

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, Borivali (E),
Mumbai – 400 066, Email ID – pruthvi.enclave@gmail.com

Ref: PE/M/24-25/01/244

Date: 12.01.2025

Draft Minutes of the meeting

***Draft Minutes of the **Partial Annual General Body Meeting** of
Pruthvi Enclave Co-operative Housing Society Ltd., held on
**Sunday 22nd December, 2024, at 11:00 A.M., at A-B stilt
parking area to transact the following business as per Agenda.
(Ref: -PE/M/24-25/12/229)*****

Agenda

1. To call the meeting in order.
2. To read and confirm the minutes of the last AGM dated 10th September 2023, SGM dated 26th November 2023, SGM dated 4th February 2024 & SGM dated 17th March 2024.
3. To consider & adopt the audited Accounts i.e. Balance Sheet, income & Expenditure account together with the auditor's report for the financial year 2023-2024.
4. To seek approval for shortlisted Auditor appointment for the financial year 2024-2025
5. To seek approval for utilizing the sinking fund to cover the expenses incurred for essential repair and maintenance work.
6. To adopt new module amendment Bye- Laws of Co-Operative Housing Society

After welcoming all the society members present, it was announced that the meeting would be adjourned for 30 minutes (until 11:30 AM) due to the unavailability of the required quorum.

Member's Present: - 50

Mr. Sandeep Pable, a member of the Managing Committee, welcomed everyone present at the Partial Annual General Meeting (PAGM). He then facilitated the meeting, guiding it through the predetermined agenda items to ensure a structured and productive discussion.

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❖ Agenda No. 1: To call the meeting in order.

Mr. Sandeep Pable (Managing Committee Member) requested the Chairman, Mr. Nitin Keny, to call the meeting to order and formally commence the Partial Annual General Meeting.

The Secretary, extended a warm welcome to Shri. Ramdas Aragade, appointed by the Registrar, who was present to oversee the proceedings of the PAGM. He also took a moment to introduce himself to all members in attendance.

Mr. Sandeep Pable then read out an official order issued by the "Department of Housing Society", designating Mr. Ramdas Aragade on behalf of Registrar to conduct the PAGM. This assignment was made in response to a formal request submitted by Chairman & Secretary. The official order formalized the proceedings, and the meeting was conducted in alignment with the predefined agenda, under the guidance of Mr. Ramdas Aragade, who was invited by society and appointed by the Registrar of R-South ward of the Registrar.

❖ Agenda No. 2: - To read and confirm the minutes of the last AGM dated 10th September 2023, SGM dated 26th November 2023, SGM dated 4th February 2024 & SGM dated 17th March 2024.

Mr. Sandeep Pable initiated the discussion by requesting approval for the minutes of the meeting of

1. AGM Dated 10th September 2023.
2. SGM Dated 26th November 2023.
3. SGM Dated 4th February 2024.
4. SGM Dated 17th March 2024.

Mr. Madhukar H. Dalvi (E-402) emphasized that he had previously submitted queries along with few society members to the Managing Committee via email. Rather than engaging in a discussion or seeking clarification on specific points, he insisted that the Managing Committee address his earlier correspondence before proceeding with the approval of the minutes.

The Managing Committee confirmed that all queries had been addressed; including the most recent query raised a day before the Partial General Meeting. The Managing Committee further requested Mr. Madhukar Dalvi to specify which minutes he was raising concerns about, as this clarification would enable them to provide an appropriate response. Unfortunately, this request remained unanswered.

Meanwhile, Mr. Ajay Acharya praised the Managing Committee for their prompt and result-oriented efforts and requested to resolve the issues they raised at the earliest.

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As the discussion progressed, registrar appointed officer, intervened to share his views to the present quorum. He emphasized that the approval of the minutes of the meeting cannot be delayed due to queries raised by a few society members, as there may be other important agenda items requiring timely attention.

While providing this clarification, he also explained and instructed the Managing Committee that the queries raised by society members are equally important and must be addressed and included in the minutes of the meeting.

Furthermore, he suggested that the Managing Committee reach out to Mr. Madhukar Dalvi to understand his concerns. After addressing his queries, they should ensure that any necessary corrections are incorporated into the minutes of the meeting. He also requested that the resolution be ensured within the next 8 days.

Mr. Bharat Chawla raised a query regarding Schedule-M Notes to Accounts, specifically point no. 4, which pertains to the Rs. 9,00,000 allocated for Repairs and Maintenance that was utilized for the construction of the monsoon shed.

Referring to the 23rd AGM held on 25 September 2022, he reiterated the resolution passed, which set a maximum expenditure limit of Rs. 2,00,000 for individual projects.

Managing Committee explained:

The managing committee approved the resolution regarding the expenditure of Rs. 2,00,000/- per individual project in the presence of the quorum.

