

Shree Dhanalaxmi Co-Operative Housing Society Ltd

3025/6, Shivajinagar, Off Senapati Bapat Road, Pune 411016

Reg.No. PNA/(PNA)/HSG/(TC)/673/85-86 Dt.31.10.85

Minutes of AGM dated 27.09.2026

Present Members

- | | | | |
|----|---------------------------------|----|----------------------------------|
| 1 | Mr. Rahul Khandekar (Treasurer) | 2 | Mr. Amogh Upadhye (Secretary) |
| 3 | Mrs. Leena Pai | 4 | Mr. Deepak Joshi (Jt. Secretary) |
| 5 | Mrs. Pundalik | 6 | Mr. Gokhale |
| 7 | Mr. Kamlesh Hadke | 8 | Mrs. B.R. Rathi |
| 9 | Mr. P.N. Baldota | 10 | Mr. K.M. Jawale |
| 11 | Mr. K. M. Jawale | | |

Online Members via Zoom

- | | | | |
|---|---------------------------|---|-------------------------|
| 1 | Mrs. Savita Sahasrabuddhe | 2 | Dr. Parag Sahasrabuddhe |
| 3 | Mr. Tejas Natu | | |

Absent Members

- | | | | |
|---|----------------------|---|-----------------------|
| 1 | Mrs. M.Y. Mohite | 2 | Mrs. Kuwar |
| 3 | Mrs. Mayadeo | 4 | Mr. Ravindra Joshi |
| 5 | Mrs. Talekar | 6 | Dr. Mrs. Poonam Patil |
| 7 | Mrs. Yogita Rajurkar | 8 | Mrs. Survarna Bobade |
| 9 | Mr. Sunil Deshpande | | |

Proceedings

The Secretary, Mr. Amogh Upadhye, informed the members that no questions or requests for clarification on the circulated agenda items had been received within the stipulated period of 72 hours before the AGM, as required under Society's bye-laws. The meeting thereafter proceeded with the scheduled agenda.

1. Election of the President of the Meeting

- The Secretary proposed the name of Mr. Rahul Khandekar to preside over and conduct the proceedings of the meeting.
- The proposal was put to a vote and approved unanimously by the members present.

2. Reading and Confirmation of the Minutes of the Previous AGM

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- Ms. Shweta Pai read out the minutes of the AGM held on 28 September 2025.
- She clarified that the previous AGM had appointed R. N. Mandhare, Chartered Accountants, as the Society's Auditor. Subsequently, it was ascertained that the firm was not included in the panel of auditors notified by the Registrar of Co-operative Societies. The Managing Committee therefore proceeded to appoint DBT Associates, the next eligible auditor on the notified panel.
- Dr. Sahasrabuddhe observed that the change in the Auditor appointed at the AGM should have been communicated to the members. Mrs. Sahasrabuddhe further stated that, in her view, such a change required approval at a Special General Body Meeting (SGBM).
- They requested copies of any guidance or communication received from the Chartered Accountant and/or Deputy Registrar permitting the Managing Committee to appoint a replacement Auditor without General Body approval. They also requested a copy of the minutes of the Managing Committee meeting approving the change.
- Mr. Khandekar explained that, when the appointment letter was handed over to R. N. Mandhare, Chartered Accountants, immediately after the AGM, the firm informed the Managing Committee that it was not on the notified panel. Following approval by the Managing Committee, an appointment letter was issued to DBT Associates on 6 October 2025.

3. Condolences

- The members observed one minute of silence in memory of the late Mr. Arvind Patil, former Secretary, and the late Mrs. Sujata Sanjayji Lodha (Baldota), a resident, both of whom passed away in 2026:
- The members collectively offered prayers in their memory.

4. Confirmation and Approval of Annual Financial Statements (FY 2025-26)

- The Treasurer, Mr. Rahul Khandekar, informed the members that the Society had received a "Grade A" rating from the authorities for the maintenance of documentation and statutory records and compliance with the applicable Co-operative Housing Society bye-laws.
- The Balance Sheet and Income and Expenditure Statement for FY 2025-26 had been circulated to the members three days before the AGM.
- Dr. Sahasrabuddhe pointed out that the Statutory Audit Report had not been enclosed with the original AGM notice issued on 13 September 2026 or with the email circulated three days before the meeting. He requested that the report be shared with all members. The request was noted, and it was stated that the report would be circulated along with the AGM minutes.



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- No other member raised any questions or sought clarification regarding the circulated financial statements, either before or during the meeting.
- **Resolution:** The financial statements for FY 2025–26 were adopted unanimously by the members.

5. Approval of Budget for FY 2026–27

- Mr. Khandekar stated that, considering the increase in maintenance charges in the previous year and the expenditure incurred during that period, no further increase in maintenance charges was proposed for FY 2026–27. He further suggested that any major expenditure on repairs and maintenance could be funded through additional contributions, as and when required.
- Mrs. Sahasrabuddhe suggested that the Society's sinking fund could be used for such repairs and maintenance. Mr. Upadhye stated that the sinking fund could be utilised only for structural work.
- Mr. Khandekar stated that the funding arrangements for any such expenditure would be considered when the need arose. He also mentioned that the Society's fixed deposits could be utilised for such work, if necessary.
- **Resolution:** It was unanimously resolved that there would be no increase in maintenance charges for FY 2026–27.

6. Appointment of Statutory Auditor

- The proposal to appoint DBT Associates, Chartered Accountants, as the Statutory Auditor for FY 2026–27 was placed before the members.
- **Resolution:** The members unanimously approved the appointment of DBT Associates to conduct the statutory audit for FY 2026–27 and finalise the accounts for that year.

7. Any Other Business (With the Permission of the Chair)

Mr. Khandekar permitted discussion on matters raised by Mrs. Sujata Jawale concerning tree branches, security, cleanliness and the installation of bird netting. He noted that these matters had not been submitted at least 72 hours before the meeting, as required under the stated procedure.

Tree Branches

Members expressed concern that branches of the Gulmohar and Fig trees were encroaching upon the balconies of residents on the higher floors.

The Secretary informed the members that, based on his preliminary discussion with the Municipal Corporation, the estimated cost of pruning or cutting the trees would be approximately ₹1.50 lakh, subject to confirmation upon receipt of a formal quotation.



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Resolution: The members agreed that the Society should formally approach the Municipal Corporation to obtain a quotation for the necessary pruning or cutting of the trees, following which further action would be considered.

Security and Cleanliness

The concerns raised regarding security and cleanliness were discussed and noted for appropriate action by the Managing Committee.

Bird Netting

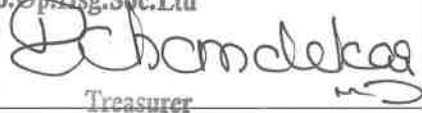
It was agreed that bird netting would be installed in the central duct of building A, as requested.

Redevelopment

Mr. Khandekar also permitted a question from Mr. Baldota, who sought an update on discussions with the Society's legal advisers regarding the proposed redevelopment.

The Secretary informed the members that the redevelopment matter was presently on hold and that a separate update would be shared as and when there was further progress.

There being no further items for discussion, the meeting concluded with a vote of thanks to the Chair.

Shree Dhanalaxmi Co.Op.Hsg.Soc.Ltd 	Shree Dhanalaxmi Co.Op.Hsg.Soc.Ltd Ammogh Secretary	Shree Dhanalaxmi Co.Op.Hsg.Soc.Ltd  Treasurer
Chairperson Chairman	Secretary	Treasurer

Copy to: Deputy Registrar of Co-operative Societies, Pune City (1), Pune.

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