



Nilgiri Gardens

CO-OPERATIVE HOUSING SOCIETY LIMITED

Regd. No. NBOM/CIDCO/HSG(OH)/573/JTR/1997-98 DT. 15.12.97

Amra Marg, Uran Road, Sector-24, C.B.D. Belapur, Navi Mumbai - 400 614.
Tel.: 27522300 E-mail : nilgirigarden97@gmail.com

Ref No: NG/AGM/2023/295

Date: 13/09/2023

To,
The Members,
Nilgiri Gardens CHS Ltd.,
CBD Belapur,
Navi Mumbai.

Sir/Madam,

Sub: Draft Minutes of Annual General Body Meeting held on the 20th of August, 2023 at the Society Premises

Please find enclosed the Draft Minutes of the 25th Annual General Body Meeting held on the 20th of August, 2023 at B 2 Stilt area of the Society Premises. The Draft Minutes have been placed before the Managing Committee in its Meeting held on the 3rd of September, 2023 and approved.

All the members are requested to go through the Draft Minutes and submit their suggestions/objections, if any, on the Draft Minutes of the 25th Annual General Body Meeting to the Society Office within 15 days from the date of this letter.

Thanking You,

Yours Faithfully

For Nilgiri Gardens CHS Ltd.,

Janardhan Deshmukh
(Honorary Secretary)





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NILGIRI GARDENS CO-OP. HSG.SOC.LTD,CBD BELAPUR

Minutes of the 25th Annual General Body Meeting held at the Society Premise on Sunday the 20th of August, 2023

The 25th Annual General Body Meeting of the Society was due to be held before 30th of September, 2023. However the Society decided to conduct the 25th Annual General Body Meeting on Sunday the 20th of August, 2023. The Agenda for the Meeting was circulated to the Members of the Society on the 5th of August, 2023. The venue of the meeting was fixed as B 2 Building Stilt parking area.

The meeting was scheduled to be started at 9.30 A.M. Since there was so sufficient quorum, the meeting was postponed for half an hour and started at 10 A.M on Sunday the 20th of August, 2023. The Honorary Chairman Mr. Sharad Bodke addressed the members present and requested the Honorary Secretary to start discussions on the various Agenda items. The Honorary Secretary Mr. Janrdhan Deshmukh took charge of the Meeting and welcomed the members present.

Honorary Secretary Mr. Janrdhan Deshmukh explained that the rule of quorum for the AGM is that the members present for the meeting is the quorum. However we have waited for half an hour from 9.30 A.M to 10.00 A.M and therefore we can start the Annual General Body Meeting.

Before the start of the meeting Honorary Secretary Mr. Janardhan Deshmukh took the list of members and the family members of the Society who passed away during the period from the date of last AGM(25/09/2022) up till the date of present AGM (20/08/2023).



LIST OF MEMBERS EXPIRED DURING THE PERIOD 25/09/2022 TO 20/08/2023

1.	C8-405	MR. SHIROMANI HANOOK REDDY
2.	C4-002	MRS. PARVATI G. PATIL (MOTHER OF MR. PRASHANT G. PATIL)
3.	C6-304	MR. A. JOHN PHILIP
4.	B2-002	MR. CHAMPALAL KESHRIMAL JAIN (FATHER OF MR. GAUTAM C JAIN)
5.	B2-104	MRS. DEEP BHARGAVA (MOTHER OF MR. ALOK BHARGAVA)
6.	G-201	MR. BABU POOJARI
7.	G-105	MRS. MOHINI D. PANDEY
8.	BUG.04	MRS. GEETA PANICKER

All the members present observed two minutes silence to mark respect to the departed souls. The Managing Committee has already conveyed condolence to the bereaved families.

Thereafter the items as per the Agenda were taken up for discussion one by one.

AGENDA No. 1. To read & confirm the minutes of the 24th Annual General Body Meeting held on the 25th of September, 2022 and the minutes of the Special General Body Meeting held on the 11th of June, 2023 .

The first Agenda to read & confirm the minutes of 24th Annual General Body Meeting held on the 25th of September, 2022 and the minutes of the Special General Body Meeting held on the 11th of June, 2023 were taken up for discussion. The minutes of the 24th Annual General Body Meeting held on the 25th of September, 2022 and the minutes of the Special General Body Meeting held on the 11th of June, 2023 were circulated to all the Members well in advance. The Honorary Secretary Mr. Janardhan Deshmukh requested the members for any queries and suggestions on the same.

The Honorary Secretary Mr. Janardhan Deshmukh also informed that with respect to the minutes of the Special General Body Meeting held on the 11th of June, 2023 there were suggestions from three members Mr. Sushilkumar Agrawal, A 401, Mr. Mahendra Gore , C 7 304 and from Mr. Reghunandanan Nair, C 11 203 / C 11 204. The Honorary Secretary Mr. Janardhan Deshmukh informed that the suggestions from all the three members were incorporated in the final Minutes and the final minutes were circulated to all the Members. The Honorary Secretary Mr. Janardhan Deshmukh informed that still it is noted that Mr. Reghunandanan Nair, C 11 203 / C 11 204 is not satisfied with the modifications incorporated in the minutes of the Special General Body Meeting held on the 11th of June, 2023.



Mr. Agrawal , A 401 informed that he has two points on the minutes of the 24th Annual General Body Meeting held on the 25th of September, 2022.

(1) As per Agenda No. 3 of the minutes of the 24th Annual General Body Meeting held on the 25th of September, 2022 with respect to the case against Abhyudaya Co-Op bank it is mentioned that " We are expecting that the Society will receive the amount without delay." But there is no much progress in the matter up till now even though one year has lapsed. The Honorary Secretary Mr. Janardhan Deshmukh informed that the Society is expecting that the amount will be received without delay is a positive thinking and we want the issue to be settled at the earliest. But one should be aware that the legal procedures take its own time and we have to wait until the final legal decision is pronounced. The Honorary Secretary Mr. Janardhan Deshmukh also informed that all the Legal Matters will be discussed separately for which an Agenda is incorporated(Agenda No.9). He also informed that the case against Abhyudaya Co-Op bank was pronounced in our favor by the State Consumer Redressal Commission but The Abhyudaya Co-Op bank has gone to National Consumer Redressal Commission. The Honorary Secretary Mr. Janardhan Deshmukh informed that it is expected that the National Consumer Redressal Commission will also pronounce the Order earlier.

(2) Mr. Agrawal, A 401 informed that as per Item No.7 of the minutes of the 24th Annual General Body Meeting held on the 25th of September, 2022 it is mentioned that "It is resolved to meet the CIDCO MD/Officials and expedite the endorsement of the Conveyance Deed". Mr. Agrawal, A 401 requested to explain the progress on this matter . The Honorary Secretary Mr. Janardhan Deshmukh informed that the Committee Members have taken the appointment twice and both the time the Managing Director was not available for discussion and we were able to meet and discuss the matter with the concerned officials only.

With respect to the suggestions made by Mr. Reghunandanan Nair, C 11 203 / C 11 204 on the minutes of the Special General Body Meeting held on the 11th of June, 2023, The Honorary Secretary Mr. Janardhan Deshmukh informed that his suggestions were incorporated in the Final Minutes. But Mr. Reghunandanan Nair, C 11 203 / C 11 204 informed that the modifications were not incorporated as per his suggestions. He said that even though the payment of Rs.50,000/= proposed at the SGM to be paid to the Project Management Consultant was objected by him, the same is not recorded in the minutes. However the Honorary Secretary Mr. Janardhan Deshmukh informed Mr. Reghunandanan Nair, C 11 203 / C 11 204 to give clearly in writing what he wanted to incorporate in the minutes and the same can be incorporated and Mr. Reghunandanan Nair, C 11 203 / C 11 204 agreed for the same. The Honorary Secretary Mr. Janardhan Deshmukh reminded the members gathered that the discussions during the meeting should be on the Points as per the Agenda and there should not be any question answer session which will consume time



unnecessarily without any results. Whoever want to discuss on the Agenda can stand up and present his opinion on the subject. Moreover whatever discussed as per Agenda and whatever told by the member only will be recorded in the Minutes.

With the above discussions the Agenda No 1 was concluded and the members present passed, approved and confirmed the minutes of the 24th Annual General Body Meeting held on the 25th of September, 2022 and the minutes of the Special General Body Meeting held on the 11th of June, 2023.

In this respect the following Resolution was passed:

RESOLUTION

"It is resolved that the Minutes of the of the 24th Annual General Body Meeting held on the 25th of September, 2022 and the minutes of the Special General Body Meeting held on the 11th of June, 2023 be passed, approved and confirmed by General Body."

