

JAY SARASWATI C.H.S LIMITED

(Reg. No. TNA (TNA) HSG. (TC)/ 11298/99-2000 Dt. 28/01/2000)

**Evershine Enclave, Mira Road (East),
Dist. Thane 401 107
Phone: 49702033
Whats app : 7718940426
Email:jaysaraswatichs@gmail.com**

**19th ANNUAL REPORT
2018-2019**



Jay Saraswati Co-op. HSG. Society Ltd.

(Reg. No.: TNA (TNA)/HSG(TC)/11298/99-2000 Dt. 28-1-2000)

Evershine, Enclave, Mira Road (E), Dist.Thane - 401 107. | Tel : 49702033

Date: August 11, 2019

NOTICE

Dear Members,

Notice is hereby given that the 19th Annual General Meeting of Jay Saraswati Co-op. Hsg. Soc. Ltd. will be held on Sunday **22nd September, 2019** at 11.00 A.M. at the Society premises to transact the following agenda.

AGENDA

1. To read and approve the minutes of last AGM minutes held on 09th September 2018.
2. To present and adopt the report of the managing committee for the financial year ended 31st March, 2019 along with the audited income and expenditure account for the same period and the audited balance sheet as on 31st March 2019.
3. To authorize the managing committee to appoint statutory auditor for the co-operative financial year 2019-20.
4. To approve the transfer of flats & shop done during the year.
5. To consider and Resolved following specific issues :
 - 5.1 Writing off old balances in accounts
 - 5.2 Limiting Tenancy stay in society for a period of 3 years only.
 - 5.3 Upgradation and Adding Security Cameras
 - 5.4 Increase in Maintenance of Rs. 100/- per month
 - 5.5 Legal Action and Costs for action against builder
 - 5.6 Gutter Chamber Works
6. Any other matter with the permission of the Chair.
7. Vote of thanks.

Members are requested to be on time for the meeting.

Thanking you,
For on behalf of Jay Saraswati Co.op. Hsg. Soc. Ltd.

Sd

Hon. Secretary / Chairman

Place : Mira Road (East)
Date : 11th August, 2019

NOTES.

1. Any issues to be discussed in the AGM besides the agenda should be submitted in writing to the society office before two days of the AGM.
2. If the quorum is not complete at 11 a.m. then the meeting will start at 11.30 a.m. after adjournment irrespective of the quorum.
3. Members are requested to bring the annual report with them while attending the meeting.
4. No Proxy or power of attorney holder of shall be allowed to preside over the General body meeting.



AGM DO'S AND DON'T'S

MEMBERS ARE INFORMED THAT AGM OF THE SOCIETY WILL BE HELD ON SUNDAY 22nd SEPTEMBER, 2019 AT THE SOCIETY PREMISES. FOR THE EDUCATION OF MEMBERS WE HAVE PREPARED A LIST OF DO'S AND DON'T'S WHILE PARTICIPATING IN THE AGM :

DO'S

- PLEASE ARRIVE WELL BEFORE TIME FOR THE AGM
- IDENTIFY YOURSELF AND SIGN THE ATTENDANCE REGISTER
- ONLY THOSE AUTHORISED TO ATTEND AGM
- CARRY YOUR COPY OF ANNUAL REPORT
- GIVE PRIOR INTIMATION OF ISSUES YOU WANT TO DISCUSS IN THE AGM
- ENGAGE IN CONSTRUCTIVE DISCUSSION FOR BETTERMENT OF SOCIETY

DON'T'S

- JOINT OWNERS UNLESS AUTHORISED NOT TO ATTEND AGM
- PROXY NOT TO ATTEND AGM
- AVOID DISCUSSION ON ANY ROUTINE OR PERSONAL MATTER THAT CAN BE SORTED OUT IN ROUTINE ADMINISTRATIVE MANNER.



EXPLANATORY NOTES TO THE AGENDA OF ANNUAL GENERAL MEETING

AGENDA NO. 5.1 : WRITE OFF OLD BALANCES

During the year 2014-15 an amount of Rs. 1,00,000/- was paid to Advocate Chougule towards completion of conveyance formalities. However the expenses was carried forward in accounts since then. The same being irrecoverable needs to be written off in accounts. Hence members need to resolve to write off the said Rs. 1,00,000/-

Members are requested to discuss the above resolutions and pass necessary resolutions

AGENDA NO. 5.2 : LIMITING TENANCY STAY IN SOCIETY

Society has been facing problems with tenants overstaying in the society for longer period and thereby creating legal issues. It is therefore proposed to limit tenancy agreements for a maximum period of 3 years for the tenant and his or her family members.

