

SONIGARA PRESIDENCY A,B WING CO-OPERATIVE HOUSING SOCIETY LTD

Reg. No:-PNA/PNA (3) /HSG/(TC)/25779/2023 Date:- 21/03/2023.

S. No. 97/1A/1A/A(P), 97/1A/1A/24A, 97/1A/1A/25A, 97/1A/1A/21,
97/1A/1A/23, 97/1A/1A/1, Ravet, Pune

Date : 5/10/2023

**MINUTES OF THE FIRST GENERAL BODY MEETING OF
SONIGARA PRESIDENCY A,B WING CO OP HOUSING SOC. LTD**

The First General Body Meeting of the Sonigara Presidency A,B Wing Co-op Housing Society Ltd was conducted on Thursday,5/10/2023 at 6.30 p.m. on its registered address at S. No. 97/1A/1A/A(P), 97/1A/1A/24A, 97/1A/1A/25A, 97/1A/1A/21, 97/1A/1A/23, 97/1A/1A/1, Ravet, Pune

The Following Members were present for the meeting.

Mr.Manoj Kalake (Developers Representative)

Mr.Vijay Oswal (Society Consultant)

Mr. Vijay Oswal began the meeting by a welcome note and introduced himself as Society Consultant & proceed further with the meeting as per the Agenda.

The following points as per the Agenda were discussed and decided.

Sub No 1:- To Elect President to Preside over the meeting.

Reso.No 1:- Mr. Mayur Patil (a-405) was elected President for the meeting. He welcomed all Members present and requested Mr. Vijay Oswal to preside over the meeting as per the agenda given to all the members.

Resolution passed unanimously.

Proposed by: - Mr.Bramhadeo Nalawade

Seconded by: - Mr.Arjun Shirke

Sub No.2:- To Adopt the Model Bye-Laws & Registration Certificate approved by the Co-op Dept.

Reso.No.2:- It was informed to all members that the Society has got registered under the Maharashtra Cooperative Societies Act 1960 & Original Registration certificate & Original Bye-Laws have been received from Co-op Dept. as per following details.

Society Name: SONIGARA PRESIDENCY A,B WING CO OP. HOUSING SOC. LTD.

Society Reg. No.:-No:-PNA/PNA(3)/HSG/(TC)/25779/2023

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Resolution passed unanimously.

Proposed by :- Mr. Ashoka B.V.

Seconded by :- Mr.Omprakash Choudhari

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3. Mr. _____ Member

Ladies Category

- | | | |
|------------------------|--------|---------|
| 1. Mrs. Rahat Saudagar | A-1508 | Member |
| 2. Mrs. Hemlata Sawant | A-1406 | Member. |

This Provisional Managing Committee was selected for a period of One year. 180 days prior to the expiry of term of the Committee, the Provisional Managing Committee needs to inform the concerned officer of the Cooperative office about expiry of the term.

Authorization has been given to Mr. Mayur Patil to conduct the first Provisional Managing Committee on meeting.

As per the information provided by the Provisional Managing Committee on _____ following office bearers were selected unanimously by the Provisional Managing Committee

- | | | |
|--------------------------|--------|------------------|
| 1. Mr. Mayur Patil | A-405 | Chairman |
| 2. Mr. Ravindra Sonawane | B-1201 | Secretary |
| 3. Mr. Alok Sharma | A-1404 | Treasurer |

Proposed by: - Mr. Kiran Kadam

Seconded by: - Mr. Atul Kashid

Sub No.5:- To Authorize the Office Bearers to operate the Bank Account and Society Affairs.

Reso.No.5:- It was Resolved that New Office Bearers i.e. Chairman, Secretary & Treasurer will be the Authorized Signatory of the Society. They are hereby authorized to operate all Bank Accounts & all the affairs of the Society. Operation of Bank Accounts will be executed by any 2 office bearers out of 3. (Secretary Compulsory)
Resolution passed unanimously.

Proposed by: - Mr. Girish Jadhav

Seconded by: - Mr. Alok Sharma

Sub.No.6:- To Transfer the Account maintained in the name of Chief Promoter with the Pune District Central Co-Operative Bank Ltd, Punawale branch in favour of the Society and to authorize the signatories to operate the said transferred account.

Reso.No.6:- Resolved that Chief Promoter account will be closed and new savings account will be opened in the name of the Society at P.D.C.C. Bank Ltd, Punawale

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Branch, Pune. The total balance of **Rs. 1,48,800/-** to the credit of the Chief Promoter account will be transferred to the New Savings Account of the society. The Share money of all the **members** would be deposited as a Fixed Deposit and only interest accrued thereon can be utilized by the Society. Society has to issue Share Certificate to all the members within 180 days from the FGM. Society needs to apply for Pan Card of the Society before transferring the said account in its name.

