

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: PE/M/23-24/08/87

Date: 26/08/2023

Notice is hereby given that pursuant to the provision of society's byelaws, the 24th Annual General Body Meeting of the members of Pruthvi Enclave Cooperative Housing Society Limited ("the society") will be held on Sunday, September (10, 2023, 07:30PM) at the back-side corner open area, near E wing gate of the society to transact the following business

Agenda: -

- ❖ To call the meeting in order.
- ❖ To read & confirm the minutes of the last Annual General Meeting held on Sunday, September 25, 2022 & Special General Meeting held on Saturday, February 11, 2023
- ❖ Condolence towards recently demise for our society members followed by their importance as society member.
- ❖ To approve transfer of flats, which took place during the financial year ended 31st March, 2023.
- ❖ 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 2023.
- ❖ To discuss & seek approval of General Body to incur expenses for carrying out leakage related repair work.
 - Session will be addressed by M/s. SDAD SPACE DESIGN AND DEVELOPMENT PVT. LTD as P&C consultant
- ❖ To discuss & seek approval of General Body to raise the monthly society maintenance charges.

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- ❖ To update members on the current status of Occupancy Certificate for the society.
 - Session will be addressed by **Shri. Goswami (Architect)**
- ❖ To discuss on possibility & ways (material collected) for redevelopment of the society building.
 - **To seek approval for appointment of PMC consultant/Architect.**
 - **To seek approval for appointment of legal advisor.**
- ❖ Any other matter with permission of the Honourable Chairman.

Note: -

- ❖ If there is no quorum within ½ an hour of the time fixed, the meeting will be adjourned to latter half of hour on the same day & same place & business as per above agenda shall be transacted at the adjourned meeting whether there is quorum or not.
- ❖ No proxy or a holder of power of attorney or letter of authority shall be eligible to attend the General Body Meeting on behalf of a member of society.
- ❖ If the original member is not attending the meeting, associate member if he/she wants to attend, has to seek prior permission from original member & submit the same to the society office before 3 days of SGM date in writing.

Requesting all the member has to attend the meeting & ensure full quorum.

Thanking you.

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


Mr. Nitin Keny
(Chairman)


Mr. Avinash Padwankar
(Secretary)

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Ref:- PE/M/23-24/12/110

Date:10.12.2023.

Draft Minutes of the meeting

Minutes of the 24th Annual General Body Meeting of Pruthvi Enclave Co-operative Housing Society Ltd., held on Sunday 10th September, 2023, at 07:30 P.M., near "E Wing" Backyard area to transact the following business as per Agenda

Secretary, Mr. Avinash Padvankar welcomed all the members and requests permission from the chairman, Mr. Nitin Keny, to start the meeting. There was a total of 95 members who attended the meeting.

Committee member Mr. Sandeep Pable updated members on a few initiatives that have been done so far in the current financial year by the committee, they are as follows:

1. As discussed and decided in our previous AGM / SGBM, the gate is installed on the rear side compound wall adjoining WE Highway near wing D and E to ensure that our society members can easily access western express highways as well as Magathane metro station.
2. By utilizing the Mygate service provider, additional revenue is generated through placing advertisements.
3. The committee has made sure that our members are safe by replacing the old electricity board panels along with the wiring with new wiring for all wings.
4. Special camp has been planned on society premises by the committee to link the AADHAR card with the PAN card, resulting in a time-saving opportunity for society members.

Furthermore, it was conveyed that some work is either currently being done or will be done soon. They are as under:

1. The MCGM authority has accepted the proposal to obtain CC and OC.

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2. Celebrations that take place during festivals include Dahihandi Festival, Ganesh Festival, Navratri Festival, Dashera Festival, Christmas Festival, and New Year celebration.
3. To address leakage complaints, the society's terrace, internal and external civil work will undergo major repairs.
4. To obtain approval from the general body to start the process of redevelopment of the building.

It was suggested by Mr. Sandeep Pable that ongoing and upcoming work be discussed as per the agenda of the meeting.

The meeting started with the first agenda, as below: -

❖ **Agenda No. 01: To call the meeting in order.**

The general body gave their consent for the meeting to be called to order.

