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Minutes of the First General Meeting

The first general meeting of Vasundhara Co-operative Housing Society Limited was held on Sunday, January 5, 2025, at 10:30 AM in the society's premises.

The following members were present for the meeting.

Item No. 1: Selection of a Chairperson for the Meeting

The chief promoter, Mr. Sachin Babarao Sawant, recommended the appointment of Mr. Deepak Bole as the chairperson for today's meeting, and Mr. Deepak Bole accepted the request.

The following resolution was passed.

"It was resolved to elect Mr. Deepak Bole as the chairperson for the first general meeting."

Proposer: Mr. Sachin Sawant

Seconder: Mr. Navnath Bhalerao

The resolution was unanimously approved.

Item No. 2: Accepting the Society's Bylaws Approved by the Sub-Registrar, Co-operative Societies, CIDCO, Navi Mumbai.

The chief promoter informed the members that the promoters of Vasundhara Co-operative Housing Society Limited had signed and approved our society's bylaws at the time of society registration.

The following resolution was passed.

"The bylaws of Vasundhara Co-operative Housing Society Limited were approved by the members of the society."

Proposer: Mr. Sunil Kadam

Seconder: Mr. Nilesh Patil

The resolution was unanimously approved.

Item No. 3: Accepting the Original List Approved by the Sub-Registrar, Co-operative Societies, CIDCO, Navi Mumbai

The chief promoter informed the members that out of 300 promoters, 210 promoters have signed Form A.B. of the society registration application. Therefore, 210 promoters are being recognized as members of Vasundhara Co-operative Housing Society Limited.

Also, those promoters who could not sign will be considered for membership in the society when they submit the application with the necessary documents for their candidature to the society.

The following resolution was passed.

"All the promoters of Vasundhara Co-operative Housing Society Limited have been recognized as members of Vasundhara Co-operative Housing Society Limited. Also, those promoters who could not sign will be considered for membership in the society when they submit the application with the necessary documents for their candidature to the society."

Proposer: Mr. Satish Kumar Handa

Seconder: Mr. Ajit Kumar M.N.

The resolution was unanimously approved.

Item No. 4: Formation of a Temporary Management Committee to oversee the overall management of the society as per the provisions of the bylaws until the elected committee is established within one year as per the registered provisions.

The chief promoter informed the members present that 15 committee members would be established according to the election rules. Therefore, a request for the members present to provide their names if they are willing to become management committee members and serve the society.

The following table:

(1) Mr. Deepak Bole (Flat No. B10/3/3:3) Proposer: Mr. Vinayak Chougule Seconder: Mr. Rakesh Thakur The resolution was unanimously approved.	**Resolution: "Mr. Deepak Bole has been elected as a management committee member from the general constituency."**
(2) Mr. Ramesh Dalvi (Flat No. B10/4/1:4) Proposer: Mr. Vinayak Chougule Seconder: Mr. Deepak Bole	Resolution: "Mr. Ramesh Dalvi has been elected as a management committee member from the general constituency."

