum. Mr. Vinod Bhosle of the Gym. Committee, therefore placed before the members the quotations received from 3 contractors, only for the interior refurbishing, of the Gym., but Mr. Surana interrupted and said expenses of Gym. is of regular nature and nobody should object to it, this is a good investment in the matter of health development and for members welfare. Mr. Vinod thereafter placed the estimate for approval and adoption.

(1) Plumblin Rs.756830/-

(2) Chaitanya Rs.693800/-

(3) Anilkumar Kumavat Rs.725830/- + GCST and GST quoted by all 3 contractors.

Shri Tanna advised the said Committee to check quality and workmanship for all the contractors and not look for price variation. Mr. Ashfaq Khan said though he is approving it, further work should be entrusted to the new Mg. committee, after the election to execute the work. Mr. Anand Jain also suggested that the outgoing Mg. Com. and the Gym. com. should coordinate with the newly elected Mg. Com. to complete the remaining work without any impediments. Shri Ashfaq agreed with the suggestion expressed by Shri Anand Jain.

**RESOLUTION :**

“Resolved that the General Body hereby adopts, approves and advises the new Mg. Committee after election along with the Gym. Committee in coordination with the outgoing Mg. Com, to process and execute the refurbishing/ renovation work of the Gym. and expenses so to be incurred. It is be and hereby accepted, adopted and passed unanimously”.

Proposed By:-Shri Ashfaq Khan F/Wing

Seconded By :- Shri Anand Jain E/Wing

After the approval of Gym. work Mr. Juned Haji club member appreciated the gesture shown by Mr. Vinod Bhosle thereby inviting them in the developing of Gym. He further said earlier no committee member took any interest in developing the Gym. His only request to the new Gym. committee that all their Gym. instruments be put to use, at this Mr. Vinod Bhosle told him that they could sell them and the money be kept with the Youth Club, as the Society is not the owner of it.

**(8) To approve and decide the name of the consultant and the expenses in the matter of Society' conveyance**

The secretary invited Mr. Tari to speak on the matter of conveyance. As soon as Mr. Tari rose to speak on the subject of conveyance Shri Surana interrupted. He then praised Mr. Tari, Mr. Tanna, Mr. Anand Jain and Mr. Parmar for the help given by them in handling the repair work, He then said that Mr. Tari has been useful in the follow-up of conveyance. Mr. Tari then spoke in details about conveyance and the requirements that the members have to submit to complete conveyance.

He cautioned the members, about many members not co-operating to complete the repair work due to which the BMC has shown our buildings in C-1 Category (Dangerous Buildings). He requested the members to co-operate, so that the repairs could be completed at the earliest. He then explained why conveyance is necessary.

Redevelopment is only possible if Builders conveys & signs documents, handing-over the property in society's favour and the society's name be registered on the PR card. Then only we can go for redevelopment. He then told the members that last many years the Mg. Committee is relentlessly working, by meeting various consultants studying their work involving, their fees and the time frame to complete conveyance. After interviewing many of them with their fees quoted, ranging from Rs.6000/- 8000/-, 20000/- & Rs. 25000/-. He then said many consultants were demanding 50% cash in their fees component and that is the reason Mr. Prabhu was shortlisted, mainly his experience, Govt's Contact and a authority on conveyance matter. Mrs. Sushma interrupted saying she has no doubt about his caliber and she insisted that a second consultant be called to hear his views for the so-called Spl. Meeting on 1<sup>st</sup> September. She kept on insisting that the second consultant must be called, Shri Anand Jain & Mr. Tanna pacified her, giving various reasons, how if both the consultants are called to speak on the subject at the same time, this could create confusion in the conveyance work. The secretary committed to her that if she is not satisfied after hearing Mr. Prabhu than another consultant of her choice will be called to hear him, any time at a later date. The secretary once again convinced her that for the last 2 years how hard they have been working and the decision to appoint Mr. Prabhu is not taken in haste. It is only after 2 years the committee and the conveyance Sub-Committee has taken the decision. Mr. Prabhu is the Chairman of the MSWA (Co-operative societies), well connected & influential. Mr. Tari said for last 35 years we have been fighting the court case and in the best interest of the society Mr. Prabhu's appointment is confirmed. Mg. Committee and the conveyance Sub-Committee will be enlightening members with the Spl. Meeting to be held on 1<sup>st</sup> September 2017 with question, answer session for all members Mr. Tari further explained the scope of work.

- (1) Inspection of submitted documents.
- (2) Working on stamp duty payable by each members
- (3) Submitting documents for Adjudication
- (4) Appealing before stamp duty officers in the matter of document, evidence on a/c of the member.
- (5) Registering / submitting documents for conveyance.
- (6) Preparing statements of stamp duty payable by members
- (7) Obtaining & Registering society conveyance with Index II and PR Card
- (8) Completing all documentation with various agencies involved.

He further told the members who have purchased flats in the year 1982 to year 1985 onwards to submit the following documentary evidence in original.

- 1) Ration Card 2) Electricity Bill 3) Telephone Bill 4) Proof of Appendix A 5) Passport 6) Child Birth of Hospital any Govt & Semi Govt. Proof for the year 1982 to 1985

He then told the members that to complete conveyance an expenditure of Rs. 15000/ per member has to contribute including out of pocket expenses plus GST on the Bill payable. He told the members, earlier the amount of Rs. 2200/- paid by the member will be given credit and Balance Amount to be paid in 4 installments.

### **Resolution :**

Resolved that Mr. Prabhu's of Prabhu & Associates is be hereby, be appointed to undertake the conveyance work upto property card registration. It also resolved that as per negotiation his fees be for the entire work is Rs.10000/- plus GST to be paid in installments as n when he submits his bill in part.

It is further resolved in order to start the conveyance work an advance of token amount of 25% be paid in consultation by the Mg. Committee. It is also resolved that the General Body authorises the secretary and Shri Tari, the conveyance Sub-Committee and the newly to be elect Mg. Committee to make necessary expenditure, legal n out of pocket expenses and any other expenses in the matter of conveyance.

Proposed by: Mr. Maruti Padwal H/Wing

Seconded by: Mr. Zubeda Badshah Begum F/Wing

Shri Tari while inviting the members informed them that Shri Ramesh Prabhu has been invited to a Q&A meeting, session with the members, which is scheduled in the Prabhondhankar Mun. School Hall, i.e. 01. 10. 2017 (Sunday) in the evening at about 7.00 p.m.

**(9) Any other matter with the permission of chair**

There being no other matter, the meeting ended with thanks to the members for their participation and giving their valuable suggestions. The secretary once again reminded the members the necessary original documents along with the agreements to complete the conveyance work at the earliest.

**Shri M. Siddique A. K. Sarguru**  
**Chairman**

**Shri J. S. Lewis**  
**Hon. Secretary**