

# **ASHIRWAD MAJAS MADHU CO-OPERATIVE HOUSING SOCIETY LTD.**

(Regn. No. BOM/(W-K/E) HSG (TC)/ 2300/ 86-87)

SARDAR VALLABHAI PATEL ROAD, POONAMNAGAR, ANDHERI (EAST), BOMBAY-400093

**Ref. No. AGM/Minutes/2024/**

**Date: 19-10-2024**

**Subject: Minutes of the 39<sup>th</sup> Annual General Body Meeting held on 01-09-2024**

**The Minutes of the 39<sup>th</sup> Annual General Body Meeting of Ashirwad Majas Madhu CHSL held on 1<sup>st</sup> September 2024 is circulated by email/ website to all the members of the Society.**

**For Ashirwad Majas Madhu CHSL**



**Chairman**



# ASHIRWAD MAJAS MADHU CO-OPERATIVE HOUSING SOCIETY LTD.

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## **Minutes of the 39<sup>th</sup> Annual General Body Meeting held on 01-09-2024**

The Honorable Chairman Mr. C.K. Achariya welcomed all the members of Ashirwad MMCHSL at 10.30 hrs on Sunday, 1st September 2024 for the 39<sup>th</sup> Annual General Body Meeting, held in Ayyappa Samajam office, Flat no.01, Dholakia CHSL, Poonam nagar, Mumbai.

The meeting was adjourned to a later hour as the quorum was not met. The Chairman called the Meeting to order at 10.45 am as the quorum was met as per the prescribed byelaws.

The Chairman read the Agenda and proceeded with the meeting.

**Agenda – 1 :** To read and confirm the minutes of the last AGM held on 3rd September 2023.

The Chairman stated that as the copies of the Minutes of the 38th AGM was circulated to all members, whether the same should be read. All the members were of the opinion that since the minutes were circulated, the same need not be read and it was approved unanimously.

*Resolved that the minutes of the Annual General Body meeting held on 3<sup>rd</sup> September 2023 has been placed and passed unanimously.*

*Proposed by : Mrs. Shyamala Mansabdar*

*Seconded by : Mrs. D.Chheda*

**Agenda – 2 :** To receive and adopt the Annual Report of the Society

The Chairman read and discussed the Annual Report 2023-24. He informed that this year also the Society received 'A' Classification by the Government approved Auditor successively for the 7<sup>th</sup> year.

*The same was placed and passed unanimously.*

*Proposed by : Mr.C.K.Purushothaman*

*Seconded by : Mr.P.K.Krishnan*



The Chairman condoled the sad demise of our Society members – Mrs. Hansa Ajwani [B-05], Mr.V.Dhandapani [D-14], Mrs.Seema Yadav Shirke [D-24], Mr.Keshav S.Pandit [E-01], Mrs.Lakshmi Kutty [E-10] and requested all members to observe one minute silence for the departed souls.

**Agenda – 3 : To receive and approve the Balance Sheet along with Income & Expenditure Account for the year 2023-24**

The Chairman requested, the Secretary Mrs. Archana Rajshekar to read and discuss the Balance Sheet alongwith Income & Expenditure Account for the year 2023-24.

- Mr. Purushothaman raised an objection to the audited accounts not being circulated and suggested audited copy should be distributed and displayed on the notice board.

The Secretary apologised to all members that the audited copy of Accounts could not be distributed. The Audited copy of the accounts was received late from the auditor, as the accountant took longer than expected to make some minor modifications to the accounts. The Managing Committee distributed the Agenda notice and the Annual accounts to all the members in accordance with the stipulated notice time. However, due to an oversight it remained to be displayed on the notice board.

Secretary, further explained that the Accountant has been depicting the Investment/ Fixed Deposit amounts inclusive of Accrued Interest for the past (few) years. This is incorrect depiction of Accounts as per accounting standards. This year, the Managing Committee recommended that Investments/ FD be depicted at their face value and accrued interest separately in the Balance Sheet as specified.

