

The Talmakiwadi Co-operative Housing Society Ltd.

(Regd. No. B 227 dt.5-4-41)
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DRAFT MINUTES OF THE 81ST ANNUAL GENERAL MEETING OF THE TALMAKIWADI COOPERATIVE HOUSING SOCIETY LIMITED (TCHS) HELD ON SUNDAY, 24TH SEPTEMBER 2023 AT 10:00 AM.

The 81th AGM of TCHS was held on Sunday, 24th September 2022 at 10:00 a.m. at the Shrimat Anandashram Hall, Talmakiwadi, Javji Dadaji Marg, Tardeo, Mumbai 400007.

There were 44 Members, with Mr. Mahesh Kalyanpur in the Chair.

As there was no quorum at 10:00 a.m., the meeting was adjourned for 30 minutes and commenced at 10:30 a.m.

Mr. Mahesh Kalyanpur welcomed all Members. He mentioned that TCHS had convened 2 meetings last year, one being the 80th AGM to consider regular agenda items, and the other a Special General Body Meeting (SGM) which was held in January 2023 to discuss the issue of redevelopment. He mentioned that Minutes of both these meetings had been circulated.

Mr. Kalyanpur mentioned that the structural repairs that had been undertaken by the Society were almost complete. Complaints received from some of the members were being attended. A few items (such as painting of the boundary wall) were yet to be completed hence the repair related expenses had not been capitalized this year, which would be done after the work was completed and duly certified by the structural engineer.

He further updated that TCHS had received a circular from the Municipal Corporation of Greater Mumbai (MCGM) on waste management. MCGM had refused to pick up the garbage generated from the Society and asked TCHS to make its own arrangements for the same. Whilst an agency had been appointed by TCHS for this purpose, MCGM for reasons unknown, prevented that agency from collecting the garbage. Subsequently, MCGM recommended an agency for this purpose and TCHS appointed that agency for garbage collection and was paying them for this service. Also, since MCGM had stopped collecting the garbage, TCHS had written a letter to MCGM to stop parking their garbage collection van on the main road adjacent to the garbage collection point, because a lot of dirt and garbage accumulated on the road and footpath at the point where the MCGM van was parked. After sending them a couple of reminders, our Managing Committee members, Mrs. Seema Pathak & Mr. Satyendra Kumble had also reminded them. TCHS would now be taking up this matter with the higher authorities.

Mr. Kalyanpur updated about the MCGM having opened up a children's park and a senior citizen's park in the open space outside Dun Apartments. The good news was that the children's park had been named after Shrimat Parijnanashram Swamiji and had been inaugurated last week by the Mr.

Mangal Prabhat Lodha, Minister in the Government of Maharashtra. The Assistant Commissioner of MCGM, D-Ward had attended the function and TCHS had taken up this topic of parking of the garbage van with him for discussion, and he had assured us that he would take this matter up seriously. The Managing Committee would meet him to pursue this and take it to a logical conclusion.

On redevelopment, Mr. Kalyanpur updated that Mullerpatan Prasad & Nikhil Vaidya Architects (MPNV) who had been appointed by the General Body in the SGM held in January, had submitted their plans and these had been circulated to the members. However, he mentioned that matters relating to redevelopment would not be discussed in the AGM and a separate SGM would be convened for this purpose. The Managing Committee proposed to seek approval from the Office of the Deputy Registrar of Cooperative Societies (DRCS) to conduct a hybrid SGM, as this mode had already been approved by the General Body. MPNV would conduct a presentation to the members in the SGM on the Feasibility Report submitted which had also been circulated to the members. In this regard, a few queries and suggestions had emanated from members with the Managing Committee had shared with MPNV, who were reviewing those and preparing responses.

Mr. Kalyanpur mentioned that the most important matter to be discussed in the current AGM would be adoption of Accounts, which was required to be completed prior to 30th September 2023.

