

WELL RATNADEEP CO- OP. HSG. SOCIETY LTD.

R. No. BOM/HSG/4512 OF 1975, dated 25.06.1975
Plot no. 33, S.V. Road, Opp. Dena Bank, Santacruz (West), Mumbai- 400 054.

Date: 26/04/2025

Minutes of Special General Body Meeting of Well Ratnadeep Co-operative Housing Society Ltd. held on 13/04/2025.

The Special General Body Meeting of Well Ratnadeep Co-op. Hsg. Soc. Ltd. was held on 13/04/2025 in the society premises. The meeting started at 11:30 a.m. at the same venue to transact the agenda as listed in the notice of the meeting dated 05/04/2025.

The Chairperson of the society Mrs. Daksha Shah presided and welcomed all members who were present during the meeting. The Secretary of society Mr. Manish Sanghvi requested the Chairperson to conduct the meeting.

Agenda no. 1 To discuss the terms of redevelopment of the society

The Secretary informed the members that an application dated 31/03/2025 was received from the society members requesting to convene a Special General Body Meeting to discuss the redevelopment of the society building. It was discussed that the building of the society is very old and in a deteriorated condition and the same is causing hardships to the members to reside in the building. After deliberation and discussions, the following resolution was passed with the consent of the majority members present.

It was decided that the society should re-initiate the redevelopment process in the best interest of all residents. The general body hereby authorises the Managing Committee to invite proposals from Project Management Consultants (PMC) who shall undertake the work of redevelopment of the building and the appointment of the PMC shall be finalised by the general body in a subsequent SGM.

Mr. Rajeev Sharma (Flat no. 2A) inquired whether the society is planning to go for self-redevelopment or builder led redevelopment. The Secretary informed him that after the appointment of PMC and preparation of the feasibility report, the general body will take the final call. Mr. Rajeev Sharma (Flat no. 2A) suggested that other members should also get a fair chance to bring their own PMC.

Proposed by: Mr. Uttambhai Chinoy

Seconded by: Mr. Harishbhai Shah

Passed by majority

While discussing the above-mentioned Agenda, Mr. Rajeev Sharma (Flat no. 2A) got into a heated argument with few society members and subsequently started shouting at the society and committee members. Further he issued threats to Mr. Uttambhai Chinoy and pulled his hand during the argument. The members and the Committee members ended the quarrel and moved ahead to discuss the remaining agenda.

Agenda no. 2 To discuss and appoint Advocates/Firm to obtain Certificate for Unilateral Deemed Conveyance, Adjudication and registration of Unilateral Conveyance Deed

It was discussed that R. S. Prabhu & Associates were appointed to obtain Deemed conveyance of the society in the SGM dated 16/12/2023. The Secretary informed the members that after sending legal notice to the landlord and builder, no significant progress was made by R. S. Prabhu & Associates for obtaining deemed conveyance in favour of the society and they were reluctant to file the application for obtaining Deemed Conveyance for reasons best known to them.

RESOLVED THAT since no progress has been made by R. S. Prabhu & Associates the general body hereby terminates the services of the R. S Prabhu & Associates. The Managing Committee is authorised to take appropriate action, including legal proceeding, if necessary, to obtain refund of the amount advanced to R. S. Prabhu & Associates.

It was discussed that for the redevelopment process, it is important for the society to obtain conveyance of the land in favour of the society. The Managing Committee has put forth three quotations of advocates/firm received by them. After deliberation and discussions, the following resolution was passed with the consent of the majority members present.

RESOLVED THAT “**Vision Attorney Law Firm**” represented by Adv Suraj A. Singh & his associates are appointed to obtain Certificate for Unilateral Deemed Conveyance, Adjudication and registration of Unilateral Conveyance Deed in favour of the society.

The general body hereby authorises the Secretary, Chairman & Treasurer, jointly or individually, as the authorised signatory for the purpose of obtaining Certificate for Unilateral Deemed Conveyance, Adjudication and registration of Unilateral Conveyance Deed in favour of the society.

Mr. Rajeev Sharma (Flat no. 2A) objected that no fair chance was given to the members to bring the Advocates/firms and quotations by their reference.

Proposed by: Mr. Vinod Solanki

Seconded by: Ms. Vishakha Shah

Passed by majority

Agenda no. 3 To discuss the Structural Audit of the Building.

The general body was informed that the last structural audit was conducted in the year 2015. It was discussed that considering the age of the building and in compliance with the provisions of Municipal Corporation guidelines, the society recognizes the need to conduct a Structural Audit to assess the safety and stability of the building at present.

RESOLVED THAT the general body hereby authorises the Managing Committee to invite quotation/proposal to appoint a Structure Auditor from the BMC panel to conduct the structural audit of the society building.