Secretary said that as a copy of the Annual Accounts for the year 2023-24 was circulated to all the members alongwith the Agenda of the 39<sup>th</sup> AGM, members were asked whether entire Accounts is to be read in the meeting. All the members were of the opinion that since the Annual Accounts 2023-24 were circulated, the Accounts need not be read.

***The Balance Sheet and I&E Account i.e. Annual Accounts for the year 2023-24 was placed and passed by all the members unanimously.***

***Proposed by : Mr.C.K.Purushothaman***

***Seconded by : Mr.R.Jayaraman***



**Agenda – 4 : To consider the Audit Memorandum for the year 2023-24**

Mr. Raghunath Pillai read the Audit Memorandum and Statutory Report for the year 2023-24 and mentioned that we have received “A” rating for consecutively Seven years. The Auditor remarked on some minor points that the petty cash balance should not be in excess of ₹ 5000/- on any given day and for payments more than ₹ 1500/-, cheque payments should be preferred.

*The same was placed and passed unanimously.*

*Proposed by : Mr.A.K.Mukhopadhyay*

*Seconded by : Mr.B.Pawar*

**Agenda – 5 : To appoint an Auditor for the audit, from the panel approved by State Government.**

Chairman stated that the audit of Annual Accounts for the year 2023-24 was done by Mr. A. G. Jadhav Auditor, who is an Auditor from the panel approved by the State Government. He proposed to appoint an Auditor from the approved State Government panel for the ensuing year i.e. 2024-25.

*The same was placed and passed unanimously.*

*Proposed by : Mrs. Sheela Sadashivan*

*Seconded by : Mr.A.K.Mukhopadhyay*

**Agenda – 6 : To approve transfer of Flat nos. B-05, C-01, D-01, D-03, D-11 & D-24**

Chairman stated that the Managing Committee has received documents related to transfer of flat for the following flats. The documents for transfer of flats was vetted in the Managing committee meetings and are now submitted to AGM for ratification :

- i) Flat no. B-05 of Late Mrs.Hansa Ajwani transferred in the name of Mr.Anup Ajwani & Mr.Amit Ajwani due to demise of Mrs.Hansa Aswan
- ii) Flat no. C-01 of Mrs.Jogesh Mittal & Mr.Rajiv Singh transferred in the name of Mr.Indrajit Saha & Mrs.Pinky Saha, by way of sale.
- iii) Flat no. D-01 of Mr.Sudhir Joshi & Mrs.Veena Joshi transferred in the name of Mrs.Smita Bane & Mr.Sanjay Bane, by way of sale.
- iv) Flat no. D-03 of Late Mr.N.J.Reddy transferred in the names of Mrs.Padmaja Reddy, Ms.Nayana Upasana Reddy & Ms.Nayana Duhita Reddy, due to demise of Mr.N.J.Reddy.



- v) Flat no. D-11 in the name of Mr. Paradkar & Mrs.Paradkar transferred in the name of Ms.Sunil M.Amunekar & Mrs.Aparna Sunil Amunekar, by way of sale.
- vi) Flat no. D-24 of Late Mrs.Seema Shirke has been transferred in the name of Mr.Prasanna Shirke, Ms. Bhakti Shirke & Ms.Tanisi Shirke, due to demise of Mrs.Seema Shirke.

*Resolved that the above transfer of flats were placed and passed unanimously by all the members and the new members were welcomed.*

*Proposed by : Mr.R.Jayaraman*

*Seconded by : Mr.V.K.Rao*

**Agenda – 7 : To discuss the progress of Redevelopment of Ashirwad MMCHS Ltd.**

Mr. Raghunath Pillai provided an update to all the members regarding the status of the redevelopment process and further elaborated on the actions implemented in response to the decisions taken in the SGBM held on 25<sup>th</sup> February 2024.

