The Vishwa Kutir Co-op. Housing Society Ltd. (Regd.)
(Regn. No. BOM./ WGN / HSG.(TC) 4874 OF 89-90)

Shanker Ghanekar Marg, Dadar,
M U M B A I - 4 0 0 0 2 8

Ref. No. _____ Date _____

Draft Minutes of the Annual General Body Meeting held on 20th September 2026

As notified vide notice dated 30th August 2026, the Annual General Body Meeting ("AGM") of the members of Vishwa Kutir Co-op Housing Society Ltd ("Society") was held on 20th September 2026 at 4.30 pm via zoom meeting. The meeting was adjourned till 5.00 pm for want of quorum. The adjourned meeting commenced the business at 5pm. 18 members attended the meeting.

The Chairman welcomed the members & requested the Secretary to commence the meeting to which Secretary said let us Aarambh the meeting.

1)Secretary read out the notice of the meeting.

2) Secretary requested the members to observe two minutes silence for the departed members viz, Late Smt. Kudalkar, Late Mr Waman Mhaske & Late Mr Aroon Khandke.

2)Chairman requested the members that as per the Byelaw No.22(A) (c) i, the General Body needs to condone the absence of the members who have not attended the General Body meeting. General Body accepted the suggestion of the Chairman.

3) Secretary informed the General Body that no objections have been received on the Draft Minutes of the AGM dated 21.09.2025 & the Special General Body("SGBM") meetings dated 01.06.2025,19.03.2026 Secretary further added that Mr Tapan Deshpande has raised an objection to the Draft minutes of SGBM held on 14.12.2025 and the objections were correct, the same were missed out in the Draft Minutes of 14.12.2025 which will be rectified accordingly, (the rectification will be done through corrigendum to Minutes dated 14.12.2025). Secretary requested the members to pass the resolution approving the minutes & the following resolution was passed.

"Be and hereby resolved that the draft minutes of the AGM dated 21.09.2025 & the SGBM meetings dated 01.06.2025,14.12.2025 ,19.03.2026 are hereby approved & confirmed".

Proposed By : Mr Tejas Deshpande
Seconded By: Mr Mehul Vaidya

Members voted in favour of resolution: 18 Members
Members voted against the resolution : Nil

Resolution was passed unanimously

4)Treasurer placed before the General Body the Balance Sheet & Income & Expenditure for the year 2025-2026. Mr.Tapan Deshpande suggested that the Society should collect certain amount for contingency in near future to which Mr Anand Kudalkar said that some members may be reluctant to pay the said amount. Treasurer informed the General Body that Society has sufficient funds to meet such expenses. He further

added that Society has been reimbursed by Mayfair the PMC Charges of Rs 1.80 Lakhs & Advocate charges of Rs 7.03Lakhs
Mr Tapan Deshpande enquired that in the Balance Sheet an advance amount is shown against his name. Treasurer replied that the advance shown against his name was as on 31st March 2026 & the same has been adjusted in the April 2026 bill. After deliberations following resolution was passed.

"Be & hereby resolved that the Balance Sheet & Income & Expenditure for the year 2025 -2026 are hereby approved & accepted".

Proposed By : Mr Tapan Deshpande
Seconded By: Mr Anand Kudalkar

Members voted in favour of resolution: 18 Members
Members voted against the resolution : Nil

Resolution was passed unanimously

5) Treasurer informed the members that the term of the present Auditor has expired & that the Society needs to appoint another Auditor. It was decided to empower the Managing Committee to appoint new Auditor for the year 2026-2027 & 2027 -2028 and the following resolution was passed.
"Be and hereby resolve that the Managing Committee is empowered by the General Body to appoint new Auditor for the year 2026-2027 & 2027 -2028".

Proposed By : Mr Tapan Deshpande
Seconded By: Mr Santosh Kudalkar

Members voted for the resolution: 18 Members
Members voted against the resolution: Nil

Resolution was passed unanimously.

6) Any other matter with the permission of the Chair:

Chairman said that we need to finalise the PMC for the remaining redevelopment project & that Mr Kiran Rao has forwarded his offer for the balance redevelopment work & the GB can consider his offer as he was already on the board for the Phase I. Mr Tapan Deshpande said that if the members are satisfied with his work of phase I then he can be considered for Phase II subject to his availability, Mr Tapan Deshpande also added that if he is not available for phase II then the MC should be empowered to invite offers for phase II and can select the best PMC. Mr Tejas Deshpande suggested that PMC should prepare milestone chart to help plan the next stage of Project. After deliberations the following resolution was passed.
"Be and hereby resolved that the General body is satisfied with the work of Ar. Kiran Rao for phase I and that his offer for phase II can be considered subject to his acceptance of Society's offer and if the same is unacceptable to him then the General Body empowers the MC to invite offers from other PMC & can select the PMC".

Proposed By : Dr Nathan

Seconded By: Mrs Sonali Nagale

Members voted for the resolution: 18 Members

Members voted against the resolution: Nil

Resolution was passed unanimously.

Mr Tapan Deshpande said that since most of the members have gathered, whether MC will be in a position to explain the members about the further development of the project since the building has been demolished. Chairman said that the work will commence within 8 to 10 days since CC has been applied & demarcation has been made. He further added that the amended plans have been rectified & have been forwarded to Developer for scrutiny. He also added that elevation is in process & the same will be finalized by the Design Architect. Chairman said that the said information will take care of the query raised by Mr Mehul Vaidya.
Mr Anand Kudalkar enquired whether Bhoomi Pooja will be done by the Developer. Secretary informed the GB that Developer will perform the Bhoomi Poojan. He said that he has informed the Developer to conduct the Bhoomi Poojan either pre or post “Pitru Paksh”.

Meeting ended with a vote of thanks to the Chair.

Secretary