Members are requested to discuss the above resolutions and pass necessary resolutions

AGENDA NO. 5.3 : UPGRADATION AND ADDING SECURITY CAMERAS

To meet the demands for remaining vigil and ensure protection of society, its assets and members from any type of external or internal threats society needs to upgrade its present cameras and add-on further surveillance cameras along with its Hard disk and monitors. The total cost of such upgradation will cost RS. 1,50,000/-

Members are requested to discuss the above resolutions and pass necessary resolutions

AGENDA NO. 5.4 : INCREASE IN MAINTENANCE OF RS. 100/- PER MONTH

In order to meet the annual incremental costs of the society, it is proposed to increase the maintenance charges by Rs. 100/- per month per unit.

Members are requested to discuss the above resolutions and pass necessary resolutions

AGENDA NO. 5.5 : LEGAL ACTION AND COSTS FOR ACTION AGAINST BUILDER

At present builder is in possession of Shop No 5, along with the illegal encroachment of parking space behind the said Shop No. 5, Society has initiated the process of sending notice and is hopeful of peaceful solution to the matter, However need be society may require to extend legal action against the builder with cost to the society. It is therefore proposed as under :

- a. Authorise Committee to take legal action against the Builder namely Evershine Builders Pvt Ltd



MAJOR PROJECTS UNDERTAKEN :

- A. Lift up-gradation works have been completed with total cost of Rs. 10,65,172/
- B. Terrace Weather roofing work has been completed.
- C. Electrical wirings of Meter box has been replaced with new wirings and cutouts at total cost Rs.2,07,255/.
- D. Roofing and Lighting works at Backside Yamuna open space has been completed to promote members to engage in badminton games and cricket for kids.

SOCIETY GET TOGETHER

Our national festival 26th January and 15th August been celebrated in our society premises with lot of enthusiasm.

CONVEYANCE OF PROPERTY AND TRANSFER PROCESS :

The process of transferring 7/12 (satbara) in favour of society is still pending for regulatory clearances and is likely to complete at the earliest with all documents lodged with the government authorities.

FOLLOW UP WITH BUILDER FOR UNAUTHORSED POSSESSION OF PARKING AREA BEHIND SHOP NO 5 :

Society has initiated the process of follow up with builder for peaceful handing over the illegal possession of the parking area behind Shop No.5. Notices have been issued and a one-to-one meeting also has been held with the idea to expedite the process. We are hopeful of a positive solution to the issue.

COLLECTION OF DUES:

Collection of dues has always been the top most priority for the society and timely follow up has resulted in substantial reductions in the outstanding's. Managing committee has been rigorously pursuing the defaulters to regularize their accounts and has been successful in reducing the outstanding. Committee has taken a firm stand that the society office will not provide any services or attend to any complaints from such members with pending dues.

OFFICE ADMINISTRATION:

Administration of the Society is taken care by the Manager Shri N. K. Mendon. Society has immensely benefitted by his rich experience. M/s. Shannu Enterprises has been hired for maintaining of accounts and regular billing. Share Certificates have been issued and updated on timely basis. All records have been updated on regular and timely basis.



CLEANLINESS:

Utmost attention was given on cleanliness in the Society premises. The rain water drains were cleaned. The underground and over head water storage tanks were also cleaned on regular basis. Tanks and drainage chambers were cleaned. Regular follow up with the sweeper to get the proper work was done to the best of our satisfaction. Periodical Pest Control work has been done..

FUTURE PROJECTS – CAPITAL EXPENDITURES

One projects that needs to be undertaken in near future is Construction of Boundary walls bordering Dharti Building which is a dilapidated condition. Discussions on the same with the neighboring society is likely to be initiated in near future for cost sharing.

DIGITISATION

In our endeavor to simplify and provide online services society has taken steps as under :

1. Communication thru Email : jaysaraswatichs@gmail.com
2. Whats app Mobile number : 7718940426
3. Online payments thru NEFT
4. Maintenance of records on computer

STATUTORY AUDIT:-

CA Sunil B. Ghosalkar, Government Certified Auditor has conducted the audit for the year ended 31/3/2019 as Excellent and has given " **A** " **audit classification**, Audit observations and suggestions are available with the Society.



ACKNOWLEDGEMENTS:-

The Managing Committee sincerely thanks all the service Providers, Manager and all the well wishers for extending their whole hearted support and co-operation directly or indirectly in maintaining of the Society on day to-day functions. The Managing Committee sincerely thanks all the members who have made our Society **"Excellent"**

For JAY SARASWATI CO.OP.HSG.SOC.LTD.

Sd

Umar Adil Bhat
Chairman

Sd

C.K.Palan
Secretary



Agnelo Ferrao
Treasurer

Place : Mira Road (East)
Date : 11th August, 2019

