

# **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

Ref:

Date: 27.08.2023

Draft Minutes of the meeting

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*Minutes of the Special General Body Meeting of Pruthvi Enclave Co-operative Housing Society Ltd., held on Saturday 11<sup>th</sup> February, 2023, at 08:00 P.M., at "E Wing" Backside area to transact the following business as per Agenda*

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## ***Agenda No. 01: To call the meeting to order.***

Total 59 members were present as per the attendance register as the required quorum for the meeting was not available at 08:00 P.M., the meeting was adjourned for half an hour and once again held at 08:30 P.M.

Mr. Avinash Padwankar (Secretary) welcome all the bonafide members for the SGM and requested Chairman Mr. Nitin Keny to allow the meeting for proceed.

The Secretary updated members about the last Annual General Body meeting held on 25th September, 2022. In which members suggested calling with an SGM having proper study on the internal Leakage Points. It was further updated that more than 45 complaints have been received at the society office related to internal leakages in the flat. The major problem is faced by the 7th floor members. The leakages from the terrace are reaching up to the 5th floor. Mr. Avinash Padwankar informed members that society has taken the two BMC-approved structural auditors' opinion.

## ***Agenda No. 02: Financial approval for leakage related work (On the basis of structural audit)***

It was requested to Mr. Sandeep Pable (Committee Member) present the structural audit report in detail with the financial budget to get it repaired and resolved.

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066

Mr. Sandeep Pable explained that the repair work is major, and after it has been suggested that the work will be done in two phases as the sufficient funds required to take over the work are not available with the society. The structural audit was carried out with two consultants:

1. M/S. AC & AT Consulting Civil Engineers
2. M/S Space Design consultant.

Society has received the report from both structural auditors. The cost that they have mentioned is tentative to resolve the leakage issue. Once the budget is approved, a tender shall be called from the various contractors as per the scope of work.

Mr. Sandeep Pable explains the Audit report, which is divided into six parts and two phases, including in detail the financial requirements as below:

The consultant mentioned that in

- ❖ **Phase 1:** - society will carry out all the civil and structural repair work
- ❖ **Phase 2:** - painting work, which will be started, post monsoon season to determine leakages if any are still detected, the same can be asked to be resolved by the contractor prior to painting to the building. The expenses mentioned will depend on the market rate and shall be negotiable once the tenders are opened.

### Detail break up as below: -

Vendor Name	AC & AT Consulting Civil Engineers	M/S Space Design
Particulars	Phase 1	Phase 1
(EXTERNAL SURFACE ONLY ON DEAD WALLS & STILT AREA)		
SECTION A - STRUCTURAL REPAIRS	6,74,500	24,41,500
SECTION B - CIVIL WORK	38,17,550	51,72,400
SECTION C - WATERPROOFING WORKS.	5,12,000	31,42,500
SECTION D - PLUMBING WORKS.	13,42,000	
SECTION E - PAINTING WORKS.		
SECTION F - MISCELLANEOUS WORKS.	22,500	
	63,68,550	1,07,56,400

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Removing NEED BASE china mosaic with bed material finishing with china mosaic, applying Pu coating (10 years company warranty) CONSIDERED FOR NEED BASE REPAIR WORK IS 3000 SQFT	26,25,000	
	89,93,550	1,07,56,400

Vendor Name	AC & AT Consulting Civil Engineers	M/S Space Design
Particulars	Phase 2	Phase 2
(EXTERNAL SURFACE EXCEPT THAN STILT AND DEAD WALL)		
SECTION A - STRUCTURAL REPAIRS	4,67,750	
SECTION B - CIVIL WORK	10,63,750	
SECTION C - WATERPROOFING WORKS.		
SECTION D - PLUMBING WORKS.	21,74,500	9,49,250
SECTION E - PAINTING WORKS.	50,63,500	63,50,000
SECTION F - MISCELLANEOUS WORKS.	2,14,000	
	89,83,500	72,99,250

Vendor Name	Phase 1	Phase 2	Total
AC & AT Consulting Civil Engineers	89,93,550	89,83,500	1,79,77,050
M/S Space Design	1,07,56,400	72,99,250	1,80,55,650

All the questions and suggestions raised by the members were considered and explained by the committee. It was suggested that the PMC be appointed to look after the quality of work.

Members inquired about the available fund in the general reserve, which was updated by the Treasurer, Mr. Ashit Sheth. As per the books, the available balance is Rs. 1 crore, 77 lakhs. Which was bifurcated with details. In which society has 1 crore and 17 lakhs in hand. The rest of 60 lakhs is the outstanding liabilities fund

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of society. The utilization and collection of the required funds were kept before the General Body.

Mr. Sanjeev Patil, Raise the question of whether society is allowed to use the sinking fund. On which Mr. Avinash Padwankar replied that, as per the Bye Laws, it is permitted.

Mr. Milind Satam inquired how the committee will manage the reset of the 80 lakhs fund availability if the society has one crore in hand. On which

Mr. Avinash Padwankar suggested that the work is going to be done for society. Then the fund also needs to be made or generated by the members as per the phases. If members allowed the work,

Phase 1 would be completed with the available funds. But painting phase 2 will be pending.

