

# **VEENA BEENA CO-OP HSG. SOC. LTD.**

(Reg. No. BOM/W-F/S) HSG (TC)/402/84-85 of 1984)

Mobile 8655003414 , email: [veenabeena84@gmail.com](mailto:veenabeena84@gmail.com)

---

## **NOTICE OF THE ANNUAL GENERAL BODY MEETING**

The Thirty Seventh Annual General Body Meeting of the Veena Beena Co-op. Hsg. Soc. Ltd., Sewree (W), Mumbai -400015, will **be held on Sunday 25th September 2022** at 6.30 p.m. (evening) at Prabhodhankar Thakrey Muncipal Hall, Sewri (W), Mumbai-400015, to transact the following business.

### **AGENDA**

1. Reading Report from the Chairman's Desk.
2. To confirm the 36th AGM minutes held on 29.05.2022.
3. Adoption of the audited accounts for the year 2021-22.
4. Approval and Adoption of Audit Rectification Report: Statutory & Internal Auditors for period of 2021-22.
5. Appointment & confirmation of Statutory and Internal auditors for the year 2022-23 and approving of their remuneration.
6. Information of Stamp Duty Adjudication & Payment liability to Members.
7. Any other matter with the permission of chair.

**Mumbai**  
**Date:16.09.2022**

**By Order**

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

### **N.B.**

- (1) If there is no quorum, the meeting shall be adjourned till, 30 minutes, on the same day and at the same place and such adjourned Meeting, the business of the agenda shall be transacted whether there is quorum or not.
- (2) The members would send their suggestions to the Hon. Secretary at least seven days in advance before the Annual General Body Meeting on the accounts for the year 2021-22. No inspection would be allowed 3 days prior to the day of Annual General Body Meeting.
- (3) Only members and in their absence associate / joint members shall only be entitled to attend the meeting.
- (4) As per clause 105 of bye-laws of the society no proxy or holder of power of attorney or letter of authority, shall not be eligible to attend the Special or Annual General Meeting on behalf of a original registered member of the Society.
- (5) Please bring the AGM Booklet while attending the AGM.

## **Minutes of the 37th AGM of Veena Beena CHS Ltd. held on Sunday 25th Sept. 2022**

Before addressing the AGM members the Chairman Shri Anil Koli paid homage to the departed members of the society who are no more with us. He further stated that last 5 years whatever pending work remains it will be completed, if time permits as election are due. He thereafter asked the secretary to take over and continue the Agenda of the meeting. The Secretary welcomed the members of the society, he informed that beginning from 2013 at the Spl. AGM the task of conveyance got started and now it is in the process of completion, remaining the last stage to work. He further highlighted about the Bldgs. condition which are categorized in C-1 stage and reminded members about Stamp Duty payments and submission of Purchase Sale Agreement to complete the conveyance matter, which needs to be ended. He further asked the AGM members present at the meeting for any queries, discussion, suggestions about the chairman's report and sought approval of the same, if it is read & understood. None of the members present at the meeting voiced any opinion or disapproval on the Chairman Report. Thereafter the secretary further sought approval of the AGM, which thus highlighted in the AGM Report Booklet held on 25th September 2022.

### **1. Reading of Report from the Chairman's Desk.**

A) The Secretary informed the members about the AGM Report and highlighted about the Chairman's Report with detail explanation printed in the 37th AGM Booklet, distributed to members in advance in the month of Sept. 2022.

#### **Fraud Details**

B) The Actual figures are as follows as on only Rs. 3.10 lakhs is recovered the balance is to be recovered from the office bearers and old committee members. The Statutory & Internal Auditors are continuously highlighting about the Balance Fraud recovery amount, from the year 2010 and also in their present Audit report of 2022-23 for recovery.

Rs. 29,54,403 Lakh Fraud

+ Rs. 30,000/- paid to Govt. Auditor

+ Rs. 93,324/- to Dholam & Associates for investigating the fraud,

+ Rs.10,000/- to the police for preparation of charge sheet

+ Rs.1,83,992/- for legal advice and to protect themselves from fraud implication (no details & Bills Accounted)

+ Rs. 33,442/- the cash fraud

Amounting Rs. 33,05,161/- ( Rupees Thirty Three Lakhs five thousand one hundred & sixty one).

#### **C) DEFAULTERS LIST**

Unlike earlier, the present Committee has been sending 6 months ledger to all members also displaying defaulters list of defaulters members having overdue, exceeding Rs 10,000/-.

Overdue balance amount receivable Rs. 93,45,848/- as of 31st March 2022-23 from Members.

The Secretary informed that after visit to the Federation office, and as per their advise, 3 Notices were served. He further informed that every 6 months society sends outstanding statement to all the members for a fresh look of their outstanding payment, payable to the society and if any discrepancy noticed by society members they must visit the office to clear & correct discrepancies in the Bill Statement, further clarified with hard copies of Bills are given to some members for verification due to present switch over system of Billing by Mail sent to members.