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(3) Mr. Praveen Choudhary (Flat No. B10/6/1:2) Proposer: Mrs. Richa Bhoir Seconder: Mrs. Sheetal Jagdale The resolution was unanimously approved.	**Resolution: "Mr. Praveen Choudhary has been elected as a management committee member from the general constituency."**
(4) Mr. Machhindra Magar (Flat No. B10/10/0:4) Proposer: Mr. Vinayak Chougule Seconder: Mr. Ramesh Dalvi The resolution was unanimously approved.	Resolution: "Mr. Machhindra Magar has been elected as a management committee member from the general constituency."
(5) Mr. Govind Ravariya (Flat No. B10/15/1:3) Proposer: Mr. Machhindra Magar Seconder: Mr. Rakesh Thakur The resolution was unanimously approved.	Resolution: "Mr. Govind Ravariya has been elected as a management committee member from the general constituency."
(6) Mr. Sachin Sawant (Flat No. B10/11/1:3) Proposer: Mr. Rakesh Thakur Seconder: Mr. Deepak Bole The resolution was unanimously approved.	Resolution: "Mr. Sachin Sawant has been elected as a management committee member from the general constituency."
(7) Mr. Jose Fernandes (Flat No. B10/7/0:3) Proposer: Mr. Ramesh Dalvi Seconder: Mr. Rakesh Thakur The resolution was unanimously approved.	Resolution: "Mr. Jose Fernandes has been elected as a management committee member from the general constituency."
(8) Mr. Mukesh Mishra (Flat No. B10/12/2:4) Proposer: Mrs. Richa Bhoir Seconder: Mr. Jose Fernandes The resolution was unanimously approved.	Resolution: "Mr. Mukesh Mishra has been elected as a management committee member from the general constituency."
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(9) Mr. Ajay Changra (Flat No. B10/14/0:3) Proposer: Mr. Deepak Bole Seconder: Mr. Nilesh Patil The resolution was unanimously approved.	**Resolution: "Mr. Ajay Changra has been elected as a management committee member from the general constituency."**
(10) Mr. Rakesh Thakur (Flat No. B10/2/0:1) Proposer: Mr. Ramesh Dalvi Seconder: Mr. Praveen Choudhary The resolution was unanimously approved.	Resolution: "Mr. Rakesh Thakur has been elected as a management committee member from the general constituency."
(11) Mrs. Richa Bhoir (Flat No. B10/11/3:4) Proposer: Mrs. Sheetal Jagdale Seconder: Mr. Govind Ravariya The resolution was unanimously approved.	Resolution: "Mrs. Richa Bhoir has been elected as a management committee member from the women's constituency."
(12) Mrs. Sheetal Jagdale (Flat No. B10/13/1:2) Proposer: Mr. Mukesh Mishra Seconder: Mr. Rakesh Thakur The resolution was unanimously approved.	Resolution: "Mrs. Sheetal Jagdale has been elected as a management committee member from the women's constituency."
(13) Mrs. Mangala Mane (Flat No. B10/9/4:3) Proposer: Mrs. Richa Bhoir Seconder: Mr. Sachin Sawant The resolution was unanimously approved.	Resolution: "Mrs. Mangala Mane has been elected as a management committee member from the Scheduled Caste/Scheduled Tribe constituency."
(14) Mr. Nilesh Patil (Flat No. B10/5/2:2) Proposer: Mrs. Mangala Mane Seconder: Mr. Deepak Bole The resolution was unanimously approved.	Resolution: "Mr. Nilesh Patil has been elected as a management committee member from the Other Backward Classes category."

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| (15) Mr. Vinayak Chougule (Flat No. B10/8/2:2) Proposer: Mr. Vishnu Soni Seconder: Mr. Sunil Sherwale The resolution was unanimously approved. | Resolution: "Mr. Vinayak Chougule has been elected as a management committee member from the Nomadic Tribes/Denotified Tribes/Special Backward Category constituency." |

- It was resolved that the term of the above-mentioned 15 management committee members of the temporary committee would be one year from the date of election of the office bearers of the society.
- The newly appointed management committee unanimously appointed the following office bearers:
    - Mr. Deepak Bole: President
        - Resolution: "It was declared that Mr. Deepak Bole was elected unopposed as the President of the Society."
        - Proposer: Mr. Ramesh Dalvi
        - Seconder: Mr. Vinayak Chougule
        - The resolution was unanimously approved.
    - For the position of Secretary, Mr. Vishal Bhagat requested nominations, and Mr. Rakesh Thakur and Mr. Vinayak Chougule gave their consent for the position of Secretary.
    - Mr. Vishal Bhagat gave blank papers to all the newly elected committee members for voting. After the voting, Mr. Rakesh Thakur received 3 votes, and Mr. Vinayak Chougule received 11 votes.
    - Therefore, Mr. Vishal Bhagat declared Mr. Vinayak Chougule as the winner in the election for the post of Secretary.
    - Mr. Vinayak Chougule: Secretary
        - Resolution: "It was declared that Mr. Vinayak Chougule won the election for the post of Secretary of the Society by voting."
        - Proposer: Mr. Deepak Bole
        - Seconder: Mr. Sachin Sawant
        - The resolution was approved by voting.

Mr. Ajay Changra: Treasurer

- Resolution: "It was declared that Mr. Ajay Changra was elected unopposed as the Treasurer of the Society."
- Proposer: Mrs. Richa Bhoir
- Seconder: Mr. Sachin Sawant
- The resolution was unanimously approved.

- Item No. 5: Fixing the Sinking Fund at a minimum rate of 0.25% of the construction cost of each flat as certified by the architect.
  - Mr. Vishal Bhagat explained to all the general members present that as per Bylaw No. 65/66/67, the society has to contribute to the Sinking Fund and Repair and Maintenance Fund, depending on the construction cost (area x construction rate).
  - Therefore, after discussion, the members of the general meeting approved the calculation of the Sinking Fund and the Repair and Maintenance Fund as per the bylaws.
  - Mr. Deepak Bole informed the members present that currently, we were charging Rs. 200/- as maintenance and Rs. 200/- as non-occupancy charges, but as per the bylaws, we are recommending Rs. 300/- per member per month as general service charges and Rs. 30/- per month as non-occupancy charges from those who have rented out their flats.
  - After discussion, the members of the general meeting approved it.
  - Accordingly, the general meeting passed the following resolution.

