

# Pruthvi Enclave Co-operative Housing Society Ltd

(REGN. NO. BOM / [W-R] / HSG / TC / 10904 / 2000 - 2001)  
CTS No. 170, Survey No. 110 (Part), Khatau Mill Compound, W. E. Highway,  
Borivall (E), Mumbai - 400 066

Ref: PE/M/24-25/11/219

Date: 03/11/2024

## Draft Minutes of the meeting

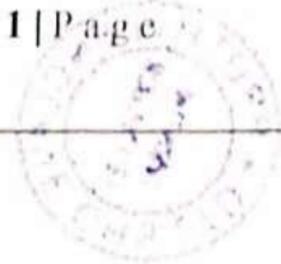
*Minutes of the 25th Annual General Body Meeting of Pruthvi Enclave Co-operative Housing Society Ltd., held on Sunday 22nd September, 2024, at 11:00 A.M., at "E Wing" Backside area to transact the following business as per Agenda (Ref: PE/M/24-25/9/202)*

According to the attendance register, a total of 55 members were present. The meeting scheduled for 11:00 am was adjourned for thirty minutes due to a lack of quorum. It resumed at 11:30 am.

Meeting proceeds as per the agenda items mentioned in the AGM notice (Ref: PE/M/24-25/9/202).

Mr. Sandeep Pable, (Managing Committee Member), warmly welcomed all bonafide members to the Annual General Meeting & proceeded to read the agenda for the AGM, as follows:

1. To call the meeting in order.
2. To read and confirm the minutes of the last Annual General Meeting held on 10th September 2023.
3. To discuss the completion and progress of the repair and leakage work.
4. To approve transfer of flats which took place during the financial year ended 31st March, 2024.
5. To consider & adopt the Audited Accounts i.e. Balance Sheet, Income & Expenditure account together with the Auditor's Report for the financial year ended 31st March 2024
6. To seek approval for the Auditor appointment for the financial year 2024 - 2025
7. To discuss on:



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- a. Monthly maintenance defaulters
  - b. Deemed Conveyance defaulters
  - c. Repair & leakage fund defaulters
8. To consider & approve adoption of 2014 Bye-Laws.
9. Any other matter with permission of the Honorable Chairman.

Secretary apprises the members that society has moved in its 25th year of AGM and congratulates all the members for this long journey full of challenges and achievements.

Chairman warmly welcomed all members to the Annual General Meeting, calling the meeting to order.

**Mr. Sandeep Pable** presented the society's key accomplishments for the financial year:

"The committee is pleased to highlight the following achievements:

- **Redevelopment Project:** Continued progress on redeveloping the society.
- **Infrastructure Repairs:** Ongoing efforts to address leaks and other repairs to preserve the society's structural integrity.
- **Cleanliness Drive:** Removal of old bicycles to improve community spaces and support a social cause.
- **Festival Celebrations:** Successful organization of various cultural events.
- **Office Documentation Streamlining:** Enhancing administrative efficiency.
- **Developer Engagement:** In-person meetings with Mr. Sanjay Modi to resolve outstanding CC/OC issues.
- **Revenue Generation:** The My Gate application generated ₹40,000.
- **Health and Safety:** Dengue fever prevention measures successfully implemented.
- **Enhanced Communication:** Regular updates provided via email and other communication channels."

## **New Initiatives for the Upcoming Financial Year:**

Mr. Sandeep Pable also outlined the following initiatives for the upcoming year:

- **Fire Safety Training:** Conducting fire emergency training for members. Mr. D.N. Patil, a retired BMC Fire Department personnel and a new resident, has generously offered to lead the training at the request of Secretary Mr. Avinash Padwankar.



