

MITA CO-OPERATIVE HOUSING SOCIETY LTD.

(Reg. No. NBOM/CIDCO/HHG/OH/1237/JTR/2001-02)

Plot No. 32, Sector 20, Kharghar, Navi Mumbai – 410 210.

E-mail : mita.chs@hotmail.com

ANNEXURE - H

MINUTES OF MEETING OF 23rd ANNUAL GENERAL MEETING HELD ON 28 SEP 2025

The requirement of quorum for the meeting was fulfilled and with the permission of the Chairman the meeting was started.

Secretary welcomed all members to the meeting and thanked each and every member for their wholesome support.

The following points were discussed:

<u>SL NO</u>	<u>AGENDA</u>	<u>RESOLUTION</u>	<u>ACTION</u>
1)	<u>Agenda 1 :</u> To read the minutes of meeting by the Secretary of the Society.	The Secretary read the MOM of the meeting and requested all the members to discuss the business of the meeting as per the Agenda one by one.	Nil
2)	<u>Agenda 2 :</u> To read and confirm minutes of last general body meeting of the society held on 30 th September 2023.	<u>Resolution 2:</u> The Secretary read the minutes of 22nd AGM held on 29 Sep 24 in detail and after discussion the following resolution was passed. It was resolved that 22nd AGM minutes read before the members are hereby approved and passed unanimously. Proposed by: Mr Sujit Guha Seconded by : Mr Prashant kumar The resolution was passed unanimously.	Nil
3)	<u>AGENDA 3 :</u> To place and approve accounts (Balance Sheet) for the F.Y. 24-25.	<u>Resolution 2:</u> The Secretary placed the accounts for FY 24-25. The following resolution was passed. It was resolved that accounts for FY 24-25 is hereby approved and passed unanimously. Proposed by: Mr Dinesh Kumar Rao Seconded by : Mrs Vijaya P Krishnan The resolution was passed unanimously.	
4)	<u>AGENDA 4 :</u>	<u>Resolution 4:</u>	Nil

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	To read and adopt the statutory Audit on the Audit of accounts of the society for FY 24-25 received from the auditor Mr Mahesh Sarfare.	The secretary read the statutory Audit on the Audit of accounts of the society for FY 24-25. It was resolved that the statutory Audit on the Audit of accounts of the society for FY 24-25 has been approved, confirmed and passed unanimously. Proposed by: Mr Sujit Guha Seconded by : Mr Manoj Mudaliyar The resolution was passed unanimously.	
5)	AGENDA 5 : To discuss Audit Rectification Report and Action taken thereon given by managing committee.	Resolution 5: There were nil rectifications. Proposed by: Mr Yuvraj Singh Chouhan Seconded by : Mr Naveen Kapoor	
6)	AGENDA 6 : To discuss and appoint Auditor for the current F.Y. 2025-2026 for account assessment / audit/ preparation of monthly bill.	Resolution 6: The issue was discussed and it was resolved to appoint Mr Mahesh Sarfare, as auditor for FY 25-26. He will also undertake account writing and account assessment as per pre-decided remuneration. Proposed by : Mr Dinesh Shankar Rao Seconded by : Mr Prasad R Nair The resolution was passed unanimously.	Nil
7)	AGENDA 7: To discuss and initiate action against defaulting members who have huge outstanding.	Resolution 7: Secretary confirmed that the defaulting members have started paying the maintenance money. However, committee is in regular interaction with defaulting members for payment of the overdue amount at the earliest. Members accepted the same. Proposed by: Mr Prodip Roy Seconded by: Mr Prakash Bhandarkar The resolution was passed unanimously.	

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8)	<p>AGENDA 8:</p> <p>(a) To consider any other matters, specifically requiring decisions, concurrence or sanction of the General Body Meeting of the Society, by virtue of the provision in the Act, Rules and the Bye-laws of the Society. Considering completion of 23 years of our building and regular repairs occurring in our building reconstruction/redevelopment of the building is proposed for consideration. Hence a resolution needs to be passed in presence of all members for going ahead for reconstruction/redevelopment of the building. Passing a resolution stating that our building has completed 23 years and we are going for reconstruction/redevelopment of our building.</p> <p>(b) Establishing Development committee for reconstruction/redevelopment of the building.</p> <p>(c) Appointment of Project Management Consultant (PMC) for reconstruction/redevelopment till completion of the project and preparing a feasibility report through the Project Management Consultant (PMC).</p> <p>(d) Granting all rights regarding reconstruction/redevelopment of the building to the Development committee.</p> <p>(e) Finding a developer for reconstruction/redevelopment of building.</p>	<p>Resolution 2:</p> <p>Secretary read out the agenda point by point and the committee discussed each point (2a to 2e) in detail. Committee also explained that this is a primary consent for reconstruction/redevelopment of the building.</p> <p>The members had various questions about the procedure for reconstruction/ redevelopment of the building. The committee brought out that the sec 79(a) vide GR dated 04 Jul 2019 is the guideline for proceeding for reconstruction/redevelopment of the building and the same needs to be meticulously followed. Committee also informed that this is the first step towards reconstruction/redevelopment of the building and sought consent from each member by raising their hands and signing a consent form.</p> <p>Total Member strength: 45</p> <p>Total members Agreed: 36</p> <p>Total Members Not Agreed: 01</p> <p>Following members have been nominated along with the Managing Committee for being part of Development Committee for reconstruction/redevelopment of the building. The list of Development committee are as follows:</p> <ol style="list-style-type: none"> 1) Mr Manish Dolas- Chairman 2) Mr Sharad Kirkase- Secretary 3) Mr MMK Radhakrishnan 4) Mr Vijay Pujari 5) Mr Ashok Poojary 6) Mr P Rasam 7) Mr Nitin Jawale 8) Mrs Kalpana More 9) Mr Shantaram More 	
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- 10) Mr Bipin Darad
- 11) Mr Prasad R Nair
- 12) Mr Charanjit Singh
- 13) Mr Dinesh Kumar Rao
- 14) Mr Prodip Roy
- 15) Mr Naveen Kapoor
- 16) Mr Dharmender Sinha
- 17) Mr Manoj Mudaliyar
- 18) Mr Yuvraj Singh Chouhan
- 19) Mrs Vijaya P Krishnan
- 20) Mr S Mahadevan

It was resolved that as per the consent from the members the building is proceeding towards reconstruction/redevelopment of the building.

It was also resolved for appointment of Project Management Consultant (PMC) reconstruction/redevelopment of the building. as per consent from the members by the Development committee on behalf of the society members.

It was also resolved for development of website for society for access to all members for transparency purpose.

Proposed by : Mr Dinesh Shankar Rao

Seconded by : Mr Prasad R Nair


The resolution was passed accordingly.


The Chairman thanked all the members for their cooperation given from time to time and expect the same in the future also. The meeting was concluded with a vote of thanks by the chairman.

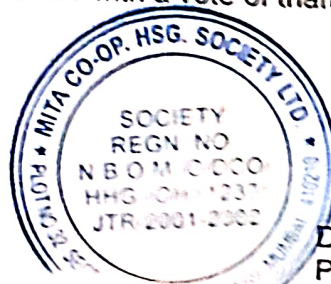
For and on behalf of :

Mita Cooperative Housing Society LTD


Chairman


Secretary


Treasurer



Date: 02 Oct 25
Place: Kharghar