

WELL RATNADEEP CO-OP. HSG. SOCIETY LTD.

Reg. No. BOM/ 4512 of 1975 dtd. 25-06-1975
S.V. Road, Opp. Dena Bank, Santacruz (West), Mumbai- 400 054.

Minutes of the Managing Committee Meeting

Date: 4th April 2025

Time: 9:00 PM

Venue: Society Premises

Members Present:

1. Mr. Manish Sanghvi (Secretary)
2. Mr. V.N. Solanki
3. Mrs. Daksha Shah (Chairperson)
4. Mrs. Madhavi Merchant (Treasurer)
5. Mrs. Nayna Solanki
6. Mr. Harish Shah

EXTRACTS OF THE RESOLUTION PASSED AT THE MEETING OF THE MANAGING COMMITTEE HELD ON 4/4/2025.

Agenda no. 1: To discuss the receipt of application of the members for redevelopment of the society.

It was discussed that the Secretary/Committee has received an application dated 31/03/2025 by members requesting to hold SGM for discussion on redevelopment of the society. The said application has been signed by 8 number of members. As per section 76 of the MCS Act, the managing committee is bound to call for an SGM on request of 1/5th members.

RESOLVED THAT the agenda of the upcoming SGM shall include discussion on redevelopment of the society with the members.

Passed unanimously.

Agenda no. 2: To hold SGM for appointment of advocates/firm for obtaining Deemed conveyance, conducting structural audit of the building and other necessary matters.

It was discussed that R. S. Prabhu & Associates were appointed to obtain Deemed conveyance of the society in the SGM dated 16/12/2023. However, after sending legal notice to the landlord and builder, no significant progress was made by R. S. Prabhu & Associates for obtaining Deemed conveyance and they were reluctant to file the application for obtaining Deemed Conveyance for reasons best known to them. Since no progress has been made by R. S. Prabhu & Associates, the Managing Committee considers it appropriate to terminate the services of R. S. Prabhu & Associates and appointment of another advocate/firm should be considered to obtain Deemed Conveyance of the society as soon as possible. Appropriate steps shall be taken for refund of the amount advanced to R. S. Prabhu & Associates as per the decision of the general body in the upcoming SGM.

RESOLVED THAT termination of services of R. S. Prabhu & Associates and appointment of another advocate/firm to obtain Deemed Conveyance for the society shall be discussed in the upcoming SGM. The Managing Committee shall invite quotations for appointment of another advocate/firm for Deemed Conveyance.

Further, considering the age of the society's building it is necessary to conduct a structural audit of the building to assess the safety and stability of the building. RESOLVED THAT in the upcoming SGM, the managing committee shall put forth the matter of structural audit of the building for discussion in the upcoming SGM.

Passed unanimously.

Agenda No. 3: Any other issue with the permission chair:

There was no further matter.

Meeting Adjournment:

The meeting concluded at 10:00 PM with a vote of thanks to the Chair.

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For Well Ratnadeep Co-op. Hsg. Society Ltd.

Secretary