"The members of the general body have approved the calculation of the Sinking Fund and the Repair and Maintenance Fund as per the bylaws. Accordingly, it is approved to collect Rs. 300/- per member per month as general service charges and Rs. 30/- per month as non-occupancy charges from those who have rented out their flats."

- Proposer: Mr. Gangaram Wavre
- Seconder: Mr. Kishore Sawant
- The resolution was unanimously approved.

- Item No. 6: Opening a bank account in the name of the society with a nearby State or District Central Co-operative Bank / Nationalized Bank / Scheduled Bank as per Bylaw No. 113.
    - The chief promoter informed the members present that a temporary account has been opened in their name at the Maharashtra State Co-operative Bank Limited, Vashi Branch.
    - Also, a savings account will have to be opened in Maharashtra State Co-operative Bank Limited, and the amount of share capital and admission fee of Rs. 1,80,000/- will have to be deposited in the society's bank account.
    - The President told the members that we will need to open another bank account for maintenance with a Co-operative Bank / Nationalized Bank / Scheduled Bank.
    - The President suggested the Bank of Maharashtra, Belapur Branch, which is near our society. After discussion, all the members approved the Bank of Maharashtra, Belapur Branch.
    - The members of the general meeting approved opening a bank account at Bank of Maharashtra, Belapur Branch, and Maharashtra State Co-operative Bank Limited, Vashi Branch.
    - Accordingly, the following resolution was passed.

  "It is hereby resolved that the members of the general meeting have approved opening bank accounts at Maharashtra State Co-operative Bank Limited, Vashi Branch, and Bank of Maharashtra, Belapur Branch."

    - Proposer: Mr. Uday Dhumak
    - Seconder: Mr. Vinod Kumar Rao
    - The resolution was unanimously approved.
- Item No. 7: Authorizing one of the members of the temporary committee to convene the first meeting of the committee.
    - The President requested Mr. Vinayak Chougule to convene the first management committee meeting.
- Item No. 8: Authorizing the Management Committee to execute the Lease Deed for transferring the rights, title, and interest in the society's land and property from CIDCO to the society's name, and authorizing the President and Secretary of the society to sign it on behalf of the society.
    - Mr. Vishal Bhagat told the members present that your society's building is built and registered by CIDCO Ltd. Therefore, your society will have to execute a lease deed with CIDCO Ltd., and after the deed, the land will be transferred to your society's name.

- After discussion, the members of the general meeting authorized the President, Secretary, and Treasurer to sign the lease deed documents on behalf of the society.
    - The following resolution was passed.

  "The members present at the general meeting authorized the newly elected President, Secretary, and Treasurer to sign the lease deed documents on behalf of the society."

    - Proposer: Mr. Raju Gopal Saha
    - Seconder: Mr. Bhalchandra Chavan
    - The resolution was unanimously approved.
- Item No. 9: Appointment of a statutory auditor for the audit of the society.
    - Mr. Deepak Bole informed the members present that a statutory auditor will have to be appointed from the panel of auditors supervised by the Sub-Registrar to audit the financial year 2024-2025 of the society.
    - After discussion, the members of the general meeting authorized the management committee to appoint the statutory auditor.
    - The following resolution was passed.

  "The members present at the general meeting have authorized the management committee members to appoint the statutory auditor for the financial year 2024-2025."

    - Proposer: Mr. Vishal Jadhav
    - Seconder: Mr. Albert Toro
    - The resolution was unanimously approved.
- Item No. 10: Considering and approving affiliation with Navi Mumbai Co-operative Housing Federation Limited as mentioned in Bylaw No. 6.
    - The President informed the general members that as per Bylaw No. 6, every cooperative society must become a member of Navi Mumbai Co-operative Housing Federation Limited. After becoming a member, the society will get free counseling, registers and forms purchase, and cooperative rules training on matters such as Rs. 500/- share capital, Rs. 500/- annual membership fee, Rs. 10/- membership fee, and Rs. 10,000/- one-time building contribution fund.
    - After discussion, the members approved becoming a member of Navi Mumbai Co-operative Housing Federation Limited and asked the committee members to complete the documents for it.
    - Accordingly, the following resolution was passed.

  "It was unanimously decided that Vasundhara Co-operative Housing Society Limited should become a member of Navi Mumbai Co-operative Housing Federation Ltd., Vashi, and pay their fees."

    - Proposer: Mr. Prabhakar Lagu
    - Seconder: Mr. Milind Patil
    - The resolution was unanimously approved.
- After the subjects of the meeting and extended discussions were completed, the chairman of the meeting, Mr. Deepak Gautam Bole, thanked all the members and declared the meeting adjourned.

Mr. Deepak Gautam Bole (Chairman of the First General Meeting)

Authorized Officer, Sub-Divisional Assistant Registrar, Co-operative Societies, CIDCO, Navi Mumbai