

Minutes of The Annual General Body Meeting

The Annual General Body Meeting of the New Bombay Co-Operative Commercial Complex Premises Society Ltd was held on **Sunday, 29th September 2024** at **11.30 a.m** at Conference Hall, 4th Floor, Headquarters (Previously Known as Hotel Heritage Dakshin, Sai Chambers. Sector-11, Opp. C.B.D. Belapur Railway Station (East), C.B.D., Belapur, Navi Mumbai : 400 614 to transact the following: -

As per AGM attendance Register there were total 56 members present in the meeting.

Mr.Praful B Doshi, the Chairman, Presided

Agenda No.1 To read and confirm the minutes of the Annual General Body Meeting of The New Bombay Co-Operative Commercial Complex Premises Society Ltd held on Sunday, Sunday, 10th September 2023.

Secretary Mr.Prashant N.Shah, read out the minutes of the previous Annual General Body Meeting held on Sunday, 10th September 2023.

"Resolved that Minutes of Annual General Body Meeting held on Sunday, 10th September 2023 is hereby read and confirmed unanimously."

Proposed by : Mr.Shankarlal Gurjar
Seconded by : Mr.Anil Nagrath

..... Passed Unanimously

Agenda No.2 To approve Income & Expenditure Account, Repair & Renovation Fund Account, Balance Sheet, Credit Notes for Interest and Audit Report of the Government Certified Auditor Shri.R.G.Kakade for Y.E. 2023 - 2024 (From 01.04.2023 up to 31.03.2024),a copy of the entire report is enclosed and Audit Rectification report- "O" form.

On the matter to approve Income & Expenditure Account, Repair & Renovation Fund Account, Balance Sheet, Credit Notes for Interest and Audit Report of the Government Certified Auditor Shri.R.G.Kakade for Y.E. 2023 - 2024 (From 01.04.2023 up to 31.03.2024),a copy of the entire report is enclosed and Audit Rectification report- "O" form Secretary Mr.Prashant N. Shah read out Details of Audit Report and details of Credit Notes, together with Observation, Directions, Instructions and remarks of Auditor Shri.R.G.Kakade This matter was discussed in length and the following resolutions were passed.

1) Auditor instructed to Note Nomination of members,

"Secretary Mr.Prashant N Shah informed the house and members to file Nomination forms in prescribe forms and submit to Society Office and CIDCO Estate Department."

2) Auditor instructed to give Share Certificate to members.

"Society has issued Share Certificate to eligible members who has applied for share certificate, as per terms and condition of Agreement of Allotment and Bay-Law of society to all the Allotee those who have paid Stamp Duty on Agreement of Allotment, and applied for Share Certificate."

3) Auditor has instructed to take Stamp Receipt for the Payment above Rs.5000.00

"It was Unanimously resolved and decided to accept and pass all payments made by society even the stamp receipt is obtained or not."

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4) Auditor has informed that society has issued Rs.1,93,698/- credit Notes for Interest to the members and take approval from the same in Managing Committee Meeting and not taken approval from Annual General Body Meeting of Society

"It was resolved and decided that all Credit Notes issued for Interest for period from 01/04/2023 to 31/03/2024 are hereby approved and passed unanimously."

5) Auditor has informed that the society has done expense of Rs.20,08,419/- towards Repair & Renovation and society has deducted TDS from contractors and deposited the same in government treasury and have taken approval for the same in Managing Committee meetings by passing necessary resolutions.

"It was Unanimously resolved and decided that expense of Rs. 20,08,419/- towards Repair & Renovation is approved, confirmed and passed unanimously"

6) Auditor has informed that there is total outstanding from members as on Date.31/03/2024 is Rs.87,50,961/- and to take appropriate steps and recover outstanding dues from members.

"It was Unanimously resolved and decided to take appropriate steps and recover outstanding dues from members"

7) Auditor has informed that Society has not given Education to members as per circular Dated 15/05/2015.

"It was Unanimously resolved and decided to inform members for taking Education as per circular Dated 15/05/2015"

8) Auditor has instructed that as per Rule 145 to give all payments above Rs.1.500/- by cheque.

"It was further unanimously resolved that all Expenses and payments are hereby rectified and approved unanimously by General Body."

9) Auditor has instructed to keep separate Fix Deposit for Entrance Fee and Transfer fee received under reserve Fund.