❖ **Agenda No.02: -To read and approve the minutes of the most recent Special General Body Meeting (held on Saturday, February 11th, 2023) and Annual General Meeting (held on Sunday, September 25th, 2022).**

Resolved That: - "The minutes of the 23rd Annual General Body Meeting were approved by the members, subject to rectifying the name of Mr. Pradeep Bhoir by communicating with him by letter and he confirmed of receiving the letter (Point No. 13).

Proposed By: Mr. Pradeep Bhoir/ E-303

Seconded By: Mr. Ram Simro Karla/ B-404

Passed Unanimously

❖ **Agenda No.03: The members present expressed their heartfelt condolences to the family members who lost their near and dear ones in recent past;**

Secretary further requested that Mr. Sandeep Pable (Committee Member) present the list of condolences for the recent demise of society members, family members, Indian soldiers, if any. It was requested to stand silent for 2 seconds and offer condolences.

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The names are listed below: -

Flat No	Member Name
A/102	Dr. Vijay S Navare
A/602	Mr. J.J. Balsara
B/401	Mr. Pravinchand Nigandhi
B/604	Mrs. Bhavina Sharma
C/404	Mrs. Jaya Prakash Kewlani
D/304	Mr. Suresh Pawar

Secretary informed members that the society has reached its 25th year, many issues/problems have been resolved, but few still need to be addressed. The past committee members were acknowledged for their valuable work, dedication, and time they have contributed to society at Pruthvi Enclave. Society Members were asked to present their suggestions and opinions.

❖ **Agenda No.04: -To approve transfer of flats, which took place during the financial year ended 31st March, 2023.**

Mr. Sandeep Pable updated members of the society, during the fiscal year that ended on March 31, 2023, there was two flat transferred that occurred.

Flat No	Transferor Member Name	Transferee Member Name	Mode of Transfer
C/404	Mrs. Jaya Kewlani	Mr. Amit & Archana Kewlani	Transfer
D/304	Mr. Suresh Pawar	Mrs. Kalpana Pawar	Transfer

Society welcomed Mr. Amit and Mrs. Archana Kewlani and Mrs. Kalpana Pawar as members.

Proposed By: Mr. Ketan Vaidya D/701

Seconded By: Mr. Kailash Kumar Joshi C/201

Passed Unanimously

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❖ **Agenda No.05: -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 2023**

Treasurer, requested members for any queries related to the audit report, balance sheet, and income and expenditure presented for the financial year 31st March, 2023. There were no queries related to the audit report, balance sheet, or income and expenditure. It was an appeal by the treasurer to get approval for the same.

Mr. Milind Satam appreciates treasurer for "bringing good practices" to the society account and at the same time maintaining the accounting compliance methodology which resulted in approval of the audit report from the auditor without any remark.

Resolved That: "The Statutory Audit Report, Balance Sheet, and Income and Expenditure for the Financial Year 2022-23 is hereby approved by the General Body."

Proposed By: Mr. Mukund Gandhi/ E-602

Seconded By: Mr. Milind Satam/ C-204

Passed Unanimously

Agenda No. 06: - To discuss & seek approval of General Body to incur expenses for carrying out leakages related major repair work.

- ✓ Session was addressed by M/s. SDAD SPACE DESIGN AND DEVELOPMENT PVT. LTD, as PMC consultant.

Secretary updated members that in the last SGM, it was finalized that society should carry out major repair work of the building (A to E wing) as internal leakages are prominent and incidents of slab falling are reported by members. The SGM suggested to take a complete structural report of the present status of the building structural from the consultant. It was decided that the consultant should attend the meeting and apprise the members about the structure status report and answer members' queries/doubts regarding the same. As per the last general body meeting held, it was empowered by the committee to appoint the consultant by following the norms.

For complete understanding and get the best reliable solution for society, the appointed structural consultant, M/s. SDAD SPACE DESIGN AND DEVELOPMENT

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PVT. LTD was invited for the meeting. Mr. Sandeep Pable informed members that the total response of 14 tenders were received for our societies major repair work.

