WESTERN PARK

CO-OPERATIVE HOUSING SOCIETIES ASSOCIATION LTD

Registration No. MUM / MHADB / GEN / O / 13530 / 2023 – 24
Oshiwara MHADA Complex, Plot No. H-51 To H-58, CTS NO. 1 (Part) Of Village Oshiwara, Off Link Road, Andheri West, Mumbai – 400 053. Email: westernparkcoop@gmail.com

Date : 24/11/2025

Minutes of the 3rd Annual General Body Meeting of Western Park Co-Operative Housing Societies Association Ltd held on the Tuesday, 30th Sept, 2025 at the Vyanjan Hall.

The Hon. Chairman Mr. Ajay Tiwari along with Hon. Secretary Mr. Sanjiv Johar, and Hon. Treasurer Mr. Amit Bhansali welcomed the members present. Owing to insufficient quorum, the meeting was adjourned for half an hour. The meeting was thereafter resumed at 8pm and the members present constituted the quorum as per provisions of the MCS Act 1960.

After detailed discussions and deliberations, following Resolutions were passed:

1. **To read and confirm the minutes of the 2nd Annual General Body Meeting held on 29th Sept, 2024.**

   Resolution :- "The Hon. Secretary presented the minutes of the 2nd AGM held on 29th Sept. 2024 to all members present at the AGM. The Hon. Secretary also mentioned that the said minutes were ratified by 131 members present at the 79A SGM in the presence of the Dy. Registrar. Mr. Sanjiv Johar again asked if any members have any suggestions/observations to the minutes that were presented. Since, there were no suggestions/observations to the said minutes, it is hereby resolved to approve, confirm and ratify the minutes of the 2nd AGM held on 29th September 2024.

   Proposed By :- Mr. Ahmad Abdi
   Seconded By:- Mr. Arif Bengali
   Carried out Unanimously

2. **To read and approve the audited Income & Expenditure A/c & Balance Sheet & Statutory Auditors report for the Financial Year ended March 31st, 2025.**

   Resolution :- "The audited Income & Expenditure Accounts, Balance Sheet and Statutory Auditors Report for the F.Y. 2024-2025 was duly circulated to all the representatives of the Seven Members societies. No written observation/suggestions were received by the undersigned. However, Mr. Harshad Shah, representative of Bldg No. 20 had certain observations :-

   A) **Association had not passed audit report in first AGM held on 12th Dec, 2023:**

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In reply to this Mr. Amit Bhansali, Hon. Treasurer stated that our association was formed on 16th Oct. 2023, the question of preparing accounts and auditing the same was not relevant. Therefore the first Financial Year for Western Park CHSA Ltd. become 2023-2024. However, it is to be placed on record that ratification of the same was carried out by 131 bonafide members at the 79A SGM in the presence of the Dy. Registrar.

B) Association has not filed Income Tax returns for the F.Y. 2023-2024.

Mr. Amit Bhansali, Hon. Treasurer mentioned that the association will check with the auditors on the matter but will definitely file the Income Tax returns from the F.Y. 2024-2025.

C) Why Depreciation on Air Conditioner has not been provided.

Mr. Amit Bhansali, Hon. Treasurer replied that as the Air Conditioner was purchased on the 26th March, 2025 the same was only installed in the first week of April, 2025. Hence, depreciation had not been provided. However, the same will be reflected next year.

D) Why Audit rectification Report in O Form not submitted to Dy. Registrar for F.Y. 2023-2024

Mr. Amit Bhansali, Hon. Treasurer assured that the same will be submitted along with the Audit rectification report in O Form for the year F.Y. 2024-2025.

