PRUTHVI ENCLAVE CO.OP. HOUSING SOCIETY LTD.
REGD. 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 - 400066

Ref: PE/M/25-26/318/2025 **Date: 05/12/2025**

Draft Minutes of the meeting

Draft Minutes of the AnnualGeneral Body Meeting of Pruthvi Enclave Co-operative Housing Society Ltd., held on Sunday14thSeptember, 2025, at 11:00 A.M., at back side of E wing area to transact the following business as per Agenda. (Ref: -PE/M/25-26/8/318)

Agenda

1. **Confirmation of Minutes:** -_To read and confirm the minutes of the following meetings:
   - Annual General Meeting(AGM) held on 22nd September2024
   - Partial AGM held on 22nd December 2024
   - Special General Meetings(SGMs) held on 7thJuly 2024, 3rd September2024, 8th December 2024, 5th January 2025, 22nd June2025, and 20 thJuly 2025
2. **Adoption of Audited Accounts**
   To consider and adopt the Audited Accounts comprising the Balance Sheet and Income & Expenditure Account, together with the Auditor's Report for the financial year 2024-25.
3. **Appointment of Statutory Auditor**
   To appoint the Statutory Auditor for the financial year 2025-26.
4. **Approval of Flat Transfers**
   To approve the transfers of flats carried out during the financial year 2024-25.
5. **Any Other Business**
   To consider any other matter with the permission of the Chair, after completion of the above agenda.

With the approval of the Chairman, Mr. Sandeep Pable (MC Member) announced that the meeting would be adjourned for 30 minutes, until 11:30 AM, due to the absence of the required quorum

Member's Present: - 70

The Secretary welcomed all society members and expressed special appreciation to those who were present on time. He emphasized the importance of punctuality and requested all members to ensure timely attendance in future, so that meetings can commence and conclude within the prescribed time, allowing everyone to attend to their other commitments for the day.

Thereafter with permission of chairman, he facilitated the proceedings, guiding the discussion through the predetermined agenda items to maintain structure and productivity. The Secretary then invited the Treasurer, Mr. Anurag Sharma, to read out the agenda of the meeting. Treasurer read the agenda of the meeting.

Agenda 1 - Confirmationof Minutes: -To read and confirm the minutes of the following meetings:

1. Annual General Meeting(AGM) held on 22nd September 2024
2. Partial AGM held on 22nd December 2024
3. Special General Meetings(SGMs) held on 7thJuly 2024, 3rd September2024, 8th December2024, 5th January 2025, 22nd June 2025, and 20th July 2025.

Approval was requested from the society members for the minutes circulated earlier.

At this stage, Mr. Madhukar Dalvi and Mr. Ajay Acharya expressed their concerns, stating that they had raised objections and queries on almost all of the minutes, and that replies or corrections on the same were still awaited. They questioned how the minutes could be approved without those clarifications being addressed.

Mr. Sandeep Pable responded by clarifying that replies to all the raised queries had been provided, except for the minutes dated 5th January 2025, 22nd June 2025, and 20th July 2025. He apologized for the delay in sending responses, citing reasons such as ongoing redevelopment project activities and the festive season.

He further explained that since the replies were circulated only on the previous day, it would be unfair to seek approval before members had the opportunity to review and acknowledge them. He also confirmed that **Mr. Sanjeev Patil's** queries had been addressed, and his acknowledgment had already been received.

Mr. Sandeep Pable then requested the present quorum to approve the minutes with the following resolution:

Resolved that:
"The said minutes are approved, except for the queries/concerns raised by Mr. Madhukar Dalvi and Mr. Ajay Acharya. After their review and acknowledgment of the corrections made, an amended copy of the minutes will be shared with them, and their acknowledgment will be attached to the final minutes."

The Secretary further stated that the minutes dated 7th July 2024, 3rd September 2024, 8th December2024 had not received any queries or objections from any society member and should therefore be approved. However, in view of the concern raised by Mr. Madhukar Dalvi that queries were submitted for almost all the minutes, it was decided to pass the following resolution:

The minutes dated 7th July 2024, 3rd September2024, 22nd September 2024, 8th December2024 and 22nd December 2024 are approved, except for the queries/concerns raised by Mr. Madhukar Dalvi. He is requested to resubmit the details of his concerns to the Managing Committee. The MC will provide replies to the same, and upon acknowledgment of the corrections, an amended copy of the minutes will be shared with him. His acknowledgment will be attached to the final minutes."

Proposed By: - Mr. Kaustubh Situt
Seconded By: - Mr. Santosh Khatale
Passed Unanimously

Agenda 2: To consider and adopt the Audited Accounts comprising the Balance Sheet and Income & Expenditure account, together with the Auditor's Report for the financial year 2024-25.

The Managing Committee requested the Annual General Meeting (AGM) to consider, and adopt the Audited Financial Statements, including the Balance Sheet, Income and Expenditure Statement, and the Auditor's Report for the financial year 2024–2025.

Mr. Rahul Dalvi confirmed that his earlier query had been satisfactorily resolved. However, Mr. Madhukar Dalvi, along with several other members, noted that the responses from the Managing Committee were shared very late (the previous night).

Mr. Sandeep Pable requested all present members to review the statements at their convenience and revert with any queries, discrepancies, or required rectifications.