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- **Vehicle Access Control:** Implementing a "1-Up" system to limit unauthorized vehicle movement.
- **Digital Advertising:** Exploring digital platforms to generate additional revenue.
- **Water Conservation:** Addressing water shortages through efficient management practices.
- **Cultural Enrichment:** Organizing motivational activities to support students' academic success.
- **Outstanding Payment Recovery:** Strengthening efforts to recover dues from defaulting members.
- **Emergency Response:** Installing first aid kits in security cabins for quick assistance.
- **Annual Audit:** Conducting the annual audit promptly (between May and July) and introducing quarterly internal audits to improve financial management.
- **Accounting Software Upgrade:** Transitioning from the current system to "Tally" for better accounting efficiency.

## Agenda 2: Confirmation of the minutes of the last Annual General Meeting held on 10th September 2023

The minutes of the last AGM, held on 10th September 2023, were presented. A member, Mr. Madhukar Dalvi, noted that a correction previously initiated/ pointed out are missing from the circulated draft. The member requested that the update be included and the revised minutes be presented for approval at the next Special General Meeting (EGM/SGM).

Action: Update the minutes with the **correction** and present them for approval at the next EGM/SGM.

**Proposed By:** - Mr. Madhukar Dalvi

**Seconded By:** - Mr. Bharat Chawla

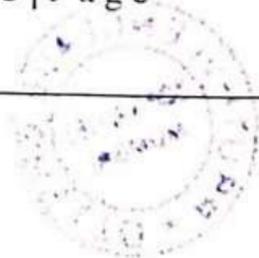
**Resolution:** Passed unanimously.

## Agenda 3: Discussion on the Completion and Progress of Repair and Leakage Work

Mr. Sandeep Pable updated the members on the ongoing civil and structural repairs within the society.

**Key Updates:** -

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- Terrace leakage issues for B to E wings have been resolved.
- Terrace repairs for A-wing will begin shortly.
- Dead walls of A and E wings are fully repaired.
- Repairs in other wings are ongoing.
- Internal leakage repairs will start after the Diwali festival.
- The project is expected to be completed by December 31, 2024, as per the scope.

The Managing Committee is closely monitoring progress to ensure timely completion.

## Agenda 4: Approval of flat transfers for the financial year ending March 31, 2024

Mr. Sandeep Pable informed the members about the flat transfers that took place during the financial year ending on March 31, 2024, as outlined below:

Sr. No.	Date	Flat No.	Old Name	New Name
1	30/04/2023	D-104	Bhavanji Ramji Dedhia and Bhagyawanti Bhavanji Dedhia	Hiten Bhavanji Dedhia and Bhagyawanti Bhavanji Dedhia
2	27/07/2023	C-601	Shedhadri Iyer and Radhakrishnan Subramnyam Iyer	Laxmi Shedhadri and Ramkrishnan Subramaniam
3	05/10/2023	E-704	Varsha Rashes Thakkar	Rupa Hitesh Shroff
4	18/01/2024	C-603	Devraj Gowda and Vedha Devraj Gowda	Vinod Sonabachha Singh and Indu Vinod Singh

**Proposed By:** - Mr. Madhukar Dalvi

**Seconded By:** - Mr. Bharat Chawla

**Resolution:** Passed unanimously.

## Agenda 5: To consider & adopt the Audited Accounts i.e. Balance Sheet, Income & Expenditure account together with the Auditor's Report for the financial year ended 31st March 2024

The Managing Committee submitted before the AGM to consider and adopt the Audited Accounts, including the Balance Sheet, Income and Expenditure Account, along with the Auditor's Report for the financial year ending March 31, 2024.



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However, Mr. Sanjeev Patil raised objections due to:

- Approval for the Appointment of the Auditor for the financial year was not obtained during the previous Annual General Meeting.
- Breach of bye-laws.

Mr. Sanjeev Patil further proposed/suggested:

- Re-audit by obtaining assistance from the Registrar.

**Action:** After discussions and impact analysis, the Managing Committee agreed to prioritize the timely submission of the Audited Accounts along with Auditor Report to:

1. The Income Tax Department by October 31st to avoid penalties.
2. The Registrar's Office, in accordance with society bye-laws.