Mrs. Jyoti Mistry suggested to society that the presentation be held with the proper authority consultant so that the demanded fund is up to mark.

Mr. Madhukar Dalvi suggested presenting the perfect figure so that the General Body can approve the budget. Mr. Avinash Padwankar replied that the committee wishes to present their opinion that the society shall carry out the

- phase 1 work with the available funds, keeping on hold 30% of the amount in reserve.
- And for phase 2 (painting work), society can contribute to the monthly collection.

Mr. Milind Satam presents his opinion that the committee should start the work of the project with the faith of all members. Till the PMC gets appointed and he gives his report, the committee will get an adjudicated figure. Which should be presented to the general body with the help of the PMC.

Mr. Madhukar Dalvi read out his calculation of the repair work, and Mr. Avinash Padwankar explained that the calculation presented is seems little bit confusing to all. Members agreed with Mr. Avinash Padwankar and suggested to appoint the PMC. Members suggested to fix the time line for the work. The committee replied that fixing the dates and time line is not possible, whereas the committee will try their level best to complete the project as soon as possible.

**Resolved That:** "The committee is hereby authorized to start the Major leakage repair work, which is included with the civil and painting work of society, by appointing an PMC."

**Further resolved that:** "The committee will present the final budget to the general body in the presence of the appointed PMC."

**Proposed By:** Mr. Rajendra Rasal

**Seconded By:** Mr. Bharat Chawla

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Unanimously passed

## ***Agenda No. 03: Latest GR received towards Property assessment***

Treasurer Mr. Ashit Sheth update members that as per the state government resolution it is consider that below 500 sq. Ft flats property tax is not applicable from the date 1st Jan, 2022. The society has stopped collecting property taxes for 1BHK flats from February 2023. Whereas for 2 BHK till March 2023, it will continue, and from next financial year, the 2 BHK flats have to pay their individual property tax separately in BMC office.

The collected property tax for 2 BHK has been paid by the society to concerned department of MCGM. Members raised the query that from January 2022 society has collected property tax from 1BHK flat, it is decided to give the credit for this collected amount to individual flat owner of 1BHK in their March 2023 maintenance bill.

**Proposed By:** Mr. Sanjeev Patil

**Seconded By:** Mr. Ajay Acharya

**Unanimously passed**

## ***Agenda No. 04: Latest update on OC related work.***

The secretary updated members that there are many hands and supports to get our O.C. for society. Good News for the members of the society is that there was an announcement on December 16, 2022, that the Municipal Corporation has issued a concession approval for sub Plot A, on plot bearing CTS NO 170/A of village Magathane and as per municipal laws, the Land owner is the society. The committee appreciates all the hands and support of all members, including the architect who has made this possible. The present status is that the architect has submitted the building and land amended plan to the BMC office for approval. To get the plan approved, charges of Rs. 14.16 Lakh have been paid by the society on the request of Mr. Sanjay Modi. As per the legal opinion from law officer of BMC, the builder required registered power of Authority from society for further processing. Advocate Mr. Harish Lulia has been appointed as an advocate to only prepare the power of Authority Draft. Once the plan is approved, the BMC will issue the C.C. and society will know the premium and penalty amount to date. As per the calculation, the penalty stands at Rs. 12.50 crore, which is the liability of the builder. Managing committee has communicated with the builder, Mr. Sanjay Modi, and he is ready for it.

Mr. Milind Satam and Mr. Sanjeev Patil explained in detail and summarized the history of Pandya Flat. Members suggested to stop the discussion and just present the details of Rs. 60 lakhs. Which Mr. Avinash Padwankar agreed details can be presented whenever required.

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## Agenda No. 05: Any other matter with permission of the Chairman

- Election card to be attached with The Aadhar Card Society has given the permission to the agency to get it done. Members can avail themselves of the facility.
- Nomination forms are still pending from members, and the committee requested to submit as soon as possible.
- Electric Meter work is still pending because most of the members have not submitted their electricity bills at the society office. Members were requested to submit it.
- A/101 and C/104, as per the AGM resolution society is going to filed the case at court.
- The amount of Rs. 8.50 lakh is transferred from Mr. Sanjay Modi's account to the society's account which was spent towards sewerage work.
- The boundary wall heights is going to be raised, the security fencing will be done on the other side, and the expenses are going to be incurred by Mr. Sanjay Modi.
- Society has planned to open a single-person entry and exit gate on the backside of society near Metro Station Elevator. The society will set rules and regulations for the same and keep track of the timing of the gate. Mr. Nilesh Velankar raised his objection with the reason of robbery in society. The same was not considered, and gate work was approved with the permission of the general body on the positive side.
- Members requested to read out the names of the defaulters for monthly maintenance & deemed conveyance. On request, Mr. Avinash Padwankar suggested that the list will be displayed on the notice board.

The meeting was concluded with vote of thanks to the chairman Mr. Nitin Keny

Thanking you.

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

  
Mr. Nitin Keny  
(Chairman)



  
Mr. Avinash Padwankar  
(Secretary)