

**DRAFT MINUTES OF THE 80TH ANNUAL GENERAL MEETING OF THE TALMAKIWADI COOP  
HOUSING SOCIETY HELD ON SATURDAY, THE 24TH September 2022 AT 4 PM**

The 80<sup>th</sup> AGM was held on Saturday, the 24th September 2022 at 4 pm at the Shrimat Anandashram Hall, Talmakiwadi, Mumbai 400007

There were 62 Members, with Mr. Mahesh Kalyanpur in the Chair.

As there was no quorum at 4 pm, the meeting was adjourned and commenced at 4.30 pm.

Mr. Mahesh Kalyanpur welcomed all Members. The meeting started with 2 minutes silence as a tribute to the departed residents of the Society. Mr. Kalyanpur expressed happiness to see a large number of Members in the meeting. He covered the following points:

- a. Garbage - He said BMC has stopped collecting wet garbage from large Societies like ours and has asked the Societies to make arrangements to take care of the wet garbage. The capacity of the existing machine was insufficient to take care of the requirement of the entire garbage of the Society hence the Society has now hired services of a private company called Sunlight Environmental Solutions which collects the Wet and Dry garbage from the premises for Rs.19,500/- per month.
- b. Structural repairs: are going on satisfactorily, he said, though it is a little behind schedule. He requested Members and residents not to have confrontations with labour employed or office staff and convey any problem to the Repairs secretary. Mr. Kalyanpur acknowledged parking problem and requested Members to adjust for few months more. He said work in Buildings 1, 2, 1A, 3-5 is over, 7, 8 and 4-6 almost over, work will soon start in Bldg. No 15.
- c. Competent Security has always been a problem. A new Security agency has been hired recently as the experience with the earlier too was not good. He referred to an incident of the police coming to enquire about a satellite phone use that had been detected in Talmakiwadi. CCTV Cameras were disabled due to the ongoing structural work. As a security precaution, Residents' visitors and vendors will have to make entries while entering/leaving the premises, and to sign their entry in the record book with the Security.
- d. Redevelopment Sub - Committee report, he said, had been circulated and will be taken on Agenda later.
- e. Covid: He said the Society was successful in overcoming Covid related problems. He complimented the volunteers for making arrangements for the Members and helping them. He also thanked the local MLA and the ex- corporator for help during Covid for fumigation etc.

He then requested Hon. Secretary Shivdutt Halady to read out the notice and then start the meeting.

Mr. Shivdutt Halady read the Notice and listed the Agenda points as follows:

1. Confirmation of the Draft Minutes of the 79th AGM held on 26 March 2022 already circulated to the Members.
2. Adoption of the Annual Report, Audited Balance Sheet and Income & Expenditure Account for the Co-operative Year ended 31st March 2022, duly audited by the Statutory Auditors.
3. Appointment of Internal Auditor for the year 2022-23.

4. Appointment of Statutory Auditors for the year 2022-23.
5. Appointment of Society Architect for the year 2022-23.
6. Appointment of Grievance Cell for the year 2022-23.
7. Update from Redevelopment Sub Committee.
8. Update on Defaulters.
9. Disposal of any other business that may be brought before the General Body in the AGM

1. **Confirmation of the Draft Minutes of the 79th AGM** held on 26 March 2022 already Chairman Mr. Kalyanpur said Minutes of the last AGM (79th) were already circulated and asked if there were any queries. As there were no queries, the following resolution was passed:

**Resolved in the 80th AGM held on 24th September 2022, that draft minutes of the 79th AGM held on the 26th March 2022, separately circulated to the Members be hereby taken as read and confirmed.**

Proposed by Mrs. Anuradha Kulkarni- Member- (3-5/2)

Seconded by Mr. Bhavanishankar Basrur- Member- (15/4-5).

2. **Adoption of the Annual Report, Audited Balance Sheet and Income & Expenditure Account** for the Co-operative Year ended 31st March 2022, duly audited by the Statutory Auditors.

Chairman commented that the Audit report is clean and without adverse comments. He added that the Annual report also contains the budget for the next financial year and requested the members to approve the budget.