To ensure compliance, the decision was made to appoint a new auditor. Below mentioned potential candidates were proposed by AGM for consideration:

1. M/S. Sanjay Singh & Co.
2. M/S. B. K. Darji & Associate
3. M/S. DKY Associates.

Following this discussion, the Managing Committee was requested to complete the audit and present it at the AGM (a partial AGM can be scheduled) for approval.

**Proposed By:** - Mr. Rajendra Rasal

**Seconded By:** - Mr. B.M. Chaturvedi

**Resolution:** Passed unanimously.

**Agenda 6: To seek approval for the Auditor appointment for the financial year 2024 - 2025**

For the appointment of the auditor for the financial year 2024-2025, any of the firms mentioned below may be considered and Managing Committee appoint one of them.

1. M/S. Sanjay Singh & Co.
2. M/S. B. K. Darji & Associate
3. M/S. DKY Associates.

**Proposed By:** - Mr. Rajendra Rasal

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**Seconded By:** - Mr. B.M. Chaturvedi

**Resolution:** Passed unanimously.

**Agenda 7: To discuss on:**

- Monthly maintenance defaulters
- Deemed Conveyance defaulters
- Repair & leakage fund defaulters

The Secretary highlighted the implications of pending monthly maintenance and other charges to the AGM, and concluded by urging all members to ensure timely payment of any outstanding dues.

1. Financial Strain:
2. Delays in Major Repairs & Upgrades:
3. Legal and Penalty Risks:
4. Impact on Common Facilities:
5. Reputation and Value of Property:

Prompt resolution of these pending charges is essential to ensure smooth functioning and a high standard of living within the society.

The Secretary, on behalf of the Managing Committee, requested Mr. Sanjeev Patil to assist in resolving defaulter matters by leveraging his legal expertise. The Managing Committee expressed gratitude for his support and assured full cooperation. The decision was unanimously approved.

**Agenda 8: To consider & approve adoption of 2014 Bye-Laws.**

The Secretary introduced a proposal to adopt the 2014 bye-laws for the society, which had been inadvertently omitted from the original agenda. The proposal was unanimously approved by the members. The society resolves to adopt the 2014 bye-laws, effective immediately.

**Proposed By:** - Mr. Sanjeev Patil  
**Seconded By:** - Mr. Ajaay Acharya

**Resolution:** Passed unanimously.



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## Agenda 9: Any other matter with permission of the Honorable Chairman.

The Secretary proposed with the permission of the Chairman, to organize Annual Dinner for Members and their Family Members. It is decided to organize it with Budget approval of Rs.1,50,000

**Proposed By:** - Mr. B.M. Chaturvedi

**Seconded By:** - Mr. Kailash Joshi

**Resolution:** Passed unanimously.

Following other items taken for discussion with the permission of the Chairman

1. Unpleasant odors and unsanitary conditions in the basement toilets.
2. Improving security measures at main entrance
3. Unauthorized parking within society premises
4. The AGM approved the use of funds collected through 'My Gate' for cultural activities.

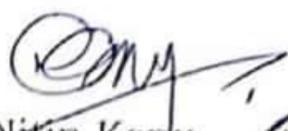
The Managing Committee assured that necessary actions and considerations would be taken for all the points mentioned above.

The Secretary thanked the Managing Committee and society members for their presence and participation. He also encouraged everyone to actively participate in the upcoming Navratri festival.

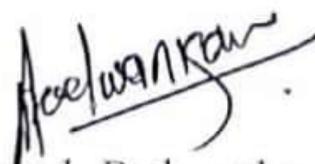
With no further matters to discuss, the meeting was adjourned, concluding with a vote of thanks to the Chair.

Thanking you.

FOR PRUTHVI ENCLAVE-1 CO-OP.HSG.SOC.LTD

  
Mr. Nitin Keny  
(Chairman)



  
Mr. Avinash Padwankar  
(Secretary)