Proposed By: Mr. Sushilkumar Agrawal, A 401

Seconded By: Mr. Reghunandanan Nair, C 11 203 / C 11 204

AGENDA No.2. To discuss and approve the Annual Report of the Managing Committee for the period from 24th AGM of September, 2022 to 25th AGM of August, 2023.

Thereafter the Agenda to discuss and approve the Annual Report of the Managing Committee for the period from 24th AGM of September, 2022 to 25th AGM of August, 2023 was taken up. The Annual Report of the Managing Committee for the period from 24th AGM of September, 2022 to 25th AGM of August, 2023 was already circulated to the Members. The Honorary Secretary Mr. Janardhan Deshmukh explained briefly the salient features as mentioned in the Annual Report.

(1) The Society has taken action to modify the gardens and the playground in the Society premises, Installed LED Lights in all the Gardens and passages in our Society and the Society is in the process of putting more and more Flower Pots in the Society premises with a view to beautify the Society and also to develop a healthy atmosphere. (2) Reliance JIO has already installed their Optical Line Terminal (Out Door Unit) and cable lines given to all the Buildings in our Society and more than 250 members of our Society have taken JIO cable connections and they are in the process of giving more connections to the residents of our Society. (3) Up till now, with the limited space we are having, we have been managing to allot space for

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parking Two Wheeler and Four Wheeler Vehicles to those who make request for the same. It is felt that in future we may have to find out more space so as to accommodate the additional vehicles which our members may bring / purchase. Moreover New Parking Stickers were issued to all the members owning Four Wheeler and Two Wheeler Vehicles.(4) Our Waste separation plant is working in full swing and we have installed a new Waste Cutting Machine so as to facilitate easy operation of the Plant. (5)We have received awards as follows from NMMC for the up keep of the Society (i) First prize for Swatch (Clean) Society in CBD Belapur for the year 2017 Rs. 75,000/=(ii) Second prize for Swatch (Clean) Society in Navi Mumbai for the year 2017 Rs.25,000/=(iii) First prize for Swatch (Clean) Society in Navi Mumbai for the year 2018 Rs.25,000/=(iv) Second prize for Belapur Ward for the year 2020 and (v) Second prize for Swatch (Clean) Society in Navi Mumbai for the year 2021.

Honorary Secretary Mr. Janardhan Deshmukh informed the members present that Reliance JIO has given us two Telephone connections free of charge, one for the Society Office and the second one near the Main Gate in the Security Cabin. Mr. Agrawal, A 401 informed that we should have one Telephone connection near the B Gate also. We may think of intercom or parallel connection near the B Gate. In case a separate connection is to be given we have to pay for the same. However Honorary Secretary Mr. Janardhan Deshmukh informed that we will enquire the various possibilities and will do whatever possible.

With respect to the Waste Management System we are one of the first Societies in Navi Mumbai who have installed the System. We are also one of the Societies in Navi Mumbai where the system is working very well and therefore as mentioned above we are getting the awards for Swatch Bharat (Clean) Society for 5 years from 2017 to 2021. The members present were very happy on the matter and they applauded for the same. However we have not received the Award for 2022 may be because some other Society is doing a better job compared to our Waste Management System.

With respect to the financial position even though we are able to manage the affairs of the Society, we are running in deficit. Even though as per Books of Accounts we are having surplus, our cash Flow is not favorable because of the huge amount of due outstanding from defaulter members. With respect to the Recovery from the Defaulters we have filed 17 cases under Section 154B-29 of the Maharashtra Co-operative Societies Act, 1960. However we are able to collect approximately Rs. 14 Lac from the defaulter members.

Honorary Secretary Mr. Janardhan Deshmukh said that with respect to the Redevelopment of the Buildings in our Society, the Society has started the process and conducted one SGM on the 11th of June, 2023 and we were able to bring entire members together and during the meeting all the members present expect one member accepted the proposal and wanted to go ahead with the Redevelopment of the Society which is a very good sign. He also said that



there may be difference of opinion but all the points are to be discussed and majority opinion has to be considered to go ahead with the Redevelopment.

Honorary Secretary Mr. Janardhan Deshmukh said that in the overall we have done our best and hope to continue with the same. Moreover the Society has hosted a WEBSITE - nilgirigardenschs.com -. To begin with we will be putting all Notices, information etc. in the Website and in due course we will develop the Website to receive complains, put up the bills and make /receive payments etc.

Honorary Secretary Mr. Janardhan Deshmukh informed that as mentioned above there are Two big achievements for the Society, one, the Special General Body Meeting conducted on the 11th of June, 2023 regarding Redevelopment of the Society and another one, the hosting of Website for the Society.

Mr. Reghunandanan Nair, C 11 203 / C 11 204 requested information regarding the number of 4 Wheelers and 2 Wheelers in the Society. Honorary Secretary Mr. Janardhan Deshmukh informed that as per our records there are approximately 350 Four Wheelers and 300 Two Wheelers in our Society. There may be some members who have not taken the Stickers and we are in the process of finding out such members and issue the Parking Stickers.

Mr. Reghunandanan Nair, C 11 203 / C 11 204 requested regarding the action taken against the defaulter members. Honorary Secretary Mr. Janardhan Deshmukh informed that we have taken action against the 17 Defaulter members whose dues are more than Rs. 1 Lac. under Section 154B-29 of The Maharashtra Co-Operative Societies Act, 1960 and we have already received Rs. 14 Lac from 3 Members and action under Section 154B-29 is in progress against all the other members whose amount of dues is more than Rs. 1 Lac.

Honorary Secretary Mr. Janardhan Deshmukh informed that in the first round we have taken action against defaulters whose dues are more than Rs. 1 Lac. And now in the second round we are planning to send notices under Section 154B-29 to members whose dues are more than Rs. 50,000/=. To a query who is the Advocate dealing with the defaulter cases, Honorary Secretary Mr. Janardhan Deshmukh informed that the cases under Section 154B-29 are being handled by Advocate Mr. Govind Solanke. Mr. R.L. Verma, G 405 asked regarding the position with respect to defaulters. Honorary Secretary Mr. Janardhan Deshmukh informed that all the Legal cases are separately dwelt with in another Agenda regarding Legal Cases.

With the above, the Agenda to discuss on the Annual Report of the Managing Committee for the period from 24th AGM of September, 2022 to 25th AGM of August, 2023 was concluded and approved.

In this respect the following Resolution was passed:



RESOLUTION

"It is resolved that the Annual Report of the Managing Committee for the period from 24th AGM of September, 2022 to 25th AGM of August, 2023 be passed, approved and confirmed by General Body."

Proposed By: Mr. Sham Wadegaonkar, A 406

Seconded By: Mr. Rajgopal T.R., E 2 201

AGENDA No.3. To approve the Audited Accounts for the year 2022-2023 and Balance Sheet as at the end of 31st March, 2023 and the related reports.

Thereafter the Agenda No.3 to approve the Audited Accounts for the year 2022-2023 and Balance Sheet as at the end of 31st March, 2023 and the related reports was taken for discussion.

Honorary Secretary Mr. Janardhan Deshmukh informed that as per our records we have conducted 14 Meetings of the Managing Committee but it is mentioned as 11 meetings by the Statutory Auditors which requires to be corrected.

Mr. Mahendra Gore, C 7 304 asked whereas the date of the meeting is on 20th of August, 2023 why the Audited Accounts was circulated only on 17th of August, 2023. Honorary Secretary Mr. Janardhan Deshmukh informed that there were requests from various Building Members to release the Sinking Fund amount for the Repair and maintenance of their Buildings. Because of this reason and since the release from Sinking Fund requires AGM approval, the Meeting was scheduled to be held on the 20th of August, 2023 even though the Audited Accounts and other reports were not ready at that time. However all the Audited Accounts and the other statements were made ready well in advance and circulated to the members.

Mr. Rajagopal T., E 2 201 asked a question regarding the amount of Members dues written off Rs. 40,174/= as shown in the Income & Expenditure Account. Normally the amount to be written off should be with the approval of AGM only and he wanted to know why no discussion on the matter. Honorary Secretary Mr. Janardhan Deshmukh informed that the amount is coming under the head Income & Expenditure Account not for the current year and the same is for the year ending 31/03/2022 for which we have already obtained the approval of AGM during last year itself.

