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 Special General Body meeting held on 21.06.2026

As notified vide notice dated 07.06.2026, the Special General Body Meeting ("SGBM") of the members of Vishwa Kutir Co-op Housing Society Ltd ("Society") was held on 21.06.2026 at 4.30 pm in the Society's Office.16 members attended the meeting. The meeting was adjourned till 5.00 pm for want of quorum. The Chairman welcomed the members & requested the Secretary to commence the meeting, Secretary read out the agenda of the meeting.

Secretary informed the members that as per Section 393 of Income Tax Act, Builder can deduct TDS on the Hardship compensation, he further added that some Builders deduct TDS but not all. However, the deducted amount can be claimed by the members while filing their ITR. Secretary informed the members that he has checked with his CA who has also confirmed the same. Treasurer added that his brother who is a CA has also confirmed the same.

Mr Vivek D'silva said that he has checked with his CA & was informed that the deducted amount can be claimed while filing ITR.

Mr Tapan Deshpande enquired whether Managing Committee has sought any legal opinion from Society's Advocate or CA. Secretary informed Mr Tapan Deshpande that currently Society does not have any Advocate on board as the job which was entrusted to the earlier Advocate was only till the finalization of the Development Agreement & signing of PAAA . Mr Tapan Deshpande insisted for the engagement letter of the Advocate. Treasurer showed the engagement letter to Mr Tapan Deshpande. Secretary informed the members that a meeting was scheduled on 25.05.2026 along with the Builder, Mr Tapan Deshpande & Mr Tejas Deshpande were invitees for the said meeting. Mr Tejas Deshpande was unable to attend the meeting. In the meeting it was made clear to the Builder that as per the various judgements of the Hon'ble Bombay High Court the Builder cannot deduct the TDS on the Hardship compensation.

However, the Chief Finance Officer of Mayfair informed that they are following the amended procedure as laid down in Section 393 of Income Tax Act.

Chairman apprised the members that Mr Nayan Shah has made it clear that under any circumstances they will deduct TDS as they do not want any penalty from the Income Tax Authority.

During the discussion, Mr. Tejas Deshpande observed that certain members may not be filing their Income Tax Returns (ITR), which could result in financial loss to those members.

Mr. Tapan Deshpande then raised a query regarding the Society's decision to abruptly disengage the Advocate. In response, the Secretary explained that in one particular instance, the Advocate's actions amounted to a conflict of interest.

Mr. Tapan Deshpande pressed further, requesting specific details of the conflict. The Secretary clarified that this was not the appropriate forum to deliberate on the matter. However, upon Mr. Tapan Deshpande's insistence, the Secretary elaborated:

On 26th December 2025, the Secretary received a message in the morning from a family member of a deceased nominee member, requesting a conversation. The Secretary agreed, and a telephonic discussion was arranged later that afternoon. During this call, the Society's Advocate initiated the conversation on behalf of the family member and began arguing with the Secretary in support of the family member's position.

The Secretary reminded the Advocate that, just two days prior, during a meeting, he had already explained the legal position to the Advocate. Furthermore, the Society had formally communicated the legal requirements to the concerned member.

The Secretary concluded by informing the members that he had already apprised the Managing Committee, as well as Mr. Tejas Deshpande, of the situation.

Chairman informed the members that in future the Managing Committee will not deal with the said Advocate under any circumstances.

Secretary informed the GB that the role of the PMC was till finalisation of Development Agreement.

Mr Tejas Deshpande enquired whether Society has appointed any new PMC to which Secretary replied in negative. Secretary informed Mr Tejas Deshpande that the role of the PMC will commence only after demolition of the Building.

Chairman informed the G.B that the members can seek the opinion from the CAs, Advocates & forward the same to the M.C. Mr Tejas Deshpande said that he will arrange to forward the opinion of the Advocates who deal in Taxation. Also, the Chairman requested the G.B to suggest Advocate & PMC seeking their quotations for further process of redevelopment & inform the M.C so that the same can be discussed in the forthcoming General Body meeting.

The third item on the agenda was taken for discussion, Secretary informed the members that as per the various judgements the lady members are entitled for one percent concession in the registration. He further added that the concession is applicable in case of joint registration also, the lady member is entitled for concession w.r.t her share only. Secretary also informed the members that he has checked with one of the members of the Society dealing with the registrations, however the said member has confirmed that the concession is not applicable in redevelopment Project.

Mr Diwakar Sawant said that he has already discussed with the person who is incharge of Room No 4 at Registration Office, to which he clearly mentioned that no such application will be entertained.

Chairman informed the members that the application for refund by lady members who have purchased extra area should be made by individual members & take a acknowledgement after submitting the same at the Registration Office as this issue was taken with Mayfair in the meeting held on 25.5.2026 & Mr Nayan Shah has agreed to extend their help in the matter after the lady member submits her application individually.

Mr Tapan Deshpande asked whether Society is going to engage an Advocate in this matter to which the Secretary informed him that this issue is for selective member's & not pertaining to all the members hence Society will not get involved in the refund request process.

Meeting ended with vote of thanks to the Chair.

Deepak Thanekar

Digitally signed by Deepak Thanekar
Date: 2026.07.08 14:47:39 +05'30'

Secretary