They further elaborated as follows:

In the past, a monsoon shed was constructed for Wing A only, as major leakage issues were observed in that wing. Recently, they have received significant leakage complaints from all the wings, leading to interior damage, corridor damage, ceiling damage, and even a partial roof collapse. Given the potential risk of severe casualties, the committee passed a resolution during the monthly meeting to construct a shed for all five wings instead of limiting it to Wing A.

The managing committee further explained the following:

1. As per the resolution to construct a monsoon shed for all five wings, it was not feasible to assign the work to five different vendors. Doing so would have created challenges in future negotiations.
2. Regarding the cost, it was not possible to complete the construction of sheds for all five wings within the allocated budget of Rs. 2,00,000/-.

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3. The managing committee confirmed that the proper process was followed for appointing the vendor, with all related documentation in place. The vendor was selected with a focus on achieving maximum cost savings.

4. The committee acknowledged that the resolution limiting expenditure to Rs. 2,00,000/- was overlooked due to a lack of time and the seriousness of the work. However, they emphasised that the decision was made clearly and strongly intended to safeguard the premises and the community.

5. The managing committee assured that such violations would not be repeated in the future. Whenever & wherever required, proper procedures will be strictly followed.

Member's Concerns and Registrar Appointed officer's Observations

Mr. Bharat Chawla acknowledged the Managing Committee's positive intentions but stressed that, as per past meeting resolutions, any expenditure exceeding Rs. 2,00,000/- must receive prior approval from the General Body.

Registrar Appointed officer agreed, emphasizing that the Society must adhere to the established approval process and cost limitations to ensure compliance with decisions made in previous meetings. He further reiterated the importance of the Managing Committee operating within the pre-approved financial limits sanctioned by the General Body.

The members engaged in a discussion and raised queries regarding the agenda item to confirm the minutes of previous meetings. The Managing Committee addressed these queries, providing the necessary clarifications to ensure transparency and accuracy.

Resolved that: The following minutes were approved & confirmed by the AGM.

1. AGM held on 10th September 2023
2. SGM held on 26th November 2023
3. SGM held on 4th February 2024
4. SGM held on 17th March 2024

This confirmation process was conducted in the presence of the appointed officer from Registrar office ensuring its authenticity and adherence to proper procedures.

Proposed By: Mr. Bharat Chawla

Seconded By: Mrs. Kalpana Pawar

Passed Unanimously

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❖ **Agenda No. 3: To consider & adopt the audited Accounts i.e. Balance Sheet, income & Expenditure account together with the auditor's report for the financial year 2023-2024**

Mr. Sandeep Pable formally requested the members to approve Agenda No. 3, which involved the adoption of the audited accounts for the financial year 2023-2024. He invited members to raise any queries or concerns to foster an open discussion and ensure transparency and clarity.

Mr. Bharat Chawla (D-201) raised a query regarding the deficit in the audited accounts, referring to an email from Mr. Madhukar Dalvi dated 21-12-2024. He sought clarification on the discrepancy in deficit amounts reported by two accounting firms: Rs. 6,05,994 as per Mr. K. A. Vichare and Rs. 7,44,326 as per B. K. Darji and Associates.

The Managing Committee proposed to provide an explanation through the ex-treasurer, who was responsible for the relevant financial year. However, Mr. Bharat Chawla insisted that the current treasurer to address the query, despite the Managing Committee's clarification that the response would be a collective effort. The Managing Committee reiterated their commitment to addressing the query to the best of their ability and emphasized that Mr. Bharat Chawla should focus on the explanation provided rather than specifying which committee member should respond.

Mr. Bharat Chawla persisted in his demand, questioning the competence of the current treasurer and implying that involving the ex-treasurer reflected inadequacy on the part of the present treasurer. He further argued that, given the ex-treasurer had been relieved of his responsibilities due to incompetence; it was unreasonable to involve him in addressing the query.

The Managing Committee reiterated that addressing queries was their collective responsibility, and it was their prerogative to decide who should respond to specific matters. They emphasized that, as a society member, Mr. Bharat Chawla should prioritize receiving a satisfactory response to his query rather than dictating who should provide the explanation. Despite this clarification, Mr. Bharat Chawla continued to insist on his point, demonstrating an unreasonable and unyielding stance.

The appointed officer from Registrar office tactfully intervened in the discussion, skilfully redirecting the conversation to its core purpose. He emphasized that the primary focus should be on resolving the query rather than on who provides the response. In a subtle yet firm manner, he encouraged the members to prioritize the content and accuracy of the explanation over the identity of the respondent. His nuanced intervention served as a gentle reminder to all members about the importance of maintaining constructive dialogue and focusing on issue resolution. He

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further suggested that if any differences of opinion persisted, they could be addressed separately in the society office through further discussion.

In an effort to resolve the matter, the Managing Committee requested ex-treasurer to address the query to ensure member satisfaction. Ex-Treasurer began his response with remarks similar to those made previously, expressing his dissatisfaction with his termination as treasurer. The Managing Committee members promptly intervened, reminding him that this issue had already been discussed and requested him to stay focused on the query at hand.

