

New Haven Cluster-5 Co-operative Housing Society Ltd.

(Regn. No. TNA/(PLR)/HSG/(TC)/27430/2015-16/2015 dated. 13.4.2015)

Add.: New Haven, Cluster-5 Bldg. Nos. A-5-A08, A-5-A09, B-II-01 upto B-II-07 Betegaon, Chillar Road, BOISAR (East).

Email: newhavencluster5CHS@gmail.com

MINUTES OF THE AGM OF CLUSTER V NEW HAVEN CO-OPERATIVE HOUSING SOCIETY HELD ON THE 27TH AUGUST 2017. THE MEETING COMMENCED AT 12.00 NOON AT THE BANQUET HALL OF THE COMMUNITY CENTRE, BOISAR AND TRANSACTED THE FOLLOWING BUSINESS.

The meeting was chaired by Mr. Paresh Shah.

1. Minutes of SGBM held on 12th February 2017 was read and confirmed.
2. Audited accounts for F.Y. 01-04-2016 to 31-3-2017 were approved and adopted.
3. The Annual Report of the Managing Committee for the year ended 31-03-2017 was read and adopted.
4. The appointment of Mr Anil Baranwala as Statutory Auditor for the accounting period 01-04-2017 to 31-03-2018 @ Rs. 40/- flat per year was approved by the General Body.

5. MAINTENANCE CHARGES

The reduction of maintenance charges for the period 1st July 2017 onwards, from Rs. 2.50 per sq.ft. to Rs. 2.25 per sq. ft. was discussed and further ,

“ Resolved that the maintenance charges for the period from 1st July 2017 be reduced from Rs. 2.50 per sq ft to Rs. 2.25 per sq.ft.

Proposed by: Mr R Varvatkar

Seconded by: Mr E M Pereira

6. Balance due to Apex as CAM charges for the period upto 5th June 2017 i.e. outstanding amount to be paid and mentioned as “Paid under Protest”.

Proposed by: Mr V.V Raghunath

Seconded by: Mr Himanshu Malik

7. It was decided to take legal action against the defaulting members who have not paid their maintenance dues.

Proposed by: Ms Archana Khan

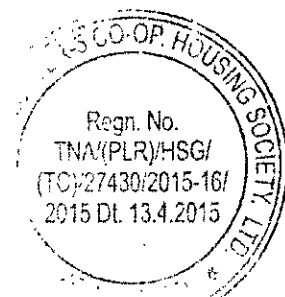
Seconded by: Mr Raghuvir Varvatkar

For NEW HAVEN CLUSTER-5 C.H.S. LTD.)

B. V. Soudesai
CHAIRMAN

Paresh Shah
SECRETARY

1
TREASURER



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8. PAVING OF RAMPS IN THE WAY OF BUILDINGS

Paving of the Ramp in the way of the building entrances for the remaining four buildings were proposed. The total expenses for the ramp and paving of all nine buildings would exceed Rs. 1,00,000 lakh (Rs 1 Lakh only). The work would begin shortly.

Proposed: Mr R K Sinha

Seconded by: Raghbir Singh

09. RECOVERY FROM EX-SECRETARY MR J NARIANI TO SOCIETY

The audited Balance Sheet for the year indicates an amount of Rs 89,513/- as amount of recovery from Mr Jagdish Nariani during his tenure as Honorary Secretary. The break-up of the amount is given below:

- | | |
|--|-----------------|
| 1. Purchase of Computer and Printer | : Rs.41,100.00 |
| 2. Purchase of Mobile Phone and Pen Drive | : Rs. 9,200.00 |
| 3. Towards Computer Table | : Rs. 3,700.00 |
| 4. Being Cash Balance as on the date of take | : Rs. 35,513.00 |
- Over not handed over to the new MC

It was suggested that Rs 89,513/- to be added to the maintenance bill with automatic interest calculated. In case he fails to pay he will be charged interest at an enhanced rate of 26%. He has paid the pending amount of Rs 14,604/ towards the maintenance charges upto June 2017.

Proposed: Ms Aparna Khan

Seconded by: Mr. Raghuvir Varvatkar

10. PERMISSIONS AND INSPECTIONS FOR RENOVATIONS BEING DONE IN FLATS.

Permission and detailed list of works intended to be done in any members flat should be submitted for prior approval of MC before commencement of the work. On receipt of relevant permission, subsequent inspection of any MC member must be permitted. This was discussed as structural changes are being done in newly acquired flats which could weaken the existing structure of the building and be in conflict with the sanctioned plans.

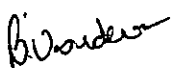

Proposed by: Raghuvir Varvatkar

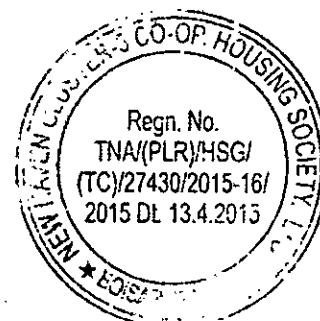
Recommended; Eugene Pereira

11. SHARE CERTIFICATES TO MEMBERS WITH PENDING LOANS.

It was proposed that only those members who have no liability with the banks/Financial Institutions, and have cleared all loans will be issued share certificates on production of 'No Dues Certificate' from

For NEW HAVEN CLUSTER-5 C.H.S. LTD. ²

		
CHAIRMAN	SECRETARY	TREASURER



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their respective banks. In case of members who have pending loan with any Bank/FI they may obtain a letter from their respective banks' or FIs as to the process to be followed for issuing the share certificate during the currency of the Home Loan. It may be noted that THDCL only gave us a list of names of members who were given NOCs to avail the loan and they have not advised us the further course of action to be followed while issuing the share certificates. The Society will not be responsible for any omission if this is not complied with.

Proposed by: Ms Archana Khan

Seconded by: Ms Raghuvir Varvatkar

12. ENGAGEMENT OF PROPER SECURITY PERSONNEL

It was discussed that a proper security company be engaged for the night shift effective as soon as possible. In the view of the above Mr Dashrath and Mr Rupesh who are presently on the night shift will be moved to a day shift and salary Rs. 8000+Rs1000 increment on 8 hour rotation during the day. Mr. Krishna will continue on day shift but with 8 hour duty and salary Rs. 11000+Rs 1000/- . Till proper security personnel is appointed the present arrangement would continue.

This was unanimously passed by the General Body.

13. DIWALI BONUS TO THE WORKERS OF CLUSTER V

It was proposed that a sum of Rs. 1000/- be considered to be paid to the three workers as Diwali bonus. The same will be further discussed at the next MC meeting and decided upon.

Proposed by: Ms Aparna Khan

Seconded by: Mr R K Sinha

14. GREENERY AND LANDSCAPE TO BE MAINTAINED AS DELIVERED BY TATA HOUSING.

Certain members have taken liberty to plant their favourite fruit and other trees around in Cluster V. This was strongly opposed by members as it is disturbing the present landscape. However it was amicably agreed by the MC and the concerned members to replant the trees on the periphery of the plot.

New plants and other gardening maintenance will be done at the sole discretion of the MC members.

Proposed by: Mr Taraq Lad

Seconded by: Mr Raghuvir Singh Chane

The meeting concluded with a vote of thanks from the Chairman.

Hon. Secretary

For NEW HAVEN CLUSTER-5 C.H.S. LTD.)

B. V. S. D. S.
CHAIRMAN

SECRETARY

TREASURER