"Point is noted and will be transferred to reserve fund from Current Year"

"It was further resolved that Income & Expenditure Account, Repair & Renovation Fund Account, Balance Sheet, Credit Notes for Interest and Audit Report of the Government Certified Auditor Shri.R.G.Kakade for Y.E. 2022 - 2023 (From 01.04.2022 up to 31.03.2023), and Audit Rectification report-"O" form is hereby accepted, passed and approved unanimously by General Body."

Proposed by : Mr. Prashant Bharat Maniar
Seconded by : Mr. Pankaj Mishra

..... Passed Unanimously

Agenda No.3 To appoint statutory auditor for the audit of society's records for current Year 2024 – 2025 (From 01.04.2024 up to 31.03.2025), and to authorize the managing committee to fix their remuneration.

1) *"Resolved that Mr R.G.Kakade Government certified Auditor Panel No.10761 be and hereby appointed to Audit of Accounts of the society for the financial year 2024-2025 (From 01.04.2024 up to 31.03.2025) "*

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2) "It was further resolved that Managing Committee is authorized to fix his remuneration as per Bay-Laws of Society."

Proposed by : Mr. Prakashan P.P
Seconded by : Mrs. Parul Biswash Subedi

..... Passed Unanimously

Agenda No.4 To approve Transfer, Transmission (From 01.09.2023 up to 31.07.2024) copy of Transfer, Transmission is enclosed.

On the matter - to approve Transfer, Transmission (From 01.09.2023 up to 31.07.2024) referring the list of Transfer and transmission circulated along with agenda notice, Secretary Mr.Prashant N Shah further informed that as per bay-Laws of society, society has to publish details of transfer & Transmission in minutes of AGM, the members present approved the same and the following resolutions were passed.

Society has received and approved following applications for Transfer and Transmission in various Managing Committee meeting for the period

From 01st September 2023 to 31st July 2024

Sr.No	Name of the Outgoing Member	Name of the Incoming Member	Unit No	CIDCO Final Transfer Order Ref No.
1	1) Mr. Vinayak Dattaraj Kharade 2) Mr. Vinayak Dattaraj Kharade	Mr.Shankar Lal Gurjar Son of Ramkaran Gurjar <u>Managing Committee Meeting held on 22-09-2023</u>	Office No.317 on Third Floor	CIDCO/ESTATE-1/2023/8000213488 Dt. 14/08/2023
2	1) Mr. Vinayak Dattaraj Kharade 2) Mr. Vinayak Dattaraj Kharade	Mr.Shankar Lal Gurjar Son of Ramkaran Gurjar <u>Managing Committee Meeting held on 22-09-2023</u>	Basement car parking No.17 (Seventeen)	Basement Carparking Transferred as per Registered Sale Deed Dt.08 th September 2024 having Registration No.TNN6/13073/2023
3	1) Late. Mr.Shailesh Babubhai Patel 2) Mr.Yatin Gordhandas Dossa	1) Mr.Yatin Gordhandas Dossa 2) Ms.Supriya Shailesh Patel (Ms.Supriya Pandhye) 3) Ms.Sheela Vashu Sumaya 4) Ms.Bharati Yatin Dossa <u>Managing Committee Meeting held on 30-11-2023</u>	Office No.306 on Third Floor	CIDCO letter of Heirship Dt. 27-10-2023, having Reference No. CIDCO/ESTATE-1/2023/8000223272
4	1) Mrs.Sarika Shetty 2) Mr.Lotak Mohapatra	Mr.Shashikant Rajaram Mishra <u>Managing Committee Meeting held on 30-11-2023</u>	Office No.406 on Fourth Floor	CIDCO Final Order for Transfer Dt. 07-11-2023, Reference No. CIDCO/ESTATE-1/2023/8000224348
5	M/s.Ferro Steels Proprietor Mr.Bakulesh D Sanghvi	1) Mrs.Pushpa Uday Sharma 2) Mr.Udaykumar Maheshwar Sharma <u>Managing Committee Meeting held on 23-12-2023</u>	Office No.203 on Second Floor	CIDCO Final Order for Transfer Dt.18-12-2023, Reference No. CIDCO/ESTATE-1/2023/800021467
6	1) Mr.Yatin Gordhandas Dossa 2) Ms.Supriya Shailesh Patel (Ms.Supriya Pandhye) 3) Ms.Sheela Vashu Sumaya 4) Ms.Bharati Yatin Dossa	1) Mrs. Punam Gosain 2) Mr.Padam Dev <u>Managing Committee Meeting held on 21-02-2024</u>	Office No.306 on Third Floor	CIDCO Final Order for Transfer Dt.18-01-2024, having Reference No. CIDCO/ESTATE-1/2023/8000235430