While updating on legal matters, Mr. Kalyanpur stated that there was some positive news in the case of Rohit Kulkarni & Devdutt Kulkarni where TCHS had been made a party to the case, which had been disposed by the Deputy Registrar. Mr. Kalyanpur updated that as per recent amendments (in 2019) to the Maharashtra Cooperative Societies Act, the nominee of the member registered in the Society's records can only be made a provisional member and would be made a regular member only after the testamentary documents were submitted for this purpose. In this case, the nominee had been made a provisional member, but his brother approached the Registrar stating that he had requested TCHS to make him also a provisional member to the extent of 50%, which TCHS had not done. In this regard, he had been informed that this could not be done as it did not comply with the extant legal requirements. Whilst he had approached the Registrar, he was advised by the Registrar that only the nominee as registered in the Society records can be made a provisional member, and that in this matter the brothers should arrive at an internal settlement.

Mr. Kalyanpur also updated that as per directions given by the General Body, the Managing Committee had sent Notices to the defaulters for recovery through the office of the DRCS – these pertained to Dr. Leena Gangolli, Mrs. Vanitha Gangolli, Ms. Anjali Gangolli and 2 tenements of Ms. Ranjani Mallapur. The DRCS had ruled in TCHS' favour and passed orders in all the five cases.

In Ranjani Mallapur's case, post passing of the order by the DRCS, she wrote to TCHS stating that she was not prepared to pay the dues in terms of the order and TCHS was free to take any action that it deemed fit. The Deputy Registrar had appointed a Recovery Officer from the Mumbai District Cooperative Housing Federation. We met the Recovery Officer and updated him about the facts of the case and explained that the tenements were occupied by the nephews of Ms. Ranjani Mallapur, i.e., Mr. Jaipal Mallapur & Mr. Suresh Mallapur who were paying the service charges. Subsequently, Ms. Ranjani Mallapur had intimated TCHS that since she was the member, she would pay the service charges. However, at this point she was a defaulter. The Recovery Officer guided that if the above

occupants were willing to pay the service charges, TCHS may accept the payments. However, receipts for payment require to be issued in the name of the member, i.e. received from the resident but on behalf of Ms. Ranjani Mallapur. This was conveyed to the resident families and both Suresh Mallapur and Mrs. Suneela Mallapur (wife of Late Mr. Jaipal Mallapur) had effected payments. Since the General Body had directed the Managing Committee not to recover the parking charges pertaining to the car and scooter of Mr. Suresh Mallapur on account of the ongoing matter being 'status quo', these charges had not been recovered. Post the passing of the order, these charges had also been recovered. Hence, in these cases, the amounts due and payable to the Society as at the date of the order, had been fully recovered.

In case of Dr. Leena Gangolli, Mrs. Vanitha Gangolli, Ms. Anjali Gangolli, Mr. Kalyanpur mentioned that all three members had preferred an appeal to the higher authority against the order passed by the DRCS in favour of TCHS. However, as per extant Government rules, they were required to make payment of 50% of the dues in default prior to filing the appeal. They had accordingly paid this amount and the date of the next hearing was awaited. Mr. Kalyanpur hoped that better sense would prevail with these 3 members, because interest on the overdue positions was being computed as simple interest, whereas the legal fees they were defraying would exceed the interest amount. The Society on its part was also bound to appoint a lawyer to plead the case on our behalf.

In case of Mr. Suresh Mallapur and Ms. Ranjani Mallapur, Mr. Kalyanpur updated that the family dispute between them was ongoing and TCHS had been made a party. The next hearing had been scheduled for 10th October 2023 in the Andheri Court. The Society was bound to appoint a lawyer and incur legal expenses since the case was before a Court of Law,

Mr. Kalyanpur mentioned that all details had been provided in the Report circulated by the Managing Committee to the members, including building-wise Repairs & Maintenance, He also requested all members to register their email IDs and WhatsApp enabled mobile phone numbers with the Society Office, because as per Government guidelines, communications could be circulated to members through these channels thereby yielding a benefit in terms of reduction in stationery costs/administrative expenses incurred by TCHS.

