



VEENA BEENA CO-OPERATIVE HOUSING SOCIETY LTD.

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

Acharya Donde Marg, Opp. Sewri Bus Depot, Sewri, Mumbai - 400 015.

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NOTICE OF THE 41st ANNUAL GENERAL BODY MEETING

The Forty One Annual General Body Meeting of the Veena Beena Co-op. Hsg. Soc. Ltd., Sewree (W), Mumbai -400015, will be held on Sunday, 27th September 2026 at 10.00 a.m. (morning) at Near H Wing Building Society Compound , to transact the following business.

AGENDA

1. Reading Report from the Chairman's Desk.
2. To confirm & approve the minutes of 40th AGM of the Society for the year 2024-25 held on 28th September 2025. **(Already Circulated on 20.12.2025)**
3. To confirm & approve the minutes of SGM held on 07.09.2025 and 15.02.2026. **(Already circulated on 01.10.2025 and 02.05.2026)**
4. To receive and consider the Annual Report, Statements of Accounts for the year ending 31st March 2026.
5. Adoption of the audited accounts for the year 2025-26.
6. Approval and Adoption of Audit Rectification Report: Statutory & Internal Auditors for period of 2025-26.
7. Appointment & confirmation of Statutory and Internal auditors for the year 2026-27 and approving of their remuneration.
8. To accord post facto approval for transfer of flats, shops, garages as approved by the Managing Committee during the period 2025-26 to be ratified by the AGM.
9. To approve, post facto, the expenses incurred for the Property Card.
10. To discuss and accord post facto sanction for the installation of CCTV cameras at a cost of Rs.10 lakhs.
11. To discuss and decide on charging interest on outstanding stamp duty dues.
12. To discuss the utilization of common area charges and other income towards Society festivals and celebrations.
13. To inform the major repair works of D and E Wings.
14. To inform the MCGM Notice dated 15.07.2026 issued under Section 353B of the MMC Act.
15. To inform and review the complaints received regarding the ongoing major repair works and discuss necessary action.
16. To review and approve the estimated expenditure of up to Rs. 1 crore towards major repairs required due to the ageing structure of the Society
17. To inform& approve reuse of Major Construction Material and Creation of Temporary Shed.
18. To inform and approve repairs boundary walls of the society damaged due to ongoing constructs ion work of MMRDA.
19. To inform the General Body about the fines & interest to members levied to be reviewed as per statutory norms.
20. To discuss and decide on the revision of parking charges for leave and licensee occupants, subject to approval at the Annual General Meeting (AGM).
21. To inform the Committee of the amount payable to the Recovery Officer for serving notices to defaulters under Section 101.
22. To discuss the proposed increase in gym charges and debris removal charges.
23. To inform the responsibilities and duties of the Managing Committee concerning the ageing structure of the Society building.
24. To discuss and decide the demands of Shop Owners concerning corpus fund.
25. To discuss & decide the demands of Shop Owners for creation and purchase of additional commercial area above the shops.

26. To discuss and decide the demands of Shop Owners of allocation of parking facilities.
27. To discuss and decide the demands of shop Owners for provision of loft area free of FSI.
28. To approve the Chairman Report of the year 2023.
29. Any other matter with the permission of chair.

Mumbai
Date:10.09.2026



By Order

Shri S.M. Hakim
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/objections to the Hon. Secretary at least (7) Seven days, in advance before the Annual General Body Meeting on the accounts for the year 2025-2026. No inspection would be allowed 3 days before 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 the original registered member of the Society.
- (5) Please bring the AGM Booklet while attending the AGM.