He thanked the internal and statutory auditors, Managers, and Mr. Aishwarya Rane who handles the accounts. He welcomed any queries on the audit report. As there were no queries, the following resolution was passed:

**Resolved in the 80th AGM held on 24th September 2022, that the Annual Report, Audited Balance Sheet and Income & Expenditure Account for the Co-operative Year ended 31st March 2022, duly audited by the statutory auditor, be taken as read and adopted.**

Proposed by Mr. Vaibhav Chincankar- Member- (15/21)

Seconded by Mr. Dilip Sashital - Member- (1A/14)

3. **Appointment of Internal Auditor for the year 2022-23.**

Mr Rajaram Pandit has been internal auditor for the past 3 years, and had done good work, on time. He proposed the Mr Pandit be reappointed as the Internal Auditor.

**Resolved in the 80th AGM held on 24th September 2022, that this General Body approves the appointment of Mr Rajaram Pandit as the Internal Auditor for the year 2022-23.**

Proposed by Mr. Shyam Upponi- Associate Member- (2/13).

Seconded by Mr. Shivshankar Murdershwar- Member- (3-5/3).

4. **Appointment of Statutory Auditors for the year 2022-23.**

Jain Chowdhary & Co were appointed 2 years back so this would be their last year. He requested the members to suggest names of audit firms to undertake audit of the Society. Members suggested that the existing Statutory auditor be continued for one more year.

**Resolved in the 80th AGM held on 24th September 2022, that this General Body approves the appointment of Jain Chowdhary & Co as statutory Auditor for the year 2022-23.**

Proposed by - Mr. Vaibhav Chincankar- Member- (15/21)

Seconded by- Dr. Uday Andar -Member- (2/7)

**5. Appointment of Society Architect for the year 2022-23.**

It was proposed to extend period of the architect for 3 years instead of appointment every year as he has been doing good work.

**Resolved in the 80th AGM held on 24th September 2022, that this General Body approves the appointment of Mr Sujay Nadkarni as the Society Architect for period of 3 years from the period of 2022-23 to 2025-26.**

Proposed by- Mrs. Deepa Andar- Member- (4-6/20)

Seconded by – Mr. Ajit Bhat- Member- (1A/2)

**6. Appointment of Grievance Cell for the year 2022-23.**

It was decided to continue with the same Members, Mr. Anand Hoskote, Mr. Dilip Sashital, Mr. Rajaram Pandit.

**Resolved in the 80th AGM held on 24th September 2022, that this General Body approves the Grievance cell comprising of Mr. Rajaram Pandit, Mr. Dilip Sashital and Comdre. Anand Hoskote, for 22-23**

Proposed- Mr. Shivshankar Murdeshwar- Member- (3-5/3).

Seconded – Mr. Vaibhav Chincankar- Member- (15/21).

**7. Update from the Redevelopment sub-Committee.**

Mr. Mahesh Kalyanpur stated that Mr. Dutt Sharma, Chairman of the Redevelopment Sub-Committee has expressed his inability to attend the AGM and requested leave of absence. Secretary of the Sub-Committee, Mr. Sharad Nadkarni was requested to present their report.

Mr. Ragesh Pathak said hard copies of the Report ought to be distributed. Chairman explained that as a matter of cost cutting, documents are being displayed on the Society Notice Board and sent electronically for last few years. Anyone wanting a hard copy could get it from the Society office on request. Mr. Pathak also added that he would like to be part of the Redevelopment Sub Committee. He was told that a note of his request will be made and the Sub Committee will do the needful

Mr. Sharad Nadkarni said that in the last AGM approval was taken to appoint 3 PMCs. Accordingly, the Sub Committee had taken quotations from Ms. Sumedha Gore & Co, Mr. Prasad Mullerpatan and Mr. Bharat Rao and asked them for a feasibility report. The Sub- Committee shortlisted Ms. Sumedha Gore & Co who had submitted a report, on which a few queries were raised, and her final report is due. Mr. Prasad Mullerpatan's report is awaited. A company called Verite Self Development was also asked for a quotation, and they (the Sub Committee) plan to ask them to submit a feasibility report. The Sub Committee had taken a lot of effort in the past 3 years to put together the parameters like measurements of common areas, and other records of TCHS. Self development was also being thought of, though it looks tough. It would be a 1000 crore project and funding for such a large project will be a big task. Questions were taken up.