He further stated as per the advice, from the Federation and also by the Registrar officials who visited the society office in the year 2022, advised the Secretary to start recovery procedure U/S 154, B-29 (New).

The Committee requested members to clear, maintenance dues to complete conveyance process.

## **2. To confirm the minutes of 25th September 2022 Annual General Body Meeting. held on Sunday at 6:30 p.m. in the Prabodhankar Thackrey Municipal Hall**

The 37th AGM dated 25th September 2022 though scheduled for Sunday at 6:30 p.m. (evening)

However due to lack of quorum at 6:30 p.m. the meeting was adjourned for half an hour. Thereafter the secretary informed the members about the agenda of the meeting to start with. Meanwhile the

secretary started the adjourned meeting at 7:00 p.m. after the secretary informed the members present about the quorum being 109 members present.

As per the Agenda the secretary once again sought approval of all the members present, thanked members for their presence and enquired with the members reminding them about AGM booklets distributed with the Income n Expenditure and Balance Sheet Statement, having been distributed (the AGM booklet) in the month of Sept. 2022.

The Secretary sought information from members present whether they have read AGM Booklet with reports or not, though circulated in advance, he further cautioned the members, that extra copies are available for members for discussion and information, few members opted for the extra copies.

The secretary after taking note of the members present requested the members to forward their queries for healthy discussion and to offer their opinion/suggestions only on the minutes of the AGM meeting held on 25th Sept. 2022 if read, it will then be considered, approved and passed by the members present, at the AGM.

The Secretary thereafter placed the minutes for approval.

Proposed by Shri Subodh Tari, Seconded by Shri Yusuf Sarguru, Passed by Majority

## **3. Adoption of the audited accounts for the year 2021-22**

The Balance sheet for the year 2021-22 though distributed along with the notice of the AGM to all society members in advance was placed before the members for approval and adoption.

There being no queries forthcoming from any members, towards the audited accounts placed for adoption for the year 2021-22 which was adopted, passed & accepted unanimously by members present.

RESOLUTION: "Resolved that the Accounts for the financial year of 2021-22 is hereby accepted, passed and adopted unanimously".

Proposed by: Shri Shailesh Jain, Seconded by: Shri Gurdeep Parmar, Passed: Unanimously

## **4. Approval and adoption of Audit Rectification Report: Statutory & Internal Auditors for period of 2021-22**

Though members present did not raise any objection, the Item of the agenda was approved & passed by majority.

Resolution: "RESOLVED that Approval of Audit Rectification Report of Statutory and Internal auditors for the period of FY 2021-22 proposal is hereby accepted, approved & passed unanimously.

Proposed by: Shri Gunjal, Seconded By : Shri Parmar, Passed by Majority.

## **5. Appointment of Statutory and Internal auditors for the year 2022-23 and approving of their remuneration**

Secretary clarified about appointment of both the auditors, Internal Auditor to check monthly or Bimonthly regular accounts to be check conducted and also about all payments approved in monthly meeting. Our society has appointed regular Internal Auditor to oversee accounts & other payments are properly accounted for, after the fraud that took place in the society in the year 2008-2009 & for Balance Sheet Statutory Auditor appointment is compulsory as per Bye-law who finally approves and certifies the entire society A/c's with all remarks & observation which is printed in the AGM Booklet for members information & for queries if any to understand and should be read.

The members unanimously authorized the Managing Committee both appointments in the AGM to do the needful in their appointments as per by-laws, both Statutory and Internal Auditors to audit Society A/cs. With this Item of the Agenda being hereby approved and passed unanimously by members present.

Resolution: "RESOLVED THAT the managing committee is hereby authorized to appoint statutory and internal auditors for the year 2022-23 and their remuneration, is approved as per Registrar Office guidelines.

Proposed by: Shri Siddique Sarguru , Seconded By : Shri Gurdeep Parmar, Passed by Majority

## **6. To accord post facto approval for transfer of flats, shops, garages as approved by the Managing Committee during the period 2021-22 to be ratified by the AGM**

Since there were no objections/queries, all the members present unanimously approved the transfer proposals of the agenda, and ratified the same.

The secretary clarified that transfers are considered only if all dues are cleared by the transferor and after document registration the proposal is sent for Legal Opinion, after legal opinion it is tabled on the Agenda of the Mg. Com. meeting for transfer.

Transfers considered, approved are of

- 1) Regular transfer Sale Purchase
- 2) By way of Nomination / Will / Gift Deed
- 3) By way of Probate / Court Order - Succession Certificate / Public Notice on account of No Will or No Nomination as per U/s 154B-13 MCS Act 1960.

Resolution : RESOLVED THAT the transfer of flats, shops and garages as approved by the Managing Committee during the period 2021-22 is hereby approved & ratified by the members unanimously."