Notably, the Managing Committee had already provided an explanation via email, along with supporting documents, which Ex-Treasurer referred to during his clarification. Despite this prior communication, Mr. Bharat Chawla continued to insist on further resolution during the meeting.

However, Ex-Treasurer's explanation ultimately resolved the query, and Mr. Bharat Chawla raised no further objections.

This approval was also made in the presence of appointed officer of Registrar, ensuring the transparency and accountability of the Society's financial dealings.

Resolved that: Resolved that the income & expenditure account & balance sheet of the society for the financial year 2023-2024 is approved & adopted by the AGM.

Proposed By: Mr. Bitthalesh Chaturvedi

Seconded By: Mrs. Sheila Nirankari

Passed Unanimously

❖ **Agenda No. 4: To seek approval for shortlisted Auditor appointment for the financial year 2024-2025**

Mr. Sandeep Pable requested the members to approve the appointment of "B.K. Darji and Associates" as the auditor for the financial year 2024-2025. This proposal was part of the list of shortlisted auditors presented during the previous AGM.

The members were invited to give their approval to formalize and ratify the selection of the auditor.

Resolved that: B.K. Darji and Associates is appointed as Statutory auditor of Pruthvi Enclave CHS.LTD, for the year 2024-2025 & to pay his remuneration as per agreement & hereby approved.

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Proposed By: - Mr. Sunil Y Varpe

Seconded By: - Mr. Milind Satam

Passed Unanimously

❖ **Agenda No. 5: To seek approval for utilizing the sinking fund to cover the expenses incurred for essential repair and maintenance work.**

The Secretary brought attention to a discrepancy in the approval process for repair and maintenance work. While the general body had previously approved the agenda item under the heading "Repair and Maintenance," the bank noted that the correct heading for fund withdrawal should be "Sinking Fund." To address this mismatch, he sought the members' approval to align the headings accordingly.

Mr. Rahul Dalvi (B-304) suggested withdrawing funds from the society's account to cover ongoing repair and maintenance work. However, the Managing Committee clarified that the available funds in the account were insufficient, and payment needed to be made to the vendor handling the repair and maintenance project.

After discussion, the Managing Committee proposed a solution: to utilize the sinking fund account held with the bank to cover essential repair and maintenance expenses on an as-needed basis. Once outstanding repair and maintenance dues are recovered from members, the funds would be transferred back to the sinking fund account. This proposal was unanimously agreed upon by all members.

Additionally, the members requested a phase-wise breakdown of the expenses incurred in the ongoing repair and maintenance project, as well as the payments made to the vendor for completed tasks. The Managing Committee accepted this request and proposed holding a Special General Meeting (SGM) to address all doubts and queries. These will be clarified by the major repair and maintenance project, currently being managed by M/s. SDAD Space Design and Development Pvt. Ltd., our Project Management Consultant. The notice for the SGM will be issued by the Managing Committee shortly.

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Resolved that: AGM approved utilizing the sinking fund on an as-needed basis to cover expenses incurred for essential repair and maintenance work, ensuring transparency and compliance.

Proposed By: Mr. Rahul Dalvi

Seconded By: Mr. Amit Chaturvedi

Passed Unanimously

- ❖ **Agenda No. 6:** To adopt new module amendment Bye- Laws of Co-Operative Housing Society.

The secretary apprised that in the AGM held on 22nd September 2024 having agenda no. 8 for adoption of 2014 Bye Laws was passed unanimously. Whereas, as per the rule's society needs to approach the Registrar within 2 months from the approval of general body in its meeting. To adhere the norms and compliance the agenda of adoptions of Bye Laws needs an approval.

Resolved that: It was resolved that the new module Bye-Laws of the society has to be adopted. To comply with the norms of adoption of bye laws the Committee required to get approval in present meeting.

It was further resolved that: The Chairman Shri. Nitin Keny, The Hon. Secretary Shri. Avinash Padwankar, and the Treasurer Shri. Anurag Sharma be and are hereby authorized to sign the proposal for amendment to bye-laws (i.e. adopting the revised set of Bye-Laws in place of existing bye-laws).

Proposed By: Mr. Ajay Acharya

Seconded By: Mr. Surendra Gupta

Passed Unanimously

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❖ **Any Other Matter with the Permission of the Chair**

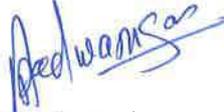
1. The visiting officer of Registrar, Shri. Ramdas Aragade, was warmly thanked and honored with a bouquet of flowers for his gracious presence at the Partial AGM.
2. In a proud moment for the society, Mr. Milind Satam was felicitated with a bouquet of flowers in recognition of his remarkable achievement of being selected as a Management Committee Senate Member for Mumbai University.

Thanking you.

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



Mr. Nitin Keny
(Chairman)



Mr. Avinash Padwankar
(Secretary)



Note: Bye Law No. 109 Members of the society may communicate their observations, if any, on the draft minutes to the secretary of the society within 15 days of their distribution. The same will be consider as per the law.