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Mr. Rajagopl, E 2 201 requested that he want to know the details of expenses incurred under the head Repairs & Maintenance Expenses General Rs.4,38,279/= . It was replied that the head Repairs & Maintenance Expenses - General Rs.4,38,279/= includes:

(1) Debris Removal	Rs. 19,000/=
(2) Water Pipeline Repair	Rs. 41,730/=
(3) Tree Trimming	Rs. 22,000/=
(4) Polymer Plaster in C 10 Building Basement	Rs. 88,528/=
(5) Painting of Temple	Rs. 15,000/=
(6) Rodent Service	Rs. 17,052/=
(7) Drainage Repair	Rs. 83,054/=
(8) AMC for Boom Barrier and Repairing charges	Rs. 50,799/=
(9) Other Repairs	Rs. 1,01,116/=
Total	Rs. 4,38,279/=

Mr. Reghunandanan Nair, C 11 203 / C 11 204 informed that in the case of Repairs and Maintenance of Buildings, even though the Society is making payment in emergency cases for the Repair and Maintenance of any Building due to urgency the amount involved should be intimated to the Building Members for ratification. Honorary Secretary Mr. Janardhan Deshmukh accepted the suggestion and informed that the suggestion will be taken care off. Mr. Neelesh Verma, G 405 enquired why the Insurance Premium is showing a reduction compared to last year. Honorary Secretary Mr. Janardhan Deshmukh informed that as per the Bharat Griha Raksha Scheme introduced by the Government of India there is a reduction in the Insurance Premium but the Coverage remains the same compared to last year. In this respect the amount of premium is reduced to the extent of Rs.2,80,000/=. With respect to a query regarding the increase in the Electricity charges Honorary Secretary Mr. Janadhan Deshmukh informed that we cannot have any control on the charges levied by the Electricity Board. To a query regarding the implementation of Solar System in our Society, Honorary Secretary Mr. Janardhan Deshmukh informed that Solar System will cost more than Rs.25 Lac and since we are planning for the Redevelopment of the Buildings in our Society, at present we cannot go for the Solar System. However during the Redevelopment we will definitely implement the Solar System in our Society.



With the above, discussions on the Agenda to approve the Audited Accounts for the year 2022-2023 and Balance Sheet as at the end of 31st March, 2023 and the related reports was concluded.

In this respect the following Resolution was passed:

RESOLUTION

“Resolved that the Audited Accounts for the year 2022-2023 and the Balance Sheet as at the end of 31st March, 2023 and the related reports be approved, confirmed and passed”

Proposed By: Mr. N. Abdu Rahlman, B 1 004

Seconded By: Mr. R.N. Chaturvedi , C 7 001

AGENDA 4. To appoint Statutory Auditor for the Financial Year 2023-2024.

The matter regarding the appointment of Statutory Auditor for the year 2023-2024 was discussed. The present Auditor M/s. L.B. Kale & Co., has forwarded his proposal for appointment as the Statutory Auditor for the year 2023-2024. It is observed that Mr. L. B. Kale the proprietor of the firm having office at Arjun Nagar Complex Co-Op Society , Near Shelar Naka , Patharli , Dombivili (E) Mumbai-421201 is a knowledgeable person and he has done the Audit of our Society earlier also.

To a query by Mr. Agrawal, A 401 regarding the change of auditor every three years, Honorary Secretary Mr. Janardhan Deshmukh informed that as per rule we can have the same Auditor only for 3 years continuously and every three years we have to change the Auditor which is mandatory. If appointed M/s. L.B. Kale & Co. will be doing the audit of our Society for the Second year in continuation. After discussions it was decided to appoint M/s. L.B. Kale & Co. as the Statutory Auditor for our Society for the Financial Year 2023-2024.

In this respect the following Resolution was passed:

RESOLUTION

“Resolved that M/s. L. B. Kale & Co., Chartered Accountant, a proprietary concern of Mr. L.B. Kale having office at Arjun Nagar Complex Co-Op Society , Near Shelar Naka , Patharli , Dombivili (E), Mumbai-421201 be appointed as Statutory Auditor of the Society for the year 2023-2024.”



Proposed by : Mr. Sham Wadegaonkar, A 406

Seconded by : Mr. SushilKumar Agrawal, A 401

AGENDANo.5. To discuss and approve the proposed Budget for theyear2023-2024.

Next the Agenda to discuss and approve the proposed Budget for theyear2023-2024 was taken up. Budget is the estimate of income and expenditure. It was informed that as per Budget for the year 2023-2024 there is a deficit of 9,20,415/=. The Budget shows the expenses which we have to incur at any cost. Sometimes the expenses may increase beyond the amount we have projected. At the same time the income may get reduced than what we have projected. Thus the deficit can only increase. However we have to pass the Budget with the estimated figures. We are in deficit because the amount of notional interest Rs.25,67,121/= which we are showing as income may not come forth. Therefore we will be having a deficit of Rs.9,20,415/=during the year 2023-2024 after removing the interest part on the outstanding.

The details are shown in the chart given below:

PROVISIONAL STATEMENT OF INCOME & EXPENDITURE ACCOUNT FOR THE FY 2023-2024						
PARTICULARS	AUDITED ACCOUNTS FOR FY 2020- 21	AUDITED ACCOUNTS FOR FY 2021-22	AUDITED ACCOUNTS FOR FY 2022-23	ACUTALS AMOUNT FROM 01/04/20 23 TO 31/07/20 23 (4 MONTHS)	PROVISIO NAL AMOUNT FOR THE PERIOD FROM 01/8/202 3 TO 31/03/20 24 (8 MONTHS)	TOTAL PROJECTED FOR THE YEAR 2023- 2024
INCOME			Rs.	Rs	Rs.	Rs
MEMBERS CONTRIBUTION TOWARDS						
Maintenance Service Charges	6,678,132	6,678,132	7,021,260	2,362,260	4,659,000	7,021,260
Property Tax	633,384	633,384	633,384	211,128	422,256	633,384
Non Occupancy Charges	122,028	133,312	153,848	52,167	104,334	156,501
Parking Vehicle Charges	1,094,400	1,002,620	965,500	348,000	650,000	998,000



Postal Charges	8,760	8,760	8,760	2,920	5,840	8,760
CCTV Security Charges (Rs 50 Per Month)	316,800	316,800	316,800	105,600	211,200	316,800
Interest on Delayed Payment Dues Recovery Charges	2,406,732	2,393,617	2,339,677	855,707	1,711,414	2,567,121
Incidental Charges	36,402	29,200	12,872	4,444	8,000	12,444
Sports Contribution (Rs 25 Per Month)	163,800	163,800	163,800	54,600	109,200	163,800
<u>MISCELLANEOUS INCOME</u>						
Interest on Savings Account	68,975	72,186	45,625	15,348	25,000	40,348
Interest received on F/D	77,437	242,421	81,907	14,232	70,000	84,232
Collection from Vendors & Events	176,900	173,000	375,311	95,800	242,000	337,800
Miscellaneous Income	46,139	1,700	3,920	13,800	2,562	16,362
Rent from ATM	240,000	-	-	-	-	-
Sale from Scrap	3,750	15,758	24,570	600	10,000	10,600
TOTAL INCOME	12,073,639	11,864,690	12,147,235	4,136,606	8,230,806	12,367,412
<u>EXPENDITURE</u>						-
<u>FIXED UTILITY COST</u>						-
Electricity - Pump House & Fire Pump	1,037,657	931,281	930,575	414,140	525,000	939,140
Electricity - Staircase / Sports Area / Common Area	410,500	413,752	458,385	169,190	325,000	494,190
Water Supply from NMMC	684,639	613,190	748,532	220,915	550,000	770,915
Property Tax to NMMC	639,209	632,882	632,882	316,441	316,441	632,882
Insurance Premium	329,380	530,049	250,953	-	260,000	260,000
	3,101,385	3,121,154	3,021,327	1,120,686	1,976,441	3,097,127



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<u>FIXED MAINTENANCE SERVICE COST</u>						-
Security Service Charges – Guards & Supervisor (8+2) { 11k & 13k}	1,722,219	1,711,707	1,696,309	555,925	1,183,776	1,739,701
CCTV Camera Expenses	242,335	52,721	91,713	57,822	45,000	102,822
House Keeping Charges (5+1)	1,035,100	1,120,588	1,169,737	317,675	905,251	1,222,926
Staff Maintenance Waste Material Management Charges (2 nos) & Materials	131,038	177,385	257,523	74,121	105,000	179,121
Garden Routine Maintenance	344,457	326,920	376,575	118,800	247,600	366,400
Fumigation Expenses	175,260	143,760	162,080	96,000	192,000	288,000
	3,650,409	3,533,081	3,753,937	1,220,343	2,678,627	3,898,970
<u>OFFICE ADMINISTRATIVE COST</u>						-
Staff Salary – Administration & Accounts (5 Staff)	884,676	978,133	1,198,386	431,628	843,200	1,274,828
Staff Salary - Electrician//Water Supplier (3 Staff)	605,347	696,518	730,275	222,251	437,040	659,291
Staff welfare Expenses / Diwali Gifts)	25,895	28,360	120	-	35,000	35,000
Conveyance Charges (For Staff Office Work)	9,525	16,039	16,144	3,660	12,000	15,660
Computer AMC and Repairs AMC	38,113	25,280	22,300	6,200	16,000	22,200
	1,563,556	1,744,330	1,967,225	663,739	1,343,240	2,006,979
<u>GENERAL ADMINISTRATIVE COST</u>						-
Legal & Professional Charges (Legal & Court Cases)	43,320	89,010	259,330	65,200	130,000	195,200
Accounts Maintenance Consultancy Services	-	100,000	-	-	-	-
Postage & Courier Expenses	275	13,301	9,246	5,538	8,500	14,038
Mobile & Internet Expenses	18,307	11,929	25,979	1,440	6,500	7,940
Printing & Computer Stationary & Xerox Expenses	42,280	76,387	65,487	41,436	60,000	101,436



