



Bhoomi Ratna Cooperative Housing Society Ltd.

(Regd: NBOM/CIDCO/HSG (OH)/2862/JTR/YEAR 2008-2009 dated 27th January 2009)
Plot No.74, Sector-21, Kharghar, Navi Mumbai-410210.

MINUTES OF THE 6TH AGM HELD ON SUNDAY, 13 SEPTEMBER 2015, AT THE SOCIETY PREMISES

As there was no quorum at 10.30 am, the meeting was adjourned for 30 minutes and the adjourned meeting started at 11.00 am with the members present. Total 10 members were present for the meeting.

MINUTES:

1. Welcome address by any designated member of Managing Committee

The Chairman, Mr Gurmeet Singh, presided over the meeting. He welcomed the members for the meeting.

He then requested the Secretary to start the proceedings of the AGM.

2. To read the minutes of the 2013-14 Annual General Meeting of the Society and to note the action taken thereon.

The Secretary read the minutes and also explained the action taken on the decisions taken in the last AGM.

The following resolution was passed:

“Resolved that the minutes of last AGM held on /09/ be and hereby be approved.”

Proposed by: Dr D K Aswal

Seconded by: Mr S P Pandey

Passed: Unanimously

3. To read the minutes of the Special General Meeting of the Society and to note the action taken thereon.

The Secretary read the minutes of the Special General Meetings held on 22/03/2015. He also informed the members on the further developments regarding the leakage and seepage work of the Society, as was discussed in the subsequent Special General Meeting held on 12 July 2015. As per the decision in this SGM of 12/7/2015, the contract for the leakage/seepage repair work of the Society building would be awarded to Excel Colour Combines Pvt. Ltd. and the work would commence soon after the monsoon. Secretary appealed to all members that before the repair work starts, all members need to carry out the internal repairs to prevent any internal leakages from the flats.

The following resolution was passed:

“Resolved that the minutes of Special General Meeting held on 22/03/2015 be and hereby be approved.”

Proposed by: Dr D K Aswal

Seconded by: Mr S P Pandey

Passed: Unanimously

4. To receive from the Managing Committee the Annual Report, Balance Sheet and the Income & Expenditure Account for the year ended 31st March 2015 and to approve the same.

Discussed the Income & Expenditure statement and Balance Sheet of the society for the year ended 31 March 2015. Also, all queries relating to the accounts statements were satisfactorily answered.

The following resolution was passed:

“Resolved that the Income & Expenditure statement and the Balance Sheet of the Society for the year ended 31 March 2015 be and hereby be approved.”

Proposed by: Mr Pandey

Seconded by: Mr H J Pant

Passed: Unanimously

5. To consider and approve Annual Budget for 2015-16

The Secretary informed that in view of the overall increase in costs, the Society's maintenance expenses are expected to increase by around 10% in 2015-16.

Proposed by: Dr D K Aswal

Seconded by: Mr H J Pant

6. To consider Statutory Auditor's Report for the year ended 31 March 2015 along with the Audit Rectification Report and to note the action taken by the Committee thereon

Discussed the Statutory Auditor's report. The Secretary clarified that the society's rating has been downgraded to 'B' in this year mainly because of the outstanding payment. The outstanding is mainly due from flat no. 403, which is now under the bank's custody due to default on loan repayment. He also clarified that the Society has already sent a letter to the concerned bank, informing about the outstanding. Following resolution passed.

“Resolved that the Statutory Auditor's Report for the year ended 31st March 2015 be and hereby be approved.

Proposed by: Mr S P Pandey

Seconded by: Mr H J Pant

Passed: Unanimously

7. To appoint an Auditor for the Statutory Audit for the year 2015-2016 and fix their remuneration.

It was also unanimously decided to appoint Mr S B Patil as Statutory Auditor of the Society for the year 2015-16 and Managing Committee is authorized to fix the remuneration.

The following resolution was passed:

“Resolved that Mr S B Patil be and hereby be appointed as the Statutory Auditor of the Society for the year 2015-16.”

Proposed by: Mr S P Pandey

Seconded by: Mr H J Pant

Passed: Unanimously

8.To admit the new members of the Society who have purchased flats during the year 2013-14.

The following members were admitted to the Society:

“Resolved that Mr.Anup Singh Jamwal & Mrs.Pooja Jamwal owners of shop no. 3 be and hereby be admitted to the Society as members”.

Proposed by: Mr D.S.Padmanabhan

Seconded by: Mr Gurmeet Singh

Passed: Unanimously

9.Adoption of new By-laws of the Society

The Secretary informed the members about the new Model By-laws of the Society and explained the various sections features of the new By-laws, responsibilities and authorities of the Managing Committee, and the duties and responsibilities of the members of the Society. Members in general welcomed the new By-laws and approved the adoption of the new By-laws.

“Resolved that the model by laws of the housing society as per the 97 constitutional amendment and Maharashtra Co-op societies (amendment) be and hereby be adopted”

Proposed by: Mr H J Pant

Secorded by: Dr D K Aswal

Passed: Unanimously.

10.To consider and decide on following specific issues.