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7	1) Mrs.Pushpa Uday Sharma 2) Mr.UdayKumar Maheshwar Sharma	Mrs.Neeru Khanna <u>Managing Committee Meeting held on 08-03-2024</u>	Office No.203 on Second Floor	CIDCO Final Order for Transfer Dt.07-03-2024, having Reference No. CIDCO/ESTATE-1/2024/8000240314
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"Resolved that Transfer & Transmission done (01st September 2023 to 31st July 2024) as per above mentioned list are approved and passed unanimously."

Proposed by : Mr. Krishnap Prem Nandgopal

Seconded by : Mr. Koimavalappil Vellukutty Madhusudhan

..... Passed Unanimously

Agenda No.5 To discuss and decide further course of action for recommended Structural repairs of society building as per structural Audit Report Dt.23rd August 2024 and to authorize managing committee for ongoing Repairs, Renovation and recommended Structural repairs of society as recommended in Structural Audit Report.

Secretary Mr.Prashant Shah informed that as per mandatory requirement of Bye Laws adopted by society and as per direction of ward officer – NMMC the society has carried out Structural examination under section 265A of the Bombay Provincial Municipal Corporation Act 1949 and Audit of building of society through consulting Structural Engineer Mr.Vipul Shah of M/s. V.S.Tech & Associates as per Structural Audit consultant has classified Building Category as **C2/B** (No eviction only Structural Repairs) and given Approximately Budget Estimate of Rs.3,60,38,520.00 (including Contingency, consultancy charges and GST)

He further informed that for required structural repairs society has to collect additional contribution from members or explore possibilities for redevelopment of Society, members present have agreed to explore possibilities for redevelopment of Society.

Society's Architect Mr.Anil Nagrath informed that while exploring possibilities for redevelopment of Society the society should also carry out essential repairs and authorize Managing Committee for Major Repair & Renovation work (Rehabilitation and Remodeling) of the Society building, such as Structural repairs of basement, Stair case, external walls, and common areas of society, Terrace and parapet walls, Water and Septic Tanks, damaged ceiling and plaster of Basement and common areas of building and also of top floor units on account of the leakage of the rain water through the terraces, Plumbing, Electrical Repairs, Lift Ducks, maintaining Fire Safety System, Pump Room, Lifts, Security Appliances (C.C.T.V camera, security system e.t.c), repair and renovation of toilets, re-plastering and painting of society building, and any other repairs which are requires as per structural audit report and other necessary repairs which are required.

After due discussion following resolutions was Unanimously resolved and passed.

- 1) *"It was unanimously Resolved and approved to Authorize Managing Committee for recommended and required Repairs of Society Building."*
- 2) *"It was further unanimously Resolved that the Managing Committee is hereby Authorized to carry out necessary repairs of society building and compound including Civil & Structural repairs of Society Building, Compound, basement, Stair case, external walls, and common areas of society including common Terraces and parapet walls, Water and Septic Tanks, damaged ceiling and plaster of Basement, staircase, common toilets and common areas of building and also affected units on account of the leakage of the rain water through the terraces, repairing, including Plumbing, Electrical Repairs, Lift Ducks, meter room, transformer, ducks etc, maintaining Fire Safety System, Pump Room, Lifts, Security Appliances (C.C.T.V camera, security system e.t.c), repair and renovation of toilets, re-plastering and painting of society building, and any/all other necessary repairs which are required as recommended by Society's consulting Architects and Structural engineers from the "Repairs and Renovation fund" of society."*

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- 3) *"It was further unanimously Resolved that the Managing Committee is hereby Authorized to give application/s, Bond, sign contract file appeal, application, pass necessary resolutions, appoint consultant, Engineers, Architects, legal consultants, Advocates e.t.c and fix their remuneration and make necessary payment / charges / expenses which are required for CIDCO, NMMC and other all Concern Government and Semi-Government Departments."*
- 4) *"It was further resolved that the Managing committee is here by authorized to sign contract/s, make payment to different contractors / Architect / suppliers / engineers / Consultants / Staff / Departmental labors / Agencies, e.t.c and to make any other payment / expenses required for major repair and renovation work."*

Proposed by : Mr. Arun Narayan Patekar
Seconded by : Mr. Balaji Dnyanoba Ghume

..... Passed Unanimously

Agenda No.6 To appoint a Project Management Consultant cum Architect to initiate the process of Redevelopment of our society, who will give us a detailed feasibility report, proposal from developers, various options along with a proposed future course of action report for best interests of our members and fix his remuneration.