General Office Expenses	53,166	33,089	48,933	23,209	32,000	55,209
Membership Fees	10,000	3,360	2,360	2,360	-	2,360
Member Dues Written off	-	40,174	-	-	-	-
Election Expenses	3,000	3,500	2,000	61,784	-	61,784
Income Tax Paid / Provision	103,497	49,336	161,888	-	161,888	161,888
Name Board & LetterBox Expenses	-	-	-	12,897	-	12,897
	273,845	420,086	575,223	213,864	398,888	612,752
<u>PROPERTY REPAIRS & MAINTENANCE EXPENSE</u>						-
Rep & Maint. -Common Electrical Maintenance	91,151	99,563	149,247	49,845	75,000	124,845
Rep & Maint.-Pump House & Plumbing Work	1,280	224,640	24,728	27,246	45,000	72,246
Rep & Maint.-Drainage & Water Meter & Tank Expenses	-	74,196	101,834	45,342	55,000	100,342
Rep & Maint.-Road Patch Work / Parking	24,132	61,490	20,000	1,820	15,000	16,820
Rep & Maint.-Society Common Work	205,978	172,389	224,916	35,062	150,000	185,062
Rep & Maint.- Water Pipeline	-	32,239	41,730	900	50,000	50,900
Rep & Maint.- Boom Barrier AMC & repair	-	-	50,799	3,400	15,000	18,400
	322,541	664,517	613,254	163,615	405,000	568,615
<u>OTHER GENERAL EXPENSES</u>						-
Statutory Audit Fees & Other Tax Services	64,428	64,428	64,428	-	64,428	64,428
Bank Charges & Commission	9,096	8,136	10,672	1,139	10,000	11,139
National Day & Other Festive & AGM Meeting Expenses/SGM	7,101	43,753	199,565	251,496	100,000	351,496



Covid Preventive Expenses	146,736	35,350	-	-	-	-
Advertisement & Membership expenses	6,048	-	-	6,200	5,000	11,200
Depreciation (smart t v , shredder machine , furniture)	144,947	141,770	115,017	-	98,000	98,000
	378,356	293,437	389,682	258,835	277,428	536,263
<u>TOTAL EXPENDITURE</u>	9,290,092	9,776,605	10,320,648	3,641,082	7,079,624	10,720,706
<u>NET EXCESS OF INCOME OVER EXPENDITURE</u>	2,783,547	2,088,085	1,826,586	495,524	1,151,182	1,646,706
<u>25% SURPLUS TRANSFER TO GENERAL RESERVE</u>	695,887	522,021	456,647			411,677
<u>BALANCE SURPLUS INCOME FOR THE YEAR</u>	2,087,660	1,566,064	1,369,940	495,524	1,151,182	1,235,030
			Net Excess of Income over Expenditure 2023-2024			1,646,706
			LESS :Interest on Delayed Payment of Dues			2,567,121
			Deficit for 2023-2024			920,415

Based on the discussions we had during the SGM held on the 11th of June, 2023 to go ahead with the implementation of Redevelopment of the Buildings in our Society we have to incur huge amount approximately of Rs.3 Lac on account of advertisements in Times of India and Maharashtra Times and other such newspapers to invite quotations to appoint of Consultants, which is not included in this Budget. Moreover to conduct AGM/SGM for Redevelopment we may have to incur more expenditure than projected. However as per the decision in the SGM held on the 11th of June,2023 it was decided that after the Election of new Committee, the newly elected Committee will decide how to go ahead with the Redevelopment. Mrs. Ugwala Bodke, D 1 001/D 1 002 , asked why electricity consumption amount is more compared to last year. It was replied that the rate for Electric consumption is decided by MSEB and we have no control over the same.

Mr. Mahendra Gore, C 7 304 informed that as per him there are more number of staff than what is required in the office and there is increase in the number of staff in the office compared to earlier years. Honorary Secretary Mr. Janardhan Deshmukh informed that there is no increase in the number of staff . One Manager , one Accounts staff in the place of Mr. Rakesh Mhatre and one Electrician in the place of Mr. Pradeep Sarkar are there. Moreover

we have already removed the post of Plumber. A new staff Mr. Akshay is added. The Electrician is employed on permanent basis since at any time there can be an emergency and he may have to attend calls even at night. Thus in total there is no increase in the Number of staff members in the Society Office.

With the above discussion the Agenda to discuss and approve the proposed Budget for the year 2023-2024 was concluded.

In this respect the following Resolution was passed:

RESOLUTION

“Resolved that the proposed Budget for the year 2023-2024 be approved, confirmed and passed.”

Proposed by : Mr. Darshan Kumar Bhardwaj, C 2 101

Seconded by : Mr. Rajgopal T.R., E 2 201

AGENDA No.6. To discuss and approve the list of transfers and the newly inducted members.

Honorary Secretary Mr. Janardhan Deshmukh informed that highest number of transfers have taken place during this year. The total number of transfers are 33 in this year. Honorary Secretary Mr. Janardhan Deshmukh read the names of transferers and transferees as follows:

LIST OF TRANSFERS /NEWLY INDUCTED MEMBERS			
1	BUN 1	Mr.Mahesh Mahadev Jadjhav & Mr. Pandarinath Ganpath Jadhav	Mr. Sunil Hariom Sharma & Mrs. Sonal Sunil Sharma
2	A 203	Mr. Dhruva Narendra Merchant	Mrs. Vidya Siddheshwar Kalel & Mr. Siddheshwar Kalel
3	A-305	Mr. Lalit Kumar Jindal & Mrs. Anuradha Jindal	Mrs. Nirmala Kantilal Dugad & Mr. Nirbhay Kantilal Dugad
4	A-403	Shri. Ramesh Chandra Mullick	Smt. Roma Ramesh Mullick
5	B 2 405	Dr. Mohd. Azizuddin & Mrs. Ferzana Praveen	Mr. Sachin Sarjerao Yadav & Mrs. Kathika Sachin Yadav



6	C1-306	Mr. Yashwant Krishna Nandwadekar	Mr. Rohan Nandwadekar, Mr. Ravindra Nandwadekar & Mr. Sharad Nandwadekar
7	C2-006	Mr. Sachin S. Yadav & Mrs. Kathika S. Yadav	Mrs. Shagufta Yusuf Shaikh
8	C2-202	Mr. Manik Damodar Nalawade & Mrs. Swati Manik Nalawade	Mrs. Anuja Ramakant Dhuri & Mr. Dhananjay Vitthal Chile
9	C2-203	Smt. Dhanashree Chandrahas Naik	Mrs. Raina Ghosh & Mr. Sandip K. Ghosh
10	C3-105	Ms. Jenefer Rego	Mr. Shyamsundar Solanke & Mr. Madhusudan Solanke.
11	C6-306	Mr. Prabhakar Manohar Jadhav	Mrs. Shweta Nitin Khopade
12	C7-003	Mrs. Theresa Alexander Pappachan	Mrs. Pranali Bhoir & Mr. Nikhil Bhoir
13	C7-005	Mr. Chacko Kallupurayidam Thommen	Mr. Sinu Chacko Kallupurayidam
14	C 7 206	Mr. Mohammed Irfan Kazi & Mrs. Aadiya Irfan Abdulla	Mrs. Shobha Sasidharan & Mr. Sasidharan Adavakkat
15	C 7 305	Mrs. Uma Ramesh Kashyap & Mr. Ramesh Satyapal Kashyap	Mrs. Yogita Vijay Temkar & Mr. Vijay Suryakant Temker
16	C 8 302	Mr. Mukesh Kasturchand Kothari	Mr. Chetan Shivji Ganatra & Mrs. Deepika Chetan Ganatra
17	C8-304	Mr. Piyush Agnihotri & Mrs. Chitra Agnihotri	Ms. P. Sindhura Nag & Mr. Vasuki Padakandla
18	C9-202	Mrs. Helen Anthony Sebastian & Mr. Keith Anthony Sabastian	Mrs. Uma Ramesh Kashyap, Mr. Ramesh Satyapal Kashyap & Mr. Varun Ramesh Kashyap
19	C 10 006	Mr. Troy Joseph Policarp Rapose & Mr. Kirk Douglas Rapose	Mr. Troy Joseph Policarp Rapose
20	C10-301	Mr. Sreerama Chandramurthy Panday	Mr. Sandesh C. Surve & Mrs. Surve Sandhya
21	C10-302	Mrs. Prameela M. Pynda	Mr. Sreerama C. Pynda & Mr. Vimallesh M. Pynda
22	C 11 004	Mrs. Vinitha Vinod Kumar	Mrs. Vinitha Vinod kumar & Mr. Vinod Kumar Kadayappurath