10.1 Repairs and painting of the building

Secretary informed the AGM that based on the decision of the SGMs, the work order for the leakage and seepage work of the Society building is expected to be issued to Excel Colour Combines Pvt. Ltd. at a cost of Rs.24,35,489/- based on the tender submitted, but subject to actual measurement. Secretary also informed that we need to make a provision for up to 10% additional expenses to take care of additional works that might crop-up once the work starts.

Secretary also informed that it is necessary to appoint a Supervisor to supervise the work of the contractor including monitoring of the material used, quality of material, etc. All members unanimously agreed to the suggestion and authorized the Managing Committee to appoint a Supervisor, with a provisional expenditure of Rs.1.00 lac towards salary of the Supervisor for the contract period.

It was also unanimously decided that the Managing Committee has to decide about a uniform design for the grills and rooftop for the balcony for flats, which all members have to follow once the decision is taken, to improve the look of the building.

Following resolution passed:

“Resolved that the contract for the leakage and seepage work of the Society building be given to Excel Colour Combines Pvt. Ltd. at a cost of Rs.24,35,489/- based on the tender submitted, but subject to actual measurement, with an additional provision upto 10% for additional work that might crop-up. Resolved also that a Supervisor to monitor the work of the contractor be appointed with a provision of Rs.1.00 towards the salary of the Supervisor.”

Proposed by: Mr S K Deshmukh

Seconded by: Mr V P Shinde

10.2 Repair of the letter boxes

As all the locks of all the letterboxes are defective, it was decided to repair the letter boxes of the Society at a cost of Rs.250/- each + welding cost as applicable and to add the expenses incurred in the maintenance bills of the members.

10.3 Fire fighting

Secretary informed about the quotation received for the repair and maintenance of the fire fighting system, extension of sprinklers in common area at appropriate places, refilling of the existing fire extinguishers, procurement of new fire extinguishers and issuing of certificate i.e., Form B, from Prati Enterprises. The total quote is for Rs.1,91,289/- inclusive of applicable taxes.

Another quote was received for Rs.1,36,460+ taxes was received for a portion on the total work, this vendor didn't show much interest in further discussions.

Members unanimously approved the expenditure for the fire-fighting system and authorized the Managing Committee to go ahead with the work with M/S Prapti enterprises as this is of top most priority for the society

“Resolved that a contract be awarded to M/S Prapti Enterprises after clear definition of work and proper negotiations.

Proposed by: Mr V P Shinde

Seconded by: Mr H J Pant

Passed: Unanimously.

10.4 Appointment of a Legal Advisor for the Society

Secretary informed that it is now necessary to upload all the Society documents on the website of the Registrar of Co-op. Societies and all documents are now subject to close scrutiny by the Registrar's office. This is actually a welcome move and as a responsible Society we are obliged to ensure 100% compliance to all documentation and legal requirements of the Registrar. This is, however, a huge task and also can be done only by a person who has thorough knowledge on the subject. He, therefore, proposed appointment of a Legal Advisor well versed in society matters to complete all the documentation requirements and have them uploaded on the Registrar's website.

Members unanimously welcomed the proposal and authorized the Managing Committee to finalise the Legal Advisor at the best possible cost.

Proposed by: Mrs Suchita Rajesh Merugu

Seconded by: Mrs Asha R Daundkar

Passed: Unanimously

10.5 Small gym.

It was decided not to go ahead with the gym considering the difficulties in the management of the gym. Instead, it was decided to encourage sports activities in the Society. It was also decided that the amount of Rs.10,000/- collected from the outgoing member of the Society as donation on sale of flats be transferred to a new account, which can be used for various sports activities of the Society. For the sports activities, to begin with, it was also decided to purchase a table tennis table to be put up in the Society hall.

Proposed by: Mr V P Shinde

Seconded by: Mr Manish Shukla

Passed: Unanimously.

10.6 Beautification and signage of the Society

It was decided that the entrance lobby of the Society building to be beautified to make it look attractive and also to put a signage with the name of the Society both at the entrance and top of the building. It was decided to allocate an amount of Rs.2.00 lacs for the beautification of the entrance and an additional amount of Rs.50,000/- towards the signage.

“Resolved that an amount of Rs.2.00 lacs for the beautification of the entrance of the Society building and an additional amount of Rs.50,000/- towards the signage for the Society be allocated”.

Proposed by: Mr Manish Shukla

Seconded by: Mr. VP Shinde

Passed: Unanimously

10.8 Drainage cleaning

It was decided to get the drainage system of the Society cleaned frequently.

10.9 Removal pots from the common areas and on the grills

It was decided that members should not keep the flower pots in their grills and also the common areas of the Society, as the draining water from the flower pots spoil the paints and also dirty the floor. They should keep it in their balconies.

10.10 Completion of documentation

Secretary requested all members to ensure that they submit the required documents when given their flats/shop on L&L, such as the lease agreement, police verification, etc. He also requested all members once again to submit the nomination forms duly filled-in with all requisite details to the Society office at the earliest.

11. Vote of thanks

Mr Pandey expressed vote of thanks to the Chair and also the members present at the meeting.

Chairman

Secretary

Treasurer