Mr. Nilesh Pandit (Director) of M/s. SDAD SPACE DESIGN AND DEVELOPMENT PVT. LTD., (Structural Engineering Company) introduced their company in detail. Mr. Nilesh Pandit explain the necessity/ benefits and reason for the repair and maintenance of buildings and why it is compulsory to get a building structural audit. It was updated to members that a structural audit of building (i.e. A to E wing) has been done. In the audit, it has been recorded cracks in plaster, flats and staircases, rusted internal base, and there is a leakage from parapet wall of terrace. Lift machine room top and bottom also has leakage. The repair work should be carried on both internal and external sides of the structure. After carrying out the structural audit, the tender was floated, looking after the required repair work. The approximate estimated cost for repair work comes to be Rs. 2.25 crores. The commercial estimate for the same was presented to members.

Mr. Mahesh Chhatbar inquired about the value addition lifespan increment for the structure after repair. It was replied that 10-15 years but society has to follow the norms of BMC to get structural audits every 3 years. It was informed that a 5-year stability certificate will be provided by PMC.

Tender details attached for your reference.

The society has received a estimated cost amount of Rs. 1.83 Crores to Rs. 2.50 Crores. Society has done it phase-wise, as follows:

Phase wise details attached for your reference.

Mr. Pradeep Bhoir, enquired how polymer and micro concrete measurements will be done. Mr. Nilesh Pandit replied that internal data, with the help of an in-depth and visual survey, has been recorded and measurement is possible. Whereas for external, it was not without scaffolding, so the overall percentage was calculated as how many RRC members there were, with 20 percent deteriorated where it was required polymer and micro. The details with measurement sheet are available. The same will be provided to Mr. Pradeep Bhoir if required.

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Mr. Pradeep Bhoir, enquired which company polymer will be issued. It was replied that society will choose the best of the best.

Mr. Pradeep Bhoir, what's up with the hidden measurement?

Mr. Nilesh Pandit updated the measurement method in detail.

It was announced that the first phase of repair work would cost Rs. 1.40 Crore and the second phase would cost Rs. 60 lakhs. To collect the amount, society needs to start a supplementary bill of Rs. 8000 per month for 8 months per member flat, plus maintenance.

Mr. Milind Satam asked that can the society complete the major repair work in next year before the monsoon or till may. So that the society can start the work accordingly. Mr. Nilesh Pandit mentions the work should be started in October so that the work can be completed before May next year.

Mr. Ajay Acharya asked can society get repair within Rs. 50 lakhs?

Mr. Nilesh Pandit replied no.

Mr. Milind Satam explains that the repair and redevelopment subject was discussed in our last meeting. It was decided that repair work should be carried out with the proper budget and consultancy. It was suggested that society to start the Phase 1 work. Whereas the upcoming expenses can be negotiated with the developer in the future.

Mrs. Jyoti Kotian inquired about the collection for the deemed conveyance was done last time. Many of the members have not paid that contribution. For festival expenses, Rs. 200 was proposed, with members opposed. Then does the committee think that members will be in favor of the additional payment?

Mr. J.P. Majumdar (B-204) shared his opinion that if few people are not paying their contribution, that is a universal phenomenon. So, for such a reason, society should stop working? Mr. Milind Satam agreed with Mr. J.P. Majumdar, as 95% of members have paid the conveyance deed contribution, and it will be the same for the major repair contribution.

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After a long argument and discussion, the chairman declared that the agenda point should be kept on hold and moved further to the next agenda point. Returning to the pending agenda, it was suggested and approved that society to start the major repair work by raising the supplementary bill for Rs. 8000/- per month for 8 months.

Resolved That: - It was decided to raise a supplemental bill starting on October 1, 2023, for the eight months of major structural repair work, at a cost of Rs. 8,000/- per month. Additional 10-15 % contingency should be consider on overall cost. Committee Members came to the consensus that after 3 months we would analyses the total collection and call for a meeting to discuss with the members for commencement of repairs and maintenance work.

Proposed By: - Mr. Mukund Gandhi/ E/602

Seconded By: - Mr. Milind Satam/ C/204

Passed Unanimously

❖ Agenda No. 07: To discuss & seek approval of General Body to raise the monthly society maintenance charges.