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23	C 11 302	Mr. Kazi Praveen Abdulla	Mr. Santosh Ganpat Pawar & Mrs. Sangeeta Santosh Pawar
24	C 11 306	Mr. Sunil Dattaram Kudekar & Mrs. Shweta Sunil Kudekar	Miss .Akansha Mahadev Gujar & Mrs. Usha Mahadev Gujar
25	E 2 101	Mr. Sanjeev Vasant Shinde & Mrs. Sarita Shinde	Mr. Sunit Narayan Tripathi
26	E 3 304	Mr. K.P. Prem Anand Menon	Mr. Govind Bhagwanrao Solanke, Mrs. Vishaka Govind Solanke & Mr. Omkar Janardhan Deshmukh.
27	F 003	Mr. Ronald Thomas D'sa	Mr. Kaluram Damodar Salve
28	F 101	Mr. Pradeep J. Pawase	Mrs. Priyanka Pradip Pawase & Mr. Amey Pradip Pawase
29	F 301	Mr. Nagaraja Krishna Poojary & Krishna D Poojary	Mrs. Sulochana & Mr. Mahesh Kumar Boori
30	G 006	Mr. Naval Kishore Sati	Mr. Devesh Sati
31	G-305	Mr. Prabal Roy & Mrs. Pinky Roy	Mrs. Pooja Pravin Pise & Mr. Pravin Nandkishor Pise
32	C 10 005	Mr. Troy Policarp Rapose	Mr. Kirk Douglas Rapose
33	G 005	Mr. Naval Kishore Sati & Mr. Devesh Sati	Mr. Ratnakar Shrikant Singh

Mr. Agrawal, A 401 enquired what is the amount of income the Society has earned on account of the transfers. Honorary Secretary Mr. Janardha Deshmukh informed that we have received an amount of Rs.6,50,000/= as transfer charges during last year.

The members gathered welcomed the newly inducted members and the same was approved.

In this respect the following Resolution was passed:

RESOLUTION

"Resolved and decided that the transfer of 33 members who have transferred their Flats during the period from the last AGM (25/09/2022) to the current AGM(20/08/2023) be approved and passed and they may be inducted as new members."

Proposed by : Mr. Sandeep Ghosh , B 2 302

Seconded by :Mr. Sham Wadegoankar, A 406



AGENDA No.7. To discuss and decide on the proposal for increase of the "Service and Utilities charges" being collected from members from the month of October, 2023.

Honorary Secretary Mr. Janardhan Deshmukh explained the status of financial position of the Society. As per the Audited Income and Expenditure Account there is a surplus shown for every year. But the surplus includes a notional income under the head "Interest received from defaulted members". This interest is only a notional income shown in the books of accounts and we are not able to convert the same into cash, since the dues (principal and interest) are not forthcoming from the defaulter members. In fact there is a shortage in the income compared to the expenses.

The shortage is worked out and shown below:

YEAR	INCOME	EXPENSES	SURPLUS/DEFICIT
2020-2021	9666907	9290092	376825
2021-2022	9471073	9776605	(-)305532
2022-2023	9807557	10320648	(-)513091
2023-2024	9800291	10720706	(-)920415

Honorary Secretary Mr. Janardhan Deshmukh informed that in case all the defaulter members paid the dues amount, we can even declare a dividend. Since the dues from the defaulter members are not forthcoming regularly we are not having sufficient money for our day to day expenses. Due to these reasons we are compelled to increase the Monthly contribution from the members. If it is presumed that all the Members are paying maintenance amount regularly, in that case there will be no income of interest on defaulters dues and in such cases our budget and cash flow will be in deficit.

Mr. Rajagopal, E 2 101 explained that the Sinking Fund outstanding is Rs. 1.85 Crore and the investments is only Rs.1.68 Crore. Rs.2.45 Core is due from the members. Repair fund amount outstanding is Rs. 95.47 Lacs against which no investments are there. As per the Audited Accounts there is surplus, but if the notional income of interest is taken out it will show a deficit. To a query by Mr. Mahendra Gore, C 7 304 how there can be deficit of Rs. 9,20,415/= during the year 2023-2024, it was replied that the interest from members is not forthcoming and if that income is deleted, it will show a deficit only.



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Honorary Secretary Mr. Janardhan Deshmukh informed that we have filed cases against 17 members and out of them three persons have remitted their dues. However in those cases interest component is very meager. Honorary Secretary Mr. Janardhan Deshmukh again informed that the interest amount for the year 2022-2023 Rs. 23.40 Lac shown in the audited accounts is not forthcoming.

To explain the above Honorary Secretary Mr. Janardhan Deshmukh read the details of Expenses and Income as per the Audited Accounts for the year 2022-2023. The Fixed Deposit against General Fund is only Rs.4,20,000/= as on 31st March, 2023. Regarding reduction of expenses Honorary Secretary Mr. Janardhan Deshmukh informed that the Conveyance charges paid to the staff is already reduced since no conveyance is paid for going up to Nerul and the staff members are directed to go by walking for any official work up to Nerul.

To a query by Mr. Rajagopal, E 2 101 regarding interest waived on dues settled by members it was explained that 15% of interest charged only is waived and as misinterpreted it is not the reduction of interest from 21% to 6% (21-15).

Mr. Darshan Bharadwaj, C 2 101 informed that those who are paying the dues have to bear the burden of defaulter members. Honorary Secretary Mr. Janardhan Deshmukh informed that with respect to the 17 cases filed under Section 154B-29 we have received only Rs.14 Lac. He informed that only a 5% increase was approved some Two years back. With respect to a query on the ATM near our Main Gate, it was informed that Banks are not coming forward to install ATM since the use of ATM has been reduced due to various reasons. Moreover the owner of Bungalow No.7 and Bungalow No.8 has come forward and there is a chance that they may settle their dues.

After discussions Honorary Secretary Mr. Janardhan Deshmukh proposed an increase of 10 % in the "Service and Utilities charges" from the month of October, 2023.

SERVICE UTILITIES CHARGES COLLECTED 10% INCREASE									
SR NO	BUILDING TYPE	NO OF FLATS	AMOUNT COLLECTED IN SEPT 2021	AMOUNT COLLECTED IN SEPT 2022	AMOUNT COLLECTED IN SEPT 2023	TOTAL AMOUNT FOR SEPT 2023	PROPOSED INCREASE 10 %	REVISED AMOUNT FROM OCTOBER 2023	TOTAL AMOUNT FROM OCTOBER 2023

1	BUNG	10	1,327	1,394	1,394	13,940	139	1,533	15,334
2	A	29	1,164	1,223	1,223	35,467	122	1,345	39,014
3	B1	30	1,123	1,180	1,180	35,400	118	1,298	38,940
4	B2	28	1,123	1,180	1,180	33,040	118	1,298	36,344
5	C1	24	1,041	1,094	1,094	26,256	109	1,203	28,882
6	C2	30	1,041	1,094	1,094	32,820	109	1,203	36,102
7	C3	30	1,041	1,094	1,094	32,820	109	1,203	36,102
8	C4	24	1,041	1,094	1,094	26,256	109	1,203	28,882
9	C5	24	1,041	1,094	1,094	26,256	109	1,203	28,882
10	C6	24	1,041	1,094	1,094	26,256	109	1,203	28,882
11	C7	24	1,041	1,094	1,094	26,256	109	1,203	28,882
12	C8	30	1,041	1,094	1,094	32,820	109	1,203	36,102
13	C9	30	1,041	1,094	1,094	32,820	109	1,203	36,102
14	C10	24	1,041	1,094	1,094	26,256	109	1,203	28,882
15	C11	24	1,041	1,094	1,094	26,256	109	1,203	28,882
16	D1	16	1,041	1,094	1,094	17,504	109	1,203	19,254
17	D2	16	1,041	1,094	1,094	17,504	109	1,203	19,254
18	E1	14	1,041	1,094	1,094	15,316	109	1,203	16,848
19	E2	18	1,041	1,094	1,094	19,692	109	1,203	21,661
20	E3	18	1,041	0	0	0	0	0	0
21	F	20	1,041	1,094	1,094	21,880	109	1,203	24,068
22	G 1 BHK	14	1,041	1,094	1,094	15,316	109	1,203	16,848
23	G 2 BHK	28	1,123	1,180	1,180	33,040	118	1,298	36,344
24	SHOPS	17	1,041	1,094	1,094	18,598	109	1,203	20,458

	TOTAL	546				591,769			650,946
TOTAL INCREASE EXPECTED IN UTILITIES FOR THE SIX MONTHS FROM OCTOBER 2023 TO MARCH 2024 59,177*6								TOTAL	3,55,062/

Mr. Rajagopal, E 2 101 requested about the per month increase each Flat has to pay if the 10% increase is made . Honorary Secretary Mr. Janardhan Deshmukh informed that the per month increase will be approximately as follows.