He then requested the Hon. Secretary Mr. Shivdutt Halady to read out the Notice of the meeting,

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

1. Confirmation of the Draft Minutes of the 80th AGM held on 24 September 2022 separately 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 2023, duly audited by the Statutory Auditors.
3. Resolution for appropriation of surplus for the year ended 2023,
4. Appointment of Internal Auditor for the year 2023-2024.

5. Appointment of Statutory Auditors for the year 2023-2024.
6. Appointment of Grievance Cell for the year 2023-2024.
7. Amendment to Parking Policy.
8. Disposal of any other business that may be brought before the General Body in the AGM by any Member with seven days' prior notice in writing in conformity with the byelaws.

The business of the AGM then proceeded as follows as per Agenda circulated:

1. Confirmation of the Draft Minutes of the 80th AGM held on 24th September 2022 separately circulated to the members.

The Chairman Mr. Mahesh Kalyanpur mentioned that the Draft Minutes of the last 80th AGM had already been circulated to the members. He mentioned that the Draft Minutes of the SGM held on 22nd January 2023 had also been circulated to the members. He asked if there were any queries/objections or corrections sought by any member. As there were no queries, the following resolution was passed:

Resolved that the Draft Minutes of the AGM held on 24th September 2022 separately circulated to the Members be hereby taken as read and confirmed.

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

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

Approved unanimously

2. Adoption of the Annual Report, Audited Balance Sheet and Income & Expenditure Account for the Co-operative Year ended 31st March 2023, duly audited by the Statutory Auditors.

The Chairman, Mr. Mahesh Kalyanpur mentioned the Annual Report along with the Budget for FY 2023-24 and the Audited Accounts along with the Audit Report had been circulated to members along with the Notice of the AGM. The budget for the ensuing financial year had also been included, and comparison of the actual expenses incurred vis-à-vis the budget for the co-operative year ended 31st March 2023 had also been provided.

At his stage, he mentioned that one important point that required to be formally called out pertained to Registration of the paying guests/licensees when members enter into leasing out their tenements was mandatory and these formalities were required to be completed prior to the members' tenant occupying the premises. He updated that a week prior, a surprise inspection had been conducted by the Tardeo Police Station led by a Senior Inspector and two policemen had visited TCHS office and sought a list of such arrangements and verified all related records. They also expressed satisfaction that TCHS was compliant with the requirements. It was critical that we maintain the same track record going forward as well and Mr. Kalyanpur requested all members to cooperate with the Managing Committee and follow the Standard Operating Process (SOP) which

had been circulated, i.e. obtaining an NOC and the Police permission before entering into such lease arrangements, and all Leave & License Agreements were mandatorily required to be registered.

Mr. Kalyanpur then welcomed any queries on the Annual Report and Audited Accounts. As there were no queries, the following resolution was passed:

Resolved in this 81st AGM held on 24th September 2023 that the Annual Report, Audited Balance Sheet and Income & Expenditure Account for the Co-operative Year ended 31st March 2023, duly audited by the Statutory Auditors, be taken as read and adopted.

Proposed by Mr. Dutt Sharma, Member - (9/3)

Seconded by Mr. Anoop Ulpe, Associate Member - (17/25)

Approved unanimously

3. Appropriation of surplus for the co-operative year ended 31st March 2023.

Mr. Kalyanpur updated the members that the Income and Expenditure Account for the co-operative year ended 31st March 2023 showed a surplus of Rs. 1,07,514.84. He mentioned that there was a requirement to have more frequent meetings owing to the redevelopment of the Society having been taken up, for which the KSA had kindly consented to use of their Conference Room. However, with activities of KSA having increased, it was sometimes difficult to coordinate meetings of TCHS in their Conference Room. Hence the Managing Committee proposed to refurbish the inner room of the TCHS office so as to make it fit for purpose to conduct meetings. This entailed the requirement to purchase a projector and install an air-conditioner in that room, as it did not have adequate ventilation. The proposal was to provide an amount of Rs. 1,00,000/- out of the surplus of Rs. 1,07,514.84 for refurbishment of the TCHS office.

Accordingly, the following resolution was proposed to the General Body and passed unanimously:

Resolved in this 81st AGM held on 24th September 2023 that out of the surplus of Rs. 1,07,514.84 for the cooperative year 2022-23, an amount of Rs. 1,00,000/- be transferred toward provision for refurbishment of the Society Office.