After due discussions, it is hereby resolved to approve and confirm the audited Income & Expenditure accounts & Balance Sheet & Statutory Auditors report for the Financial Year ended March 31st, 2025

Proposed by :- Mr. Vijay Agrawal
Seconded by:- Mr. Rafique Khan
Carried out Unanimously

3. **To appoint a certified Statutory Auditor from the panel maintained by Registrar of Cooperative Societies, Mumbai for the Audit of Society Financial Accounts for the year ended 31st March 2025.**

Mr. Sanjiv Johar, Hon. Secretary informed that we have received consent from Mr. S. M. Dhuri (Panel No. 18205) to appoint him as the statutory auditor for F.Y. 2025-2026. Some members inquired whether he has completed the Three Years of being our statutory auditor, to which the Hon. Secretary addressed that he has been our statutory auditor for last two years only and hence we can appoint him as statutory auditor for F.Y. 2025-2026 also. The following resolution was passed.

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Resolution :- "It is hereby resolved to pass and approve the appointment of Mr. S. W. Dhur (Panel No. 18206) as statutory auditor from the Government panel for F.Y. 2025-2026. His remuneration for the audit will be in accordance with fees stipulated by the Maharashtra Government under the applicable regulation.

Proposed By - Mr. Ajay Chabbria
Seconded By :- Mr. Rafique Khan
Carried out Unanimously

4. **Any other matter with the permission of chair.**

a) Mr. Rajesh Harwani & Mr. Umang Mehta of Building No. 22 raised the issue that they would like to express their view / concerns directly to the Managing Committee of the association instead of communicating through their building representatives.

Mr. Ajay Tiwari, Hon. Chairman responded by saying that for every crucial decision general body is called. For day do day matters it is only possible to communicate to all the individual members through their respective building representatives. All issues can either be emailed to the association keeping their own building representatives informed as well. All issues can also be brought to the notice of the association through their own committees in writing.

b) Mr. Rajesh Harwani enquired about his suggestion of asking the developer for a commercial area of about 5000 sq. feet in lieu of 250 members giving away 20 sq. feet each from their allotted additional area.

This he stated will help us generate rental income of approx Rs. 25,00,000/- per month, which in turn will subsidize the monthly outgoing maintenance of each member by Rs. 10000/- per month. He further stated that this suggestion had not been taken up in the right spirit by the Managing Committee of building no. 22 and the same was not brought up to the managing committee of the association.

Mr. Ajay Tiwari, Hon. Chairman responded that written suggestion of Mr. Rajesh Harwani was submitted to Bldg no. 22 wherein an SGM of the building was held for discussions. The same was also mentioned and discussed in detail in the Managing Committee Meeting of the Association. Further he stated that this suggestion was not agreed by majority of members of bldg. no. 22 and also the managing committee of the association unanimously.

Mr. Rajesh Harwani then later clarified it was a mistake in the letter that he asked every member to give up 20 sq. ft. The Hon. Chairman then stated that discussions were carried out as per what was mentioned in writing in the letter. However, majority of the members present at the AGM were of the opinion that this suggestion made by Mr. Rajesh Harwani will not be workable.

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c) Mr. Vijay Agarwal of Building No. 23 suggested that general members should have access for chatting and airing out their views on the community announcement group of Western Park Association.

Mr. Sanjiv Johar, Hon. Secretary informed Mr. Vijay Agarwal that the community announcement group was formed only and for the sole purpose to keep members informed/updated on the redevelopment. Opening up this group for chats may defeat the purpose of creating this group.

Mr. Vijay Agarwal then asked if he can create a personal whatsapp group in which any member who wishes can join. Mr. Sanjiv Johar, Hon. Secretary replied that he may do so at his personal level. He then requested the Hon. Secretary if the association will facilitate him by putting his number in the announcement group for members wishing to join his personal group. Since, he personally requested to put his mobile number on the community announcement group, he was assured the same will be done. However, he was informed that the Western Park Association will not be held responsible and/or have any role to play in his personal group.

As there was no other matter to be discussed, the meeting ended with a vote of thanks to the chair.

For Western Park Co-Operative Housing Societies Association Ltd.

Mr. Sanjiv Johar	**Mr. Ajay Tiwari**	**Mr. Amit Bhansali**
Hon. Secretary	**Hon. Chairman**	**Hon.Treasurer**

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