Bungalows	Rs.139.00
A Building	Rs. 122.00
B1& B 2 Building	Rs.118.00
C 1 to C11 , D 1 ,D 2, E 1, E 2, F & G (1BHK) Buildings	Rs. 109.00
G (2 BHK)	Rs. 118.00
Shops	Rs. 109.00

The total additional amount of income on the basis of the above for the six months period from October, 2023 to March, 2024 at the rate of 10% will be around Rs.3,55,062/= and at the rate of 15 % it will be Rs.5,32,590/=. Mrs. Ujwala Bodke, D 1 001 / D 1 002 informed that no increase can be allowed in Vehicle Parking Charges. It was replied that parking of vehicles are at owners risk and there is no Agenda for the increase in Parking Charges and therefore the question of increase in Parking Charges do not arise. The Agenda for the increase in Parking charges can be added in the next meeting.

After discussions it was unanimously accepted the increase of 10 % in the "Service and Utilities charges" being collected from members from the month of October, 2023 onwards. This is accepted both by Mr. Darshan Bhardwaj, C 2 101 and Mr. Rajgopal T.R., E 2 201

In this respect the following Resolution was passed:

RESOLUTION

"Resolved and decided to allow an increase of 10 % in the "Service and Utilities charges" being collected from members from the month of October, 2023 onwards."



Proposed by Mr. Darshan Kumar Bhardwaj, C 2 101

Seconded by Mr. Rajgopal T.R., E 2 201

AGENDA No.8 To discuss and decide on the proposal for allocating 70 % of the Sinking Fund amount to Building Repair Fund since the expenses on account of Repair and Maintenance of the Buildings in our Society are on the increase.

The Agenda to discuss and decide on the proposal for allocating 70 % of the Sinking Fund amount to Building Repair Fund since the expenses on account of Repair and Maintenance of the Buildings in our Society are on the increase, was taken for discussion.

Honorary Secretary Mr. Janardhan Deshmukh informed that all the Buildings in our Society are more than 30 years old and requires regular Repairs and Maintenance. Since the amount involved on account of the Repairs and Maintenance are very huge, some of the Buildings are not able to make the payments to the Contractors against the repair work. Therefore those Buildings who have made requests for the release money from the Sinking Funds can be allocated an amount equal to 70% of the Sinking Fund outstanding as on the 31st of March, 2023 and the same can be credited to the Building Repair Fund. The chart showing the details of the Sinking Fund amount available as on the 31st of March, 2023 in each Building and the 70% amount that can be allocated to the respective Buildings was made available to members. The details are as given below:

SINKING FUND 2022-2023										
Sr No	Building Type	Unit Area	Units	Total Square FT	Sharing %	Sinking Fund Opening Balance 1-Apr-22	Sinking Fund Contribution during the year 2022-23	Interest on FDR Accrued Distributed During the year 2022-23	Sinking Fund Closing Balance 31-Mar-23	70% of Total Sinking Fund 31-Mar-23
1	BUNGLOW	1,420	10	14,200	4.85%	813,051	42,600	41,440	897,092	627,964
2	A		29		11.37%		99,876	97,242		

		1,149		33,321		1,907,691			2,104,809	1,473,366
3	B1	682	30	20,460	6.98%	1,171,841	61,560	59,709	1,293,110	905,177
4	B2	756	28	21,168	7.22%	1,212,019	63,504	61,775	1,337,299	936,109
5	C1	478	24	11,472	3.91%	657,142	34,560	33,479	725,181	507,627
6	C2	481	30	14,430	4.92%	826,041	43,200	42,112	911,352	637,947
7	C3	481	30	14,430	4.92%	826,041	43,200	42,112	911,352	637,947
8	C4	478	24	11,472	3.91%	657,142	34,560	33,479	725,181	507,627
9	C5	478	24	11,472	3.91%	657,142	34,560	33,479	725,181	507,627
10	C6	478	24	11,472	3.91%	657,142	34,560	33,479	725,181	507,627
11	C7	478	24	11,472	3.91%	657,142	34,560	33,479	725,181	507,627
12	C8	481	30	14,430	4.92%	826,041	43,200	42,112	911,352	637,947
13	C9	481	30	14,430	4.92%	826,041	43,200	42,112	911,352	637,947
14	C10	478	24	11,472	3.91%	657,142	34,560	33,479	725,181	507,627
15	C11	478	24	11,472	3.91%	657,142	34,560	33,479	725,181	507,627
16	D1	279	16	4,464	1.52%	255,692	13,440	13,027	282,159	197,512
17	D2	345	16	5,520	1.88%	315,963	16,512	16,109	348,585	244,009
18	E1	478	14	6,692	2.28%	383,333	20,160	19,530	423,022	296,116
19	E2	468	18	8,424	2.87%	482,334	25,272	24,584	532,190	372,533
20	E3	622	18	11,196	3.82%	641,267	33,696	32,674	707,637	495,346
21	F	389	20	7,780	2.65%	445,341	23,280	22,705	491,325	343,928
22	G(S)	401	28	11,228	3.83%	642,715	33,600	32,767	709,082	496,358
23	G(B)	547	14	7,658	2.61%	439,159	23,316	22,349	484,824	339,377
24	SHOPS 1-11	209	11	2,299	0.78%	131,568	6,864	6,709	145,141	101,599
25	SHOP 12	75	1	75	0.03%	4,300	228	219	4,747	3,323
26	SHOPS 13-17	105	5	525	0.18%	30,330	1,860	1,532	33,722	23,605
	Total		546	293,034	100.00%	16,780,761	880,488	855,173	18,516,422	12,961,495

Mr. Rajgopal, E 2 201 accepted the suggestion of allocating 70% of the Sinking Fund as on the 31st of March, 2023 to those Buildings who make the request for the same. Already requests



are made by the B1 Building, C 5 Building, C11 Building and E 2 Building for the release of the Sinking fund of their respective Buildings.

To a question raised by Mr. Roshan Bharadwaj, B 2 201, regarding B 2 Building, it was replied that B 2 Building also can make request for release of 70 % of the Sinking Fund for the credit of their Building Repair Fund.

There was a question whether by releasing the amount from the Sinking Fund, we have to en-cash the Fixed Deposits and consequently the interest income from the Fixed Deposits also will come down. It was replied that by en-cashing the Fixed Deposits definitely the interest amount will come down.

Mr. Rajagopal, E 2 201 asked what will happen to the Balance in the Sinking Fund once we go for Redevelopment. Honorary Secretary Mr. Janardhan Deshmukh replied that in such a situation the Sinking Fund amount of the existing members will be paid back or equivalent amount will be collected from the new incoming members.

Mr. Gujar, C 6 305 also informed that those Buildings who require funds for the Repair of their Buildings can make a request and they will be released 70 % of the Sinking Fund. With respect to the Bungalows also 70% of the amount each Bungalow is having in their Sinking Fund will be disbursed on their making a request for the same.

After discussions it was finalized that 70% of the Sinking Fund amount can be allocated to those Buildings who make a request for the same.

In this respect the following Resolution was passed:

RESOLUTION

"It is Resolved and decided that 70 % of the Sinking Fund amount available for their Building can be allocated to those Buildings who require funds for repair of their buildings and make request for the same. It is also resolved and decided that 70 % of the Sinking Fund amount collected on behalf of each Bungalow may be allocated to those Bungalows who require funds and make request for the same.

"Further resolved to en-cash the Fixed Deposits earmarked for Sinking Fund as per their requirements and requests from the Building Members."

Proposed by: Mr. Rajgopal T R, E 2 201

Seconded by :Mr. Raghunandan Nair, C 11 203 / C 11 204

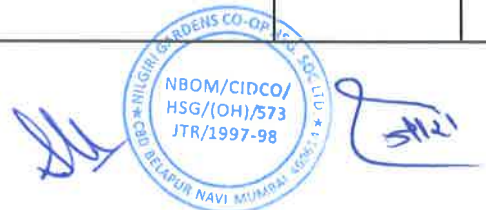


AGENDA No.9. To discuss and decide regarding the pending Legal Matters pertaining to the Society and to update the status on members' dues and Recovery of dues under MCS Act.