The Managing Committee sought approval to proceed with further statutory formalities and assured the members that any amendments deemed necessary would be duly executed and a revised copy would be shared with the respective stakeholders.

Accordingly, the Audited Financial Statements, including the Balance Sheet, Income and Expenditure Statement, and the Auditor's Report for the financial year 2024–2025 were approved.

Proposed by: Mr. Pradipkumar Bhoir
Seconded by: Mr. Deven Mewada
Passed unanimously.

Agenda 3: To appoint the Statutory Auditor for the financial year 2025-26.

Mr. Sandeep Pable apprised the members that the statutory three-year tenure of the existing auditor, M/s. B. K. Darji & Associates, had been completed. Accordingly, as per compliance norms, the appointment of a new auditor for the subsequent audit cycle was required.

The Managing Committee proposed the following shortlisted firms/individuals for consideration and evaluation:

1. **Mr. Sanjay Mandhare** (Panel No. B-2/12949)
2. **M/s. Gandhi R. N. & Associates** (Panel No. A1-1015691)
3. **Mr. Ganesh Kadam** (Panel No. 10542)
4. **M/s. Vijay Mungle & Associates** (Panel No. 11440)

Upon inquiry, the Manager clarified that two of the proposed candidates were Chartered Accountants, while the remaining two were holders of a GDCA certification.

Several members, including Mr. Milind Satam, opined that preference should be accorded to Chartered Accountants due to their professional expertise and broader statutory competency in financial compliance and reporting.

Following a detailed discussion and consensus from the members present, the AGM resolved and formally approved the appointment of **M/s. Gandhi R. N. & Associates (Panel No. A1-1015691)** as the statutory auditor for the forthcoming financial year.

Proposed by: Mr. Sanjeev Patil
Seconded by: Mr. Ajay Acharya
Passed unanimously

Agenda 4: To approve the transfer of flats carried out during the financial year 2024-25.

Mr. Sandeep Pable informed the members about the flat transfers that took place during the financial year ending on March 31, 2025, as outlined below:

Sr. No.	Flat No.	Old Name	New Name	Mode of Transfer
1	A-102	Mr. Vijay Shripad Naware & Mrs. Vijaya Vijay Naware	Mrs. Vijaya Vijay Naware	Transfer
2	C-602	Mrs. Pallavi Purushottam Vaze & Mr. Parag Purushottam Vaze	Mr. Karan Appa Patil	Transfer
3	C-301	Mr. Divakar Alva	Mrs. Sarita Divakar Alva	Transfer
4	A-504	Mr. Dinesh Ashalal Choksey & Mrs. Pratibha Dinesh Choksey	Mr. Dipan Dinesh Choksey	Release Deed

Proposed by: Mr. Milind Satam
Seconded by: Mr. Ajit Raut
Passed unanimously.

Agenda 5: To consider any other matter with the permission of the Chair, after completion of the above agenda.

1. Annual Dinner Proposal

With the permission and concurrence of the Chair, the Secretary proposed the organization of an **Annual Dinner Event** for all society members and their families in celebration of the forthcoming Dussehra festival.

After brief deliberation, the members expressed their support for the initiative, acknowledging its potential to foster community engagement and strengthen interpersonal camaraderie among residents.

The proposal was unanimously accepted, and a budgetary allocation of **₹2,00,000 (Rupees Two Lakhs Only)** was formally approved for the execution and associated arrangements of the event.

Proposed By: - Mr. Lowere
Seconded By: - Mr. Ashok Malkar
Passed Unanimously

2. Website Maintenance Concerns

Mr. Ajay Acharya expressed concern regarding the lack of timely and accurate updates on the society's official website.

In response, Mr. Sandeep Pable advised him to coordinate directly with Mr. Anurag Sharma, who is responsible for overseeing and managing all website-related activities.

3. Pending Maintenance Dues

The Secretary apprised the members of the ongoing operational and administrative challenges arising due to pending monthly maintenance dues and other outstanding payments. All members were earnestly requested to clear their respective overdue amounts at the earliest to ensure seamless functioning of society services and obligations.

During the discussion, Mr. Rahul Dalvi recommended that *No Objection Certificates (NOCs)* should not be issued to defaulters until all outstanding dues are fully settled.

4. Repair and Leakage Issues

Mr. Pradip Bhoir requested an update regarding the status of the ongoing repair and leakage rectification work. In response, Mr. Sandeep Pable informed the members that the work has been temporarily suspended due to non-cooperation from the vendor.

Mr. Ashit Sheth highlighted that the Dead Wall repair work was executed unsatisfactorily and recommended retaining the contractor's payment until the deficiencies are rectified.

Mr. Ajay Acharya reported that leakage issues had commenced in Flat E-702 subsequent to the repair work, indicating possible lapses in workmanship.Mr. Pradip Bhoir further raised a query regarding the scope, accountability, and performance of the appointed Repair Consultant.

After detailed deliberation, it was unanimously decided to convene a separate **Special General Meeting (SGM)** with the Contractor and Consultant to address, evaluate, and resolve all pending repair-related matters comprehensively.

With no additional items for discussion, the meeting was adjourned with a formal **Vote of Thanks to the Chair**

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

Mr. Nitin Keny
(Chairman)

Mr. Avinash Padvankar
(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.