Mr. Parag Nagarkatti spoke about an unofficial Redevelopment WhatsApp group that was formed by Members, where a survey was conducted regarding SGM. 150 Members had replied that they would like to attend an SGM regarding Redevelopment. There was also a lot of activity in the group where the Members expressed their thoughts regarding Redevelopment. A requisition letter for an early SGM was circulated and more than 1/5th of total Members have signed on it, with a suggestion that 18th December would be a convenient date to hold the SGM.

He asked Mr. Sharad Nadkarni whether the feasibility reports and presentations would be ready by December 18th.

Mr. Anand Hoskote asked Mr. Sharad Nadkarni whether they have gone and actually seen other projects of Self Redevelopment.

Mr. Sharad Nadkarni said that the PMCs don't have experience of such a huge project for self-redevelopment.

Mr. Vishnu Pai expressed his apprehensions about Redevelopment, and mentioned the risks in going for it, saying a large number of projects have been left incomplete due to financial issues or incompetence of builders.

Dr. Uday Andar replied that there are pros and cons for everything in life and one should try to find solutions instead of talking only about problems. And that the Members should have a positive outlook too. He said there is no point in the Members spending every five years on Structural repairs, without improvement in facilities like parking, lifts, open spaces etc. He agreed that an SGM be held on 18th December as proposed, which would be the logical conclusion to 3 years of planning that has been done till now.

Hon. Secretary Mr. Shivdutt Halady spoke and gave assurance that the approach to the project will be structured. He said that coming from a finance background, he knows that the accepted life of an RCC structure considered from a finance aspect is taken as 70 years and the Society buildings have crossed that age. He said the Society has spent a lot of money on repairs, and these amounts will keep on rising and recurring frequently. He assured Members that even though there is a need, the Managing Committee will not rush into things. And if there is a requisition, the Committee is ready to hold SGM.

Mr. Ajit Bhat from the Redevelopment Sub-Committee said that though there would be many apprehensions, everyone's interests would have to be considered. The costs are going to increase as days pass by and that it would be best to go ahead with the project sooner.

He said a majority of residents of the Society are senior citizens and the Sub Committee will take special care for that. He also briefed Members about the Sub-Committee's experience with the PMCs and that they have taken a lot of effort to assess the PMCs and the feasibility report through their scope of work.

Chairman said that last time a budget was approved for the Redevelopment Sub-Committee for one feasibility report, now they have asked for Rs 7 lakhs for two more feasibility reports. There was a suggestion from Mr. Rajaram Pandit to increase the amount to Rs 10 Lakhs. Chairman explained that there is already a provision created in the budget for Rs 7 Lakhs and the General Body has approved the budget along with the annual report. In case the budget needs to be increased source

of funds for the additional amount of Rs.3 lakh need to be identified. It was hence decided to continue with the provision of Rs.7 lakh. If any additional expense needs to be incurred over and above the amount of Rs.7 lakh will have to be ratified by the General body in the next meeting.

Mr Mahesh Kalyanpur took the point raised earlier for SGM, and explained that as per Government guidelines physical presence of 2/3rd Members is required at the SGM. There will be a lot preparation to get that quorum. He said that 2 weeks prior to the SGM, the sub-Committee should submit their feasibility reports to the Managing Committee, which then will be circulated to the Members.

So if December 18<sup>th</sup> is considered as the SGM date, the report should be submitted on the 3rd December.

One questions raised was whether the SGM could be online, Chairman answered it has to be through physical presence only in a hall, in the presence of officials.

Mr. Ajit Bhat expressed his apprehensions about PMC reports being submitted on 3rd December.

Mr. Shivdutt Halady passed the following remarks:

- a) The tenure of the Redevelopment sub-Committee has ended, and General Body has to pass a resolution to extend the tenure.
- b) Regarding convening an SGM, if the requisition letter is received, then the Managing Committee is bound to hold it within 2 months. However, he wanted to know if the sub-Committee would be prepared for it,
- c) Should there be 2 separate SGMs, one for voting for Redevelopment and one to choose the PMC, out of the three shortlisted.