Next the Agenda to discuss and decide regarding the pending Legal Matters pertaining to the Society and to update the status on members' dues and Recovery of dues under MCS Act was taken up.

Honorary Secretary Mr. Janardhan Deshmukh informed that the following are the pending Legal cases pertaining to the Society.

PENDING COURT CASES						
SL. N O.	COURT / FORUM	CASE NO.	TITLE	BRIEF HISTORY	PRESENT STATUS	NEXT DATE
1	Co-operative Court, Thane.	CCT/35 /14	Manmohan Goyal vs. Nilgiri Gardens CHS Ltd.	Filed against damages in Flat No. D 2 301	Argument on exhibit in progress	29/11 /2023
2	Hon'ble National Consumer Dispute Redressal Commission, New Delhi	FA / 292 / 2018	Abhyudaya Co-Op Bank Ltd & Anr. Vs. Nilgiri Gardens Co-op Hsg Soc. Ltd.	Partly allowed and directed the Bank to pay Rs. 32,72,575/=. Bank deposited the amount in Consumer Court. Efforts are on to recover the money and transfer the same to Society.	Final Hearing	23/11 /2023
3	Maharashtra State Consumer Disputes Redressal Commission at Mumbai	CC/262 /14	Nilgiri Gardens CHS Ltd vs. Maharashtra State Co-op Bank Ltd.	Filed against defective services which caused losses to the Society.	Final Hearing Stage	11/10 /2023
4	Maharashtra State Consumer Disputes Redressal Commission at Mumbai	CC/260 /14	Nilgiri Gardens CHS Ltd vs. NKGSB Bank Ltd.	Filed against defective services which caused losses to the Society.	Final Hearing Stage	11/10 /2023



5	District Court at Thane	R.C.A. No. 195 of 2014	Parsik Paradise vs. Nilgiri Gardens CHS Ltd.	Filed Appeal challenging judgment and order of Court dismissing suit	Dismissed	Verdict in our Favour
6	Co-operative Court at Thane	CCT/70 /14	Dr. Sunil Dike vs. Nilgiri Gardens CHS Ltd.	Filed against damages in Flat No. 105 and 106 in C 2 Building	No Say order is passed on Exhibit in favour of Nilgiri Gardens CHS Ltd.	16/09 /2023
7	Minister, Co-Operation . Maharashtra State	Appeal	Nilgiri vs. Jt. Registrar, CIDCO	Challenge order of refusal of amendment in Bye-Laws.	Pending at Mantralaya and no date was given.	No date given
8	CBD Court	Petition	Nilgiri Gardens vs. Harish Tumane	Pending at CBD Court	Pending at CBD Court	26/09 /2023
9	High Court	WP 4520/2 019	Nilgiri Gardens CHS vs. The State of Maharashtra	Stay granted to the order of Minister of Co-operations with respect to the matter related to Deregistration of Society of Parsik Paradise	Pending	Next date not yet allotted

Signature



Signature

10	National Disputes Redressal Commission, New Delhi	FA/373/2014	CIDCO Vs Nilgiri Gardens CHS Ltd.	CIDCO had challenged the Judgment and Order of Maharashtra State Consumer Disputes Redressal Commission directing them to give conveyance in favor of Society and also directing them to pay compensation of Rs.3 lakhs to the Society.	Order released on 15 th June 2017. The National Commission partly allowed the Appeal and set aside the Order of compensation of Rs.3 lakhs and confirmed remaining Order of the State Commission	Pending signature of CIDCO MD
11	Filing of Demand Notice under Section 101 of the MCS Act	GOVIN D B. SOLANK E	17 Cases	On the 17th of February, 2021 Demand Notice was sent under Section 101 of the MCS Act to 22 Members whose dues were more than Rs. 1 Lac. In Five cases the Addressee was not available. For the balance 17 cases Application in under Section 101 of MCS Act was filed before the HON'BLE JOINT REGISTRAR , CO-OPERATIVE SOCIETIES (CIDCO)	Out of the 17 Cases 2 Cases Withdrawn 9 Cases closed for order 4 Cases to be refiled 2 Cases at the stage of Final Hearing	03/10/2023

Honorary Secretary Mr. Janardhan Deshmukh explained the details about the cases.



[Handwritten signatures]

With respect to the case filed by Manmohan Goyal, he has filed against damages in his Flat No. D 2 301 . The matter is pending in Co-operative Court ,Thane and the next hearing is on the 12th of September, 2023. With respect to the case against Abhyudaya Co-Operative Bank , the bank has gone to the National Consumer Court, New Delhi and the case is pending. In the case against Parsik Paradise the verdict is in our favor. In the case of Sunil Dike, he has filed against damages in Flat No. C 2 105 and C 2 106. Mr. Darshan Bharadwaj, C 2 101 opined that we have to file case against Mr. Sunil Dike since the Flats are in a very dilapidated condition and he is claiming that he is having only one Flat both units put together. In spite of several letters he is not bothering to come forward for any repair. Honorary Secretary Mr. Janardhan Deshmukh informed that we will immediately appoint an advocate and file case against Mr. Sunil Dike.

Mr. Rajgopal, E 2 101 insisted that since we have won the Parsik Paradise case we have to fix appointment with MD, CIDCO to get his signature endorsed in the Conveyance Deed. Honorary Secretary Mr. Janardhan Deshmukh informed that immediately we will write letter to MD, CIDCO for an appointment to discuss regarding signing of the Conveyance Deed.

Honorary Secretary Mr. Janardhan Deshmukh explained that with respect to the 17 cases filed under Section 154B-29 of The Maharashtra Co-Operative Act, 1960, 2 cases are withdrawn, 9 cases are closed for order, 2 cases are at the final stage of hearing and 4 cases are to be filed again.

The details are as given below:-

SR. NO.	FLAT NO	MEMBER NAME	AMOUNT	STATUS
1	A-006	MR K RAGHAVAN & P. RAGHAVAN	89502	Withdrawn
2	C1/103	MR.ALEXANDER D'SOUZA	610472	Closed for order
3	C2/105	MR. SUNIL Y DIKE	1330248	Returned to society for removal of office objection
4	C2/106	MR. SUNIL DIKE	1271620	Closed for order
5	C6/101	MR. SUKUMAR MANDAL	1220668	Returned to society for removal of office objection
6	C6/204	MR. A.K. CHAKRABORTY & MRS. PRITI CHAKRABORTY	461556	Closed for order
7	C6/303	MR.SADANAND K.KATALKAR	0	Closed for order
8	C8/003	MR.RAMDAS M.SHINDE & MR. LAXMAN M. SHINDE	0	Withdrawn



9	C8/204	MR.SHIVAJI DEVRAM RAJDEV	196555	Closed for order
10	C8/301	MR.SHANKAR R.SALUNKE, MRS.RENUKA S.SALUNKE & MR. INDRAJIT.S SALUNKE	0	Closed for order
11	C8/401	MRS.SANGEETHA TRIPATHI	780205	At the stage of final hearing
12	C8/402	MR.MAHESH SHUKLA	759791	At the stage of final hearing
13	D2/301	M/S. SHASHEEL CONST. P LTD	2506493	Returned to society for removal of office objection
14	E1/302	MRS.ANITHA J.PUTHRAN	728005	Closed for order
15	E3/002	MR.BALU Y.NIMJE & MRS.VANITA B.NIMJE	741610	Closed for order
16	E3/103	MR.SUDERSHAN PANDEY	355171	Closed for order
17	E3/303	MR. KHANDU BABAN KASID	1736954	Returned to society for removal of office objection

The members present accepted the explanations and approved that the pending Court Cases and the course of action taken with respect to the same be confirmed and passed.

In this respect the following Resolution was passed:

RESOLUTION

“Unanimously resolved that with respect to all the pending Court Cases, the course of action taken for settling the issues are approved, confirmed and passed.”

“Further resolved that the Managing Committee shall take immediate steps for carrying Structural repair of Flat No. C 2 105 & C 2 106 by way of taking all legal recourse available as per law “

“ Further resolved that the Managing Committee shall write to Mr. Sunil Dike for carrying repair in Flat No. C 2 105 & C 2 106 immediately and in case he failed to do the same the Managing Committee shall write letters and initiate proceedings against Mr. Sunil Dike for carrying Structural Repair of Flat No C 2 105 & C 2 106.”

Passed Unanimously

AGENDA No.10.To discuss and decide regarding the construction of Roof Shed above the Security Cabin near the Main gate.