- He stated that Mr.Dilip Sanghvi was appointed as PMC for the purpose of preparing Feasibility Report of our Building.
- He further explained the various options mentioned in the Report. In one of the options as per Section 33/7 we may get 25% FSI but no corpus.
- Our building's area is 3479 Sq mtrs. Therefore, it will not be advantageous if we pursue redevelopment on an individual basis.
- However, if we go for Cluster Redevelopment it will be beneficial, as we will get planned apartments with improved amenities which will add value to our property.
- All the members were asked if they agree to go for Cluster Redevelopment with five Societies i.e. Ashirwad MMCHSL, Dholakia CHSL, Greenfield Tower CHSL, Namaskar CHSL & Swagat CHSL, so that a resolution can be passed.
- They were informed that since June 2024, the Managing Committees of five Societies have met once in a month to discuss the progress of each Society.
- Further, this Resolution for Cluster Redevelopment with five Societies has been passed in the Managing Committee Meeting of our Society in its monthly meeting held on 27<sup>th</sup> July 2024.
- And in this AGM it is placed for ratification and resolution by all the members of our Society.
- Mr. Mukhopadhyay enquired as to how the RERA Carpet area would now be determined for this purpose as in RERA carpet area means “wall to wall”.



- According to Mr.. P.K.Krishnan our larger area will benefit us in Cluster. Given the size of our area we should negotiate for a bigger one.
- Mrs. Lakhra enquired about the advantages of redevelopment, and how is it beneficial to the members and if they will be compensated
- Mr. Raghunath Pillai explained that to avail maximum benefits of redevelopment we have to go in for cluster under Section 33/9. We have advised all Societies to get AGM ratification for Cluster Redevelopment.
- On 5th October 2024, all five Societies are expected to convene and update their status. AMMCHS plan to call Mr.Sagar Sanghvi, the PMC to address our Members and to explain the process of redevelopment in detail. A SGBM will be convened for the same.

As all members agreed a **RESOLUTION HAS BEEN PASSED THAT WE – “ASHIRWAD MMCHSL WILL GO FOR CLUSTER REDEVELOPMENT WITH FIVE SOCIETIES i.e. ASHIRWAD MMCHSL, DHOLAKIA CHSL, GREENFIELD TOWER CHSL, NAMASKAR CHSL & SWAGAT CHSL. “**

*The Resolution to go for Cluster Redevelopment was placed and passed unanimously.*

*Proposed by : Mr.P.K.Krishnan*

*Seconded by : Mrs.Champavathi Ananda*

**Agenda – 8 : To consider increase in parking charges for Two wheelers & Four wheelers of Tenants.**

Chairman placed the proposal for increase in Parking Charges for Two-wheelers and Four-wheelers of the Tenants as detailed below:

Parking Charges For Tenants	Present charges		Proposed charges	
	First Vehicle	Second Vehicle	First Vehicle	Second Vehicle
Two-wheelers -Scooter	₹250	₹750	₹300	₹800
Four-wheelers -Car	₹600	Not allowed	₹700	₹200 per day

- Mr.S.K.Mittal suggested that a parking sticker for owners & tenants may be prepared for convenience.
- Mr.Mukhopadhyay suggested to allow 2<sup>nd</sup> Car of Tenants subject to availability limited to first three tenants on first cum first serve basis.



- Members were of the opinion that if required so, the Tenants may be charged ₹3000 for the second Car; but this facility may be extended to only three Tenants on the first cum first serve basis and subject to the availability of parking space

*Resolved that increase in the parking charges for members and tenants has been placed and passed unanimously by all the members and henceforth parking charges to tenants shall be charged as detailed below –*

<b>Parking Charges For Tenants</b>	<b>New charges</b>	
	<b>First Vehicle</b>	<b>Second Vehicle</b>
<b>Two-wheelers - Scooter</b>	<b>₹300</b>	<b>₹800</b>
<b>Four-wheelers -Car</b>	<b>₹700</b>	<b>₹3000</b> <i>[Maximum 3 Tenants on first cum first serve basis &amp; subject to availability of parking space]</i>

*The same was placed and passed unanimously.*

*Proposed by : Mr. S.K.Mittal*

*Seconded by : Mrs. Sheela Sadashivan*

**Agenda – 9 : To levy penalty charges for (guests) car parked without intimation**

It was proposed to levy penalty charges of ₹200/- per day on Members & Tenants for parking their vehicles without written intimation to the Society. At present the penalty charges is ₹100/- per day.