Secretary Mr.Prashant Shah informed that in explanatory notes circulated to members along with Agenda has informed members in details about society with past and present conditions of Society and as Consultants has advised to seriously consider the option of redevelopment of the society, keeping in mind the present state, age and condition of the Building, we were advised that the way forward was to at least initiate the process of redevelopment.

Secretary informed that the final call for whether the redevelopment of our Society is to be undertaken or not and the selection of the Developer rests entirely with the General Body, which decision shall be undertaken as per the Byelaws of Co-Operative Societies and under the provisions of Section 79A of the MCS Act 1960.

He further informed that as advised by legal consultants to appoint minimum 3 Project Management consultants cum Architect for preparing feasibility report and on the basis of reports society can have clear vision, proper information for best possibility, advantages and various options in best interest of members, he further informed that the society has called for offers from 3 different Project Management Consultants who are associated with society and having knowledge and details study of our society they are 1) M/s.Anil Nagrath & Associates (Original Architect / Designer / Consultant of society since 1986 till today), 2) M/s.Vinayak D. Kharade & Associates (Ex-Member of society and well known Architect of Navi Mumbai having more than 40 year's of Experience) 3) M/s.V.S.Tech & Associates (Project Management Consultants, Consulting Civil, Structural Engineers, Architects and Redevelopments Consultants). The average quoted by consultants for preparing feasibility report is between Rs.1,50,000/- to Rs.2,00,000/- plus GST per consultant.

The matter was discussed in brief and following resolutions were unanimously passed

"It was unanimously resolved and decided to appoint total 3 Project Management Consultants 1) M/s.Anil Nagrath & Associates, 2) M/s.Vinayak D. Kharade & Associates 3) M/s.V.S.Tech & Associates for preparing detailed feasibility report, receive proposal from various developers and suggest best available options and possibilities for redevelopment of society."

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"It was further decided that the Managing committee is here by authorized to negotiate, fix remuneration/s, issue appointment letter/s, sign contract/s, share all required information, plans and documents related to society with Project Management Consultant/s and to make payments / expenses which are required for the purpose from "Repair and Renovation Fund" of society and on basis of accumulated feasibility report, recommendations and suggestions of consultants receive proposal from various developers initiate process of Redevelopment of society with best available options and possibilities."

Proposed by : Mr.Ravindra Dinkar Deshpande
Seconded by : Mr.Padem Dev

..... Passed Unanimously

Agenda No.7 To authourise Managing Committee to Co-Ordinate with Project Management Consultant cum Architect, appoint Advocate and other consultants, advisors and prepare all requisite paper work and present their report before General Body, which shall consider the option of redevelopment of the society as per the Bye Laws of Society and provisions of MCS Act, 1960.

"It was unanimously resolved that the Managing committee is here by authorized to negotiate, fix remuneration/s, issue appointment letter/s, sign contract/s, share all required information, plans and documents related to society and Co-Ordinate with Project Management Consultant cum Architect, appoint Advocate, other consultants, advisors, prepare all requisite paper work and to make payments / expenses which are required for the purpose from "Repair and Renovation Fund" of society and present report before General Body, which shall consider the option of redevelopment of the society as per the Bye Laws of Society and provisions of MCS Act, 1960."

Proposed by : Mr. Manmohan Goyal
Seconded by : Mrs. Jyotilakshmi Ranjan

..... Passed Unanimously

Agenda No.8 To consider any other matter with the permission of the chair.

"As there was no other matter to discuss the meeting was concluded with a vote of thanks to chair."

CONFIRMED

Sd/-

**Shri.Praful B. Doshi
CHAIRMAN**

Sd/-

**Shri.Prashant N. Shah
HON.GEN.SECRETARY**