Proposed by Mr. Ragesh Pathak, Associate Member - (3/5-8)

Seconded by Mr. Aseem Hattangadi, Associate Member - (3/5-33)

Approved unanimously

4. Appointment of Internal Auditor for the cooperative year 2023-24.

Mr. Rajaram Pandit has been internal Auditor for the past 3 years and had done good work, so the Managing Committee proposed that Mr. Pandit be reappointed as the Internal Auditor.

Resolved in this 81st AGM held on 24th September 2023, that this General Body approves the appointment of Mr. Rajaram Pandit as the Internal Auditor for the year 2023-24.

Proposed by Mr. Dutt Sharma, Member - (9/3).

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

Approved unanimously

5. Appointment of Statutory Auditors for the cooperative year 2023-24.

Jain Chowdhary & Co had been appointed as Statutory Auditors for the last 3 years. As per Government guidelines, the Statutory Auditors required to be change at least every 3 years. The Managing Committee therefore proposed to appoint Trivedi & Company as Statutory Auditors for the cooperative year 2023-24. They were empanelled as per the list published by the Department of Cooperatives, Government of Maharashtra

Resolved in this 81st AGM held on 24th September 2023, that this General Body approves the appointment of Trivedi & Company as Statutory Auditors for the year 2022-23.

Proposed by Mr. Ajit Bhat, Member - (1A/2)

Seconded by Mrs. Usha Kalyanpur, Member - (15/23-24)

Approved unanimously

6. Appointment of Grievance Cell for the cooperative year 2023-24.

Mr. Kalyanpur mentioned that whilst a Grievance Cell was in place, it was inactive because in the year 2022-23, there had been no disputes where they had been called in to intervene or deliberate. However, as per the Government guidelines, the General Body was required to appoint a Grievance Cell. It was decided to continue with the same Members, i.e., Mr. Rajaram Pandit, Mr. Dilip Sashital, and Comdre. Anand Hoskote (Retd.).

Resolved in this 81st AGM held on 24th September 2023, that this General Body approves the appointment of the Grievance Cell comprising of Mr. Rajaram Pandit, Mr. Dilip Sashital and Comdre. Anand Hoskote (Retd.) for the year 2023-23

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

Seconded by: Mr. Vaibhav Chinchankar, Member - (15/21).

Approved unanimously

7. Amendment to Parking Policy:

Mr. Mahesh Kalyanpur mentioned that details in this regard had been circulated to all the members. He stated that the parking policy that was in force was governed by the definition of "family" as per the Maharashtra Cooperative Societies Act. However, in the 2019 Amendment to the said Act, 'son-in-law' and 'daughter-in-law' had been added to the definition of "family". Hence, the parking policy was proposed to be amended to align with the Maharashtra Cooperative Societies and thereby, a vehicle registered in the name of the 'son-in-law' or 'daughter-in-law' of a member would be charged the prevailing parking rates applicable to a member, provided that the application for allotment of parking to the 'son-in-law' or daughter-in-law' was received from the member.

In this regard, the following resolution was proposed:

Resolved in this 81st AGM held on 24th September 2023, that this General Body approves amendment to the Parking Policy to include 'son-in-law' and 'daughter-in-law' in the definition of

“family” in the Parking Policy to bring the definition of “family’ in line as provided in the 2019 amendment to the Maharashtra Cooperative Societies Act.

Proposed: Mr. Ajit Bhat, Member- (3-5/3).

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

Approved unanimously

As there were no more points to discuss, the Chairman Mr. Mahesh Kalyanpur thanked all the Members of the General Body for participating and attending the meeting, as well as KSA for use of the hall, Mr. Vinay & Mrs. Maya Gangavalli for breakfast and tea, and Mr. Bipin Kulkarni for the sound system and declared the meeting as closed.

The meeting concluded with a Vote of Thanks to the Chair at 11.45 am

Sd.

Shivdutt Halady

Hon. Secretary

23.12.2023