Mr. Parag Nagarkatti said that some government guidelines also have to be followed by the Sub-Committee like creating a website for Redevelopment, where they have to upload the minutes of meetings, notices, and reports and see that transparency is maintained. There were apprehensions if all this could be achieved before December 2022.

Mr. Paritosh Divgi, suggested that if 18th December is not a feasible date, they could think of another date in the future. Mr. Rajaram Pandit also suggested the same thing that SGM be sometime later than 18th December.

Chairman asked whether 26th January would be a better date. Mr. Rajaram Pandit suggested that 26th is a week day, though a public holiday, and that a weekend would be better.

Mr. Kiran Manjeshwar said that since the physical presence of 2/3rd Members during the SGM is mandatory, that must be ensured by the efforts of all Members. Chairman, replied to him that Members should consider themselves as the extended arm of the Redevelopment Sub-Committee and try to contact other Members that they know, to ensure maximum attendance at the meeting.

Hon Secretary asked approval of the General Body to extend the tenure of the Redevelopment Sub-Committee and also approve the Redevelopment expenses upto Rs.7 lakhs. The General Body gave their approval for both the requests.

**Resolved in the 80th AGM held on 24th September 2022, that this General Body approves amount of Rs 7 Lakh for Redevelopment sub-Committee expenses, and extends the tenure of the Redevelopment sub-Committee till next the next AGM.**

Proposed – Mr. Aseem Hattangadi- Associate Member- (3-5/33)

Seconded – Mr. Kiran Manjeshwar- Member- (4-6/1)

Chairman, asked the General Body whether Sunday 22nd January would be preferable to 26th January to convene the SGM for Redevelopment. The General Body agreed that 22nd January will be a better date.

**Chairman announced that 22nd January 2023 is accepted by the Managing Committee as the Date for the holding SGM on Redevelopment, as per the General Body mandate. In the morning session the General body would decide on decision to go for Redevelopment. If the decision is Yes then the next session would include presentations by the shortlisted PMCs to select one PMC. Notice for SGM would be sent in due course.**

#### **8. Update on Legal Defaulters.**

Chairman first gave an update on the legal matters of the Society.

- a) Mrs. Mirjankar : the matter was last heard on 31st March 2022, since its a family dispute, they don't know the next date, and TCHS is just a party to it.
- b) Mr. Rohit Kulkarni vs Mr. Devdutt Kulkarni, the Society had taken decision as per MCA guidelines, and the nominee was made a provisional Member. His brother wanted 50% Membership but as there is no provision for part Membership, he was informed that the nominee was made a provisional Member. In reply to a query from Mr. Rajaram Pandit, Mr. Mahesh Kalyanpur clarified that the provisional Member has a right to attend and vote at General Body Meetings, but he cannot sell the property. Since it's a family dispute, Chairman hoped for a family settlement.

Mr. Mahesh Kalyanpur then updated Members on actions taken against defaulters:

In the last General Body Meeting, the Managing Committee was asked to send legal notices to Ms. Ranjani Mallapur, Mrs. Vanita Gangolli, Ms. Leena Gangolli and Ms. Anjali Gangolli for recovery of dues. Accordingly notices were sent to them, and there have been three hearings till now in the Deputy Registrar's office The last hearing was on the 12th of September and the next hearing is due on 29th of September. Gangolli family have appointed their lawyer. Mrs. Ranjani Mallapur was represented by her relative and given a letter, to which an appropriate reply has been given by TCHS lawyer. The next hearing is on the 29th of September. Chairman expressed that hopefully these disputes would be resolved in this financial year itself.

- c) Another development was that Ms. Ranjani Mallapur had given a cheque for part payment. The Society Advocate advised that any part payment should not be accepted. Hence the cheque was returned by the Advocate on behalf of the Society stating that no part amount would be accepted, and payment should be made in full and final settlement, along with the interest.

As there were no more points to discuss, Chairman thanked all the Members of the General Body for participating and attending the meeting.

Dr Mavinkurve proposed a vote of thanks to the Chairman