It was informed to members that, from the last 8 years, society has not increased maintenance, whereas all expenses have increased. Society is collecting approximately Rs. 8 lakhs in maintenance per year.

The proposed calculations have been presented to all present society members:

Proposed Maintenance calculation details attached for your reference.

The Treasurer informed members that presently society is charging Rs. 1180/- for 1 BHK and for 2 BHK Rs. 1680/-. The committee has presented two options for maintenance, in which society increased maintenance with Rs. 690/- so there will be no deficit or surplus in the collection.

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Resolved That: "The monthly maintenance increment with the final amount agreed by the General Body is Rs. 690/- which will be effective from October 1, 2023."

Proposed By: Mr. Sanjeev Patil E/501

Seconded By: Mr. Milind Satam C/204

Passed Unanimously

Resolved That: - "Parking charges increased in monthly maintenance with option No. 4 from October 1, 2023, as agreed by the General Body."

Proposed By: Mr. Sanjeev Patil E/501

Seconded By: Mr. Milind Satam C/204

Passed Unanimously

❖ **Agenda No. 8: To provide members with an update on the state of the society's Occupancy Certificate.**

Session was addressed by Shri. Ghanshyam Goswami (Architect/Consultant).

The secretary welcomed and introduced Shri. Ghanshyam Goswami to the members, who have been appointed by Society for obtaining Occupancy Certificate for the society.

The secretary requested members to ask any queries related to the present status of Occupancy Certificate for the society. Shri. Ghanshyam Goswami updated members in detail on how the O.C. procurement process was started and at which stage it is standing as of now. As per DCPR 2034 rules, society has followed and completed all the norms and submitted all the relevant documents to BMC. There is no pending submission from Pruthvi Enclave Co-Operative Housing Society Ltd., and all the compliances are met by the society for OC procurement.

Shri. Ghanshyam Goswami further stated that as updated from the BMC legal department (Official Update), pending payment towards BMC of Rs. 12 cr towards the OC procurement process is required to be made by builder Shri. Sanjay Modi. Once the payment is done by the builder, then BMC will issue the Occupancy Certificate for the society.

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Mr. Mahesh Chhatbar (D/204) asked, when can we receive occupancy certificate.

On this Shri. Ghanshyam Goswami replied being the owner, now society will have to make Power of Attorney with the Shri. Sanjay Modi (Pruthvi Builders and Developers). Once Power of Attorney (For specific purpose for obtaining Occupancy Certificate for Pruthvi Enclave CHSL) is done Builder needs to pay 10% of the total amount to Building Proposal, western suburbs II. Rest 90% of the amount is the responsibility of Shri. Sanjay Modi (Pruthvi Builders and Developers).

❖ Agenda No. 09: To discuss on possibility & ways (material collected) for redevelopment of the society building.

- To seek approval for appointment of Project Management Consultant (PMC).
- To seek approval for appointment of legal advisor.

Secretary reminded the members that as approved in the September 25, 2023 AGM meeting that society should go for the redevelopment, the general body agreed to start collecting the redevelopment material. Post completion of basic material collection the Committee is of the opinion that the society should appoint a legal advisor and PMC.

The Honorable Chairman informed all the members that in last AGM held on 25/09/23 it was discussed in details about the redevelopment of our society building. Members present in that meeting approved the process of redevelopment as per the guidelines given in 79 A.

Following resolution was discussed and unanimously resolved:

Resolved That: - "It was resolved that the committee can go ahead with the redevelopment process and to start the work by calling a special general body meeting to appoint the PMC and legal advisor as per 79A guideline".

Proposed By: - Mr. Sharad Sanghadia D-302

Seconded By: - Mr. Ajitkumar Raut B-503

Passed Unanimously

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❖ Agenda No. 10: Any other matter with permission of the Honorable Chairman.

There was nothing to discuss, the meeting was concluded with vote of thanks to all members by chairman.

Thanking you.

FOR PRUTHVI ENCLAVE COOPERATIVE HOUSING SOCIETY LIMITED


Mr. Nitin Keny
(Chairman)


Mr. Avinash Padvankar
(Secretary)

Date:-

Place:- Mumbai

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 law.