- Mrs. Sheela Sadashivan suggested to keep a form with watchman/ security to fill. Vehicles may be kept for 5 days with intimation.
- Mrs. D. Chheda said if kept without intimation then full month's rate of parking charges of 2<sup>nd</sup> car of members & tenants may be charged accordingly.

*Resolved that if any vehicle of the Members & Tenants is kept in the Society premises without intimation, then full month's rate of parking charges of 2<sup>nd</sup> Car of Members & Tenants shall be charged accordingly.*

*The same was placed and passed unanimously.*

*Proposed by : Mr. Prasanna Shirke*

*Seconded by : Mr. A.K. Trivedi*



**Agenda – 10 :** To discuss the pay-back of Property Tax (BMC) for one BHK Flats i.e. 525 sq.ft..

As per Government Resolution dated 01-04-2022, Property Tax of one BHK Flats i.e. 525 sq.ft is exempted w.e.f. 01-04-2022 . Hence, the Property Tax collected from such members since 01-04-2022 till date shall be returned to each member.

It was proposed that the refund amount shall be worked out and the eligible amount so arrived shall be returned to each such Member by way of crediting that amount to their maintenance bill.

*Resolved that the eligible amount worked out shall be returned to such Members by way of crediting the same to their Maintenance Bill.*

*The same was placed and passed unanimously.*

*Proposed by : Mr.C.K.Purushothaman*

*Seconded by : Mrs.D.Chheda*

**Agenda – 11 : Any Other Business with the permission of the Chair**

a) **Agents/ Brokers visiting Society Flats with their clients** : Joint Secretary stated that several Agents are visiting our Society with their clients for Rental or Sale of Flats, without any authority from the owner of the Flat and without any intimation to the Society.

Members were requested to inform the Managing Committee in writing the details of the Agent/ Broker appointed by them, if they intend to rent or sell the flats. It is compulsory that the Broker should accompany with the interested parties while viewing the flat and the timings should be adhered to .

b) **Parking issues with the daily visiting Friends of the Members & Tenants** : Members were made aware that several Friends/ acquaintances of resident Members & Tenants, who visit the society premises on a daily basis and use the 2 wheeler /4 wheeler, are parking for a long duration, which is causing inconvenience to the residents. This needs to be curbed, and regular parking of their vehicles shall be denied. Concerned Members & Tenants are requested to avoid such occurrences

c) **Intercom facility issues** : Mr.C.K.Purushothaman mentioned that the intercom facility was poor and wanted to replace the same. Mr.A.K.Mukhopadyay requested for a wall mounting instrument. Many of the members present also complained about the intercom issues. It was therefore suggested to provide two Mobile phones to the Security for the purposes of informing and calling about visitors/sales & delivery to the members.



- d) **Issues faced due to 'Door to door Sales persons'** : Another issue brought to the notice of the AGM by the members was the "Door to Door Sales". There are few unauthorised sales persons providing false details to the security and then selling their products house to house. Such practices shall not be encouraged by the Society and shall be stopped immediately
- e) **Seepage issues in Flat C-04** : Mr. Shinde (Flat C-04) complained on the seepage issues from the upstairs Flat (i.e. Flat C-08). Though it was brought to the notice of Mr. Patil, so far no action has been taken by him. It was suggested that Mr. Shinde approach the BMC with his grievance.
- f) **Feeding to Stray animals – Cats** : Mrs. Shyamala Mansabdar raised the issue of cats and pet feeding issues by certain members. It has been noticed that strays especially cats are fed in the building corridors and stairs. This has resulted in health and hygiene issues. MC has designated a feeding area and have requested those feeding the strays to do so at the 'feeding area'.

The AGM meeting concluded at 13.00 hrs



(Chairman)

Ashirwad Majas Madhu CHSL



(Secretary)