Mr. Rajeev Sharma (Flat no. 2A) objected that why Structural Audit was not done as per law i.e. periodically. Another member mentioned that the father of Mr. Rajeev Sharma i.e. Mr. Narendra Sharma was the chairman, ask him why it was not done.

Proposed by: Ms. Nisha Shah

Seconded by: Ms. Rama Tumkur

Passed unanimously

Agenda no. 4 To approve the appointment of advocates/firms to represent the society in S.C. Suit no. 2587/2024 at Dindoshi Court, filed by Mr. Narendra Laxmanprasad Sharma & Mrs. Lekha Narendra Sharma.

The Chairperson/Secretary informed the general body that they had received quotations from three different advocates/firms. After considering all three quotations they had appointed “**Vision Attorney Law Firm**” represented by Advocate Suraj A. Singh, Adv Devendra Singh and their associates to represent the society in S.C. Suit no. 2587/2024 at Dindoshi Court, filed by Mr. Narendra Laxmanprasad Sharma & Mrs. Lekha Narendra Sharma.

The general body hereby approves the above-mentioned appointment.

Mr. Rajeev Sharma (Flat no. 2A) raised a query pertaining to why quotations were not asked for and why a SGM was not held before making the appointment. The secretary informed them that they had received three quotations through member's reference, additionally there was not much time to call SGM as the court date was close. Further, it is to be noted that the case has been filed by Mr. Sharma and his family against society and due to conflict of interest he should not be participating in this discussion.

Proposed by: Mr. Kaytan Shah

Seconded by: Mr. Urmil Shah

Passed by majority

Agenda no. 5 To approve the appointment of advocates/firm to represent the society before the Deputy Registrar of Co-operative Societies and District Deputy Registrar and other Competent Authority for society matters/disputes/legal advice and opinion.

The Chairperson/Secretary informed the general body that they have appointed "**Vision Attorney Law Firm**" represented by Advocate Suraj A. Singh, Adv Devendra Singh and their associates to represent the society before the Deputy Registrar of Co-operative Societies and District Deputy Registrar and other Competent Authority for society matters/disputes/legal advice and opinion.

The general body was further informed that the above appointment was made in light of the notices which are being received by the society from the Deputy Registrar of Co-operative Societies from time to time, and hence the society requires an advocate to represent them before the Deputy Registrar of Co-operative Societies, etc. Since Vision Attorney Law Firm is already representing the society in the Civil Suit filed by Mr. Sharma, the Managing Committee considered it the best to appoint them for matters before the Deputy Registrar of Co-operative Societies, etc.

The general body hereby approves the above-mentioned appointment by majority.

Mr. Rajeev Sharma (Flat no 2A) suggested that any kind of appointment which has the financial burden on the society, the society should invite multiple quotations for transparency.

Proposed by: Mr. Urmil shah

Seconded by: Mr. Kaytan Shah

Passed by majority

It is to be noted that the above-mentioned objections raised by Mr. Rajeev Sharma will not be taken into consideration as he has violated Section 27 of Maharashtra Co-operative Act, 1960 and participated in the meeting despite the presence of the Primary member of Flat no. 2A. Further, Mr. Rajeev Sharma will not be allowed to participate in the subsequent AGM/SGM of the society in the presence of the Primary member.

As there was no other matter to discuss the Special General Body Meeting concluded with the Vote of Thanks to the Chair.

Yours Sincerely

Secretary



Note: 1. Mr. Narendra Sharma and Mrs. Lekha Sharma are the owner of flat no 1, 2, 2A & 3. In this meeting both were present. However, their son Mr. Rajeev Sharma also attended & participated in the meeting. They were informed that as the primary members are present, Mr. Rajeev Sharma as an associate member (Flat no. 2A) cannot attend the meeting. Mr. Rajeev Sharma stated that Mr. Narendra Sharma and Mrs. Lekha Sharma are representing flat no 1 & 2 and he is representing flat no 2A and since, Mr. Narendra Sharma and Mrs. Lekha Sharma are present as committee members, he has full right to be present in the meeting. This was not acceptable by all the members of the society, but he continued to remain in the meeting and objected/contradicted every Agenda thereby exercising voting power in presence of the Primary members. The above-mentioned conduct of Mr. Narendra Sharma, Mrs. Lekha Sharma and Mr. Rajeev Sharma is in violation of Section 27 of the MCS Act, 1960. The society will take necessary legal action against the said violation by Mr. Narendra Sharma, Mrs. Lekha Sharma and Mr. Rajeev Sharma.

2. If no suggestions and/ or objections towards the aforesaid draft minutes are received in writing within 15 days from the date of its circulation, these minutes shall be deemed to be final.