A Separate New Account, for day-to-day maintenance opened in any authorized Bank and authorization for operating this account is given to the office bearers. Any 2 Office bearers out of 3 will operate this account. (Secretary Compulsory)

Resolution passed unanimously.

Proposed by: - Mr. Manoj Patil

Seconded by: - Mr. Deepak Sawant

Sub No.7:-To Become Member of the PUNE/PCMC District Co-operative Housing Federation.

Reso.No.7:- It was informed to all the members that it is mandatory as per the Byelaws for the Society to become Member of the Pune/PCMC District Co-operative Housing Federation. It was resolved and decided that Managing Committee will initiate the process and take Membership of Pune District Co-operative Housing Federation. Managing Committee will further initiate action regarding membership of Federation.

Resolution passed unanimously.

Proposed by: - Mr. Somnath Jadhav

Seconded by: - Mr. Hanumant Kaorade

Sub No.8:- To Decide and make Arrangements for Collection of Monthly Contribution towards Maintenance.

Res. No.8:-It was resolved that the Managing Committee would understand present expenses from the developer and then call a meeting of all the members to propose the new Maintenance Contribution as per the provisions of Byelaws.

Following information as per provision of Bye-Laws was shared with the members.

Maintenance Contribution is divided into 3 parts

- A) Service Charges & Other Charges
- B) Sinking Fund
- C) Repair Maintenance Fund

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Service Charges to be charged equally for all the members. Sinking Fund and Repair Maintenance Fund to be charged minimum 1% of the cost of Construction of each flat and further it was informed that Sinking Fund to be 0.25% and Repairs and Maintenance Fund to be 0.75%. It was also informed to all the members that Maintenance Charges are charged only as per the provisions of Byelaws.

It was discussed that today it is not possible to decide about the Maintenance Contribution amount therefore authorization has been given to provisional Managing Committee of the Society for preparation of Maintenance Charges structure as per & Communicate to all the members.

Resolution passed unanimously.

Proposed by: - Mr. Sagar chirade

Seconded by: -Mr. Keshar Singh Kiroula

Sub No.9:- Authorizing the committee to Secure Structure conveyance of the right, title & interest in the Building in the name of the Society, from the Promoter Builder.

Res. No.9:- It was resolved that authorization has been given to the Managing Committee to secure the Structure Conveyance of the Building from the Promoter Builder. Managing committee will form a team for the same to coordinate with the Developer. The said team will Co-ordinate with the Developer and accordingly execute the process.

Resolution passed unanimously.

Proposed by: - Mr.Suman Kumar Meena

Seconded by:- Mr.Prasad Joshi

Sub No.10:- Appoint internal auditor of the Society for the year.

Res. No.10:- It was resolved that authorization has been given to Managing Committee to appoint internal auditor & Statutory Auditor of the Society for the year. It was informed to all members that every year society needs to complete the Society Accounts before 15th **May**, to complete the Audits before **31st of July**, Submit the Audited Report to the Co-operative Department before **31st August** and by giving a 14 days clear notice call for Annual General Body meeting on or before 30th September and within 30 days from the AGM submit the Minutes of meeting and inform the name of the Statutory Auditor for next financial year to the Co-op Department.

Resolution passed unanimously.

Proposed by :- Mr. Ravindra Sonawane

Seconded by :- Mr.Ashok Mule

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Sub No.11:- Receiving & approval of the Statement of Accounts, as prepared by the Chief Promoter of the Society.

Res.No.11:- It was informed to all the members that Chief promoter in his capacity as Chief Promoter has incurred two expenses during the process of Society Registration
1) Challan of Rs.2500/- paid towards Society registration to the treasury office and
2) The amount of Share Money and Entrance fees of all the members deposited in PDCC Bank, Punawale Branch Pune.It was approved by all the present members unanimously.

Proposed by :- Mr.Tejomai Nanekar

Seconded by :- Mr.Amit Kale

Sub No.12:- To Discuss any other Subject with the prior permission of the President.

1. It is resolved that Provisional Managing Committee will Co-ordinate with Developer /Developers team for the Common issues of the Society during the handover process.
2. Developer during the Handover process will hand over the Legal File, Society Registration File and Technical documents, if any, pertaining to the said Building.

With the completion of discussion on the above subjects Mr. Vijay Oswal has concluded today's meeting with Vote of Thanks.