Proposed by: Shri Yusuf Sarguru, Seconded By : Sachin Jain, Passed by Majority

## **7. Information of Stamp Duty Adjudication & Payment liability of Members**

Stamp Duty liability information circular as decided in the AGM was circulated to members and also displayed on the Notice Board. Members were requested to do the payments at the earliest before 30th October 2022. Thereafter interest @21% would be chargeable on the outstanding dues. The society also informed the members that defaulters (those not paying the Stamp Duty) by 30th Oct. 2022 Stamp Duty liability on behalf of such members would be paid by the society and the same would be recovered from them, along with interest . On the query raised by Shri Yusuf Sarguru, the secretary clarified stamp duty payment receipt will be issued individually, by the society and not by the office of stamp duty. Consolidated stamp duty liability will be paid by the society on behalf of it's members and not by any individual members, even if they desired to do so directly.

## **8. Collection of Education Fund from members**

Discussion on the said matter took place when the proposal was placed before the AGM. Shri Gunjal said this amount should be borne and paid by the society on behalf of the members and objected separate collection for the same in the maintenance bill. Thereafter the secretary invited the opinion of the Internal Auditor who was present at the meeting. The Internal Auditor said as per society Bye-laws this amount of Rs.10/- (Rupees Ten only) per member, per month should be collected and used for training / seminars/ attending for members on co-operative education skill so that trained members can be part of the managing committee. Shri Gunjal interrupted and informed that this amount if collected should be used for training programmes or seminars held by the federation of co-operative societies and by MSWA. He further suggested members should pay the amount in accordance with the existing Bye-laws in force. Shri Yusuf concurred with the suggestion given by the Internal Auditor on this subject matter, since he is appointed by the society the guidance should be considered in all respect.

Resolution: Resolved that the Education Fund of Rs.10/- (Rs. Ten Only) per member, per month to be collected through bi-monthly maintenance bills.

Proposed by Shri Yusuf Sarguru Seconded by: Shri Ashfaque Khan Passed by majority

## **9. Any other matter with the permission of the chair**

Shri Yusuf raised the question of participation of 2/3 members from each Wing in the process of redevelopment information committee to be formed as discussed in the last AGM. The managing committee is authorised to conduct and hold joint meeting and co-ordinate with the elected members and convey information and progress to their respective wings through the elected members. He further informed the AGM members that if any selected members after election held wing wise does not perform his duties, a third members can be inducted in place of the non-performing member and the managing committee enjoys the right to take the action as deem fit.

Mrs. Oan Gheewala G-703/704 voiced her opinion that no committee members should participate in the election/selection of 2 members of each wing, on this committee member Shri Pravin Shinde commented if the Com. member does not want to continue as Com. Member or wishes not to contest in the next term at election, as it is due, then in such a case this members can opt for election as a representative for his Wing.

It was finally decided that 2 members to be elected Wing wise, he should be 1) registered member of the society 2) should not be a defaulter.

Also if any elected member is not regular and a non-performer in such case a third member can be nominated, some member suggested participation of Lady members from their Wings on the condition that such member is not a defaulter.

Matter regarding excess stamp duty was raised by Flat H-602, Mr. Calcuttawala, that in spite of submitting all the required documents he was informed of a demand notice of Rs. 6,47,400/- lakhs was also displayed on the Notice Board which is wrong and he sought clarification from Mr. Pravin Shinde. He clarified that though he has paid stamp duty difference, the officer has raised a fresh demand as during the Amnesty Scheme the flat was undervalued and hence the difference with penalty is the amount to be paid. At this juncture the secretary interrupted and told Mr. Calcuttawala to meet him during office hours with the documents. Similarly other such members whose stamp duty payable was exorbitant were also told to meet the secretary to sort out the issues in best possible manner.

Clarification payment of stamp duty dues / or any other dues of any flat owner can be paid by any family member / others to the society. Wherein the society will issue receipt for the same in the name of the registered member and not any other member doing the payment.

The chairman also clarified to members at AGM, in case after redevelopment process completed members will not get the key to their flat unless and until all dues of the society are cleared. The secretary informed the members the redevelopment process has to be followed as per the Government guidance under Sec. 79A of MCS Act 1960 and further informed that redevelopment process is not an easy task to start with. 1/5th of the no. of members of the society intending to undertake the process of the redevelopment of the society have to submit a separate application for arranging a Spl. AGM to decide the policy in respect to undertake redevelopment of the society to the secretary of the Mg. Com. of the society. Unless and until, the decisions and resolutions in the Sp. AGM are concluded and Govt. guidance are followed, redevelopment process cannot progress, secretary also mentioned details printed in the last AGM Booklet of 25th Sept. 2022 (See Pg. 9) for study and reference.

**Vote of Thanks:**

The secretary thanked the members attending the AGM. He further thanked the Chairman for conducting the AGM in a peaceful manner and the committee member for their attendance. In the end the National Anthem was sung with full respect, thus the meeting then concluded.

**For Veena Beena CHS Ltd.,**

**Shri Anil Koli**  
**Hon. Chairman**

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