Next the Agenda to discuss and decide regarding the construction of Roof Shed above the Security Cabin near the Main gate was taken for discussion. It was seen that when there is raining nobody is able to stand near the main gate since there is no roof shed above the Main Gate area. The Security Staff also are finding it difficult to carry out their work when it is raining. Standing in the open during sunny days is also very difficult. Therefore it was suggested that a Roof Shed to be constructed above the Security Cabin. It was estimated that the roof shed if it is above the Security cabin only, it will cost about Rs.2 Lac and if it is on the entire Main Gate area, it will cost about Rs. 4 Lac. The matter was discussed and the members present decided that the Society may go ahead with construction of a cost effective roof shed above the Security Cabin near the Main gate. Since the amount involved is more than Rs.1 Lac we have to put up paper notice and get quotation and then decide on the matter.

In this respect the following Resolution was passed:

RESOLUTION

"It was resolved, approved, confirmed and passed that the Society may go ahead with the construction of a cost effective roof shed above the Security Cabin near the Main gate."

Proposed by: Mr. Chadrasekher Bagwe, G 205

Seconded by :Mr. Sandeep Ghosh, B 2 302

AGENDA No.11.To discuss and decide regarding the legal course of action to be taken against the noise pollution and traffic congestion in the Amra Marg outside our Society.

Thereafter the Agenda to discuss and decide regarding the legal course of action to be taken against the noise pollution and traffic congestion in the Amra Marg outside our Society was taken up for discussion. Honorary Secretary Mr. Janardhan Deshmukh informed the members gathered that during peak hours it takes 10 to 15 minutes to cross the road not only for the pedestrians but also for motor vehicles. The aged persons and children are finding it difficult to cross the road.

We have requested all the concerned officials to take necessary action against the noise pollution and traffic congestion in the Amra Marg just outside our Society and to take immediate action to avoid such traffic Jam on the road between URAN PHATA to KILLE JUCTION so as to avert any untoward happening. We have also requested the authorities take urgent action to install traffic signal in front of our Society so as to control the traffic in front of our Society. In spite of repeated requests no action is taken by the concerned



authorities . Moreover the traffic congestion is increasing day by day. It was suggested that we have to write letters to JNPT and Police Commissioner also. Mr. Gujar, C 6 305 informed that when Heavy Vehicles pass through the Road it is creating nuisance and in case the authorities do not take action we may have to take stern action.

The members gathered informed that urgent action has to be taken immediately. However legal course of action can be taken at a later stage because once we go for legal action it may take a long time to get a solution. Therefore it was decided that strong letters are to be written to all the concerned authorities and put pressure on them to find out a solution to the problem.

In this respect the following Resolution was passed:

RESOLUTION

"It was resolved, approved, confirmed and passed that the issue of noise pollution and traffic congestion in the Amra Marg outside our Society has to be taken up with the concerned authorities and put pressure on them to find out immediate solution to the problem.

"Further resolved that in case of failure on the part of authorities to take action to solve the traffic problem and noise pollution, the Society will take necessary legal recourse against the concerned authorities for sorting out the traffic issue."

Proposed by: Mr. Sunil Sarma, Bungalow No. 1

Seconded by :Mr. Ravindranath Chaturvedi, C 7 001

AGENDA No.12.Any other Matter with the permission of Chair.

AGENDA No.12(i)There was a discussion regarding the condition of Electrical Meter Room in each on the Buildings in our Society. It is noticed that the Electrical Room in almost all the Buildings in our Society are in a very bad condition. Because of the bad condition of the Electrical Meter Rooms there is a possibility of any mishap happening in the Electrical circuit at any time . Therefore it was discussed and decided that Electrical Audit has to be conducted to find out the exact condition of each of the Electrical Meter Room in our Buildings and based on the Report necessary action can be taken. It was therefore decided that suitable Electrical Auditor can be made available to conduct a Survey and submit quotation so as to take further action on the matter.

In this respect the following Resolution was passed

Resolution



"Resolved that since the Electrical Meter Rooms in our Society are not in good condition a suitable Electrical Auditor can be appointed to conduct Survey of all the Electrical Meter Rooms in our Society and submit quotation for taking further action on the matter."

Passed Unanimously.

AGENDA No.12(ii) There after the Committee discussed regarding the issue of disconnecting the water supply of E 3 Building based on the letter dated 20th July, 2023 received from NMMC. NMMC has informed that if the water supply to E 3 Building is not disconnected within 15days from the date of their letter, the Water supply for the entire Society will be disconnected. Based on the letter all the members of E 3 Building were informed accordingly. Discussion was held and it was noticed that it is not fair that the entire Society should suffer due the issue of E 3 Building. Therefore it was decided that action should be taken to disconnect the Water Supply for E 3 Building. After discussions it was decided that as directed by NMMC the Water supply for E 3 Building will be disconnected on Saturday, the 26th of August, 2023 at 11.00 A.M. It was also decided to inform all the Members of E 3 Building accordingly."

In this respect the following Resolution was passed

Resolution

"Resolved that as directed by NMMC the Water supply for E 3 Building will be disconnected on Saturday, the 26th of August, 2023 at 11.00 A.M. It was also decided to inform all the Members of E 3 Building accordingly."

Passed Unanimously.

AGENDA No.12(iii) Some of the members of E 3 Building have given a letter requesting the Society to take necessary action for the Repair and Maintenance of E 3 Building. The Honorary Secretary Mr. Janardhan Deshmukh informed that extensive repair of the E 3 Building has to be carried out and for that purpose entire Building is to be vacated. A Structural Audit has to be conducted and based on his estimated cost necessary action will be taken for the collection of funds from the individual members of E 3 Building.

The Structural repair of the Building has to be carried out as per the recommendations of the Structural Auditor and after completing extensive structural repair again Structural Audit will be conducted and such Structural Audit Report will be forwarded to the NMMC with a request to reverse their decision allowing the Members of E 3 Building to occupy the Building. However in case any of the members are not able to pay the money, the Society can make arrangements for raising loans from any bank. But this arrangement will be possible only for



A handwritten signature in blue ink, likely of the Honorary Secretary Mr. Janardhan Deshmukh.

3 or 4 Members of E 3 Building. In such a case those Flats will be under the control of the Society and the Society will make arrangements to rent out those Flats and the renting out will continue until the amount arranged by the Society is recovered. However such members may have to give a Power of Attorney in writing as suggested by the society. Mr. Sanjay Dubey, E 3 203 informed that instead of the Society going for a loan from bank, why not the individual members of E 3 Building take loan from the bank.

Mr. Mahendra Chavan, E 3 201 and Mr. Abdul Gouse, E 3 402 informed that they are in favor of going for the repair of E 3 Building. Once the repair is completed, the Society will have to again conduct a Structural Audit of E 3 Building and submit the report to the NMMC for reversing the category of the Building as fit for habitation and upon permitting the Building to be occupied by the NMMC, the Society will allow the Members of E 3 Building to stay in their respective Flats and restore the Water supply.

If required 100% of Sinking Fund of E 3 Building can be allocated for the repair of the Building. It is further informed that immediately a meeting of the members of E 3 Building will be held and the matter will be discussed in detail so as to find out the methodology to be adopted for the Repair and Maintenance of E 3 Building.

In this respect the following Resolution was passed

Resolution

"Resolved that the Structural Audit of the E 3 Building shall be carried out through the Structural Auditor who is on the panel of Navi Mumbai Municipal Corporation at the cost of E 3 Building Members for identifying the present status of the Building and to ascertain whether the repair of the Building No. E 3 is advisable and possible."

"Further resolved that in case the Structural Auditor recommends and advises the repair of E 3 Building, in that situation, the repair of the E 3 Building should be carried out as per the recommendation and advice of the Structural Auditor. The repair of the E 3 Building shall be carried out only after vacating the entire Building. The cost of the repair of E 3 Building shall be borne by the E 3 Building Members"

"Further resolved that after completion of the repair of E 3 Building as per advice and recommendation of structural Auditor, a structural audit of the E 3 Building shall be carried out in order to ascertain that the E 3 Building is fit for habitation. If the Structural Auditor certifies that the Building is fit for habitation, in that case, application would be made to NMMC for reversing the status of the Building and after getting Letter of approval from NMMC, the Society will allow the members of E 3 Building to occupy the respective Flats."



"Further resolved that in case any of the Member of E 3 Building unable and/or failed to pay the contribution of repair, in that case, the Society will provide the contribution of such member/s and recover the cost of repair from such member/s with 21% interest either by renting out the Flat of such member or initiating recovery proceeding against him /her as per the provisions of law."

Proposed by: Mr. Darshan Kumar Bharadwaj, C 2 101

Seconded by : Mr. Krishna Devji Kadam, C 5 101

Since there were no other item for discussion the Annual General Body Meeting was concluded at 1.15 P.M. with a Vote of thanks to the chair.



Janardhan Deshmukh
(Honorary Secretary)



Sharad Nana Bodke
(Honorary Chairman)

