

THE MUMBAI DISTRICT CO-OPERATIVE HOUSING FEDERATION LIMITED

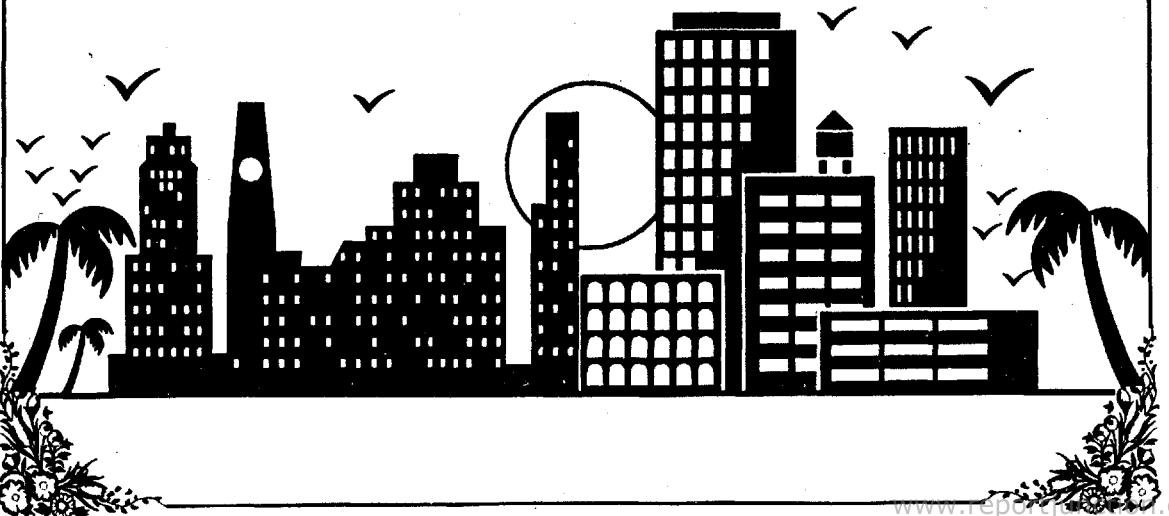
(Registered under the Maharashtra Co-operative Societies Act, 1960)
Registration No. BOM/GEN-Jt. R-11 Dated 1-8-1981.

23RD ANNUAL REPORT AND STATEMENT OF ACCOUNTS FOR THE CO-OPERATIVE YEAR 2003 - 2004 FROM 1/4/2003 TO 31/3/2004

Report & Action.com



Regd. Office : Vikas Premises, 1st Floor, Nyayamurty G.N. Vaidya Marg,
Mumbai - 400 001. Tel. No. 2266 1043, 2266 0068.
Recovery Dept. : 19, Bell Building, Sir P.M. Road, Fort, Mumbai - 400 001.
Tel. No.: 2284 0134



THE MUMBAI DISTRICT CO-OPERATIVE HOUSING FEDERATION LIMITED**BOARD OF DIRECTORS**

2002 - 03 - 2008

1.	Shri. Raghuvir G. Samant	Editor (Housing Times) & Director	}	From 30-9-2003
2.	Adv. D. S. Vader	Chairman		
3.	Shri. Anil K. Jadhav	Vice Chairman		
4.	Smt. Chhaya A. Ajaonkar-Nerurkar	Vice Chairman		
5.	Smt. Sarika V. Barahate	Hon. Secretary		
6.	Shri. B. V. Waidande	Hon. Treasurer		
7.	Shri. Anil G. Sawant	Hon. Jt. Secretary		
8.	Shri M. S. Karajgikhed	Hon. Jt. Treasurer		
9.	Shri. H. S. Gore	Director		
10.	Shri. V. A. Sherlekar	Director		
11.	Shri. Dilip Nagwekar	Director		
12.	Shri. R. D. Gala	Director		
13.	Shri. J. K. Shah	Director		
14.	Shri. D. S. Gosavi	Director		
15.	Shri. N. S. Gavandi	Director		
16.	Shri. B. D. Jagtap	Director		
17.	Shri. J. S. Panpatte	DDR Mumbai City [i] upto 15/6/04		
18.	Shri. U. S. Indulkar	DDR Mumbai City [i] from 16/6/04		

Internal Auditor : Mr. Suhas Joshi Chartered Accountant.

BANKERS :

- The Mumbai District Central Co-op. Bank Ltd., Mumbai.
- The Maharashtra State Co-op Bank Ltd., Mumbai.
- The Saraswat Co-op. Bank Ltd., Mumbai.
- The State Bank of India, Fort Branch, Mumbai.

The Mumbai District Co-operative Housing Federation Limited

The Mumbai District Co-operative Housing Federation Limited

VIKAS, 1ST FLOOR, 11 G. N. VAIDYA MARG, FORT, MUMBAI - 400 001.

NOTICE

The 23rd Annual General Meeting of The Mumbai District Co-operative Housing Federation Ltd., will be held on Saturday the 7th August 2004, at 4.30 p.m. at the Co-operative Training Centre, Vikas Premises, 2nd floor, 11 G. N. Vaidya Marg, Fort, Mumbai - 400 001, to transact the following business.

AGENDA

1. To read and confirm the Minutes of the Twenty Second Annual General Body Meeting held on Thursday, 7th August, 2003.
2. To consider and adopt the 23rd Annual Report of the Board of Directors for the year 2003-2004 and the Income & Expenditure Account for the year 2003-2004 and the balance sheet as at 31st March, 2004.
3. To adopt the statutory auditor's report for the year 2001-2002 and 2002-2003
4. To consider appropriation of surplus Rs. 4,90,510.00 for the year 2003 - 2004 as recommended by the Board of Directors and as stated in the Annual Report for the year 2003 -2004.
5. To decide if Dividend is to be declared or not.
6. To appoint Internal Auditor for the year 2004-2005 and fix his remuneration.
7. To consider any other business that may be properly presented with the permission of the Chair.

By order of the Board of Directors.

Sd/-

(Smt. Sarika V. Barahate)

Hon-Secretary

PLACE MUMBAI

Date : 12/07/2004

NOTE :-

1. If there is no quorum within half an hour after appointed time, the meeting shall stand adjourned to 5.00 p.m. on the same day at the same place and agenda of the Meeting shall be transacted at the said adjourned Meeting irrespective of the rule of quorum in terms of Bye-law No. 17.
2. If any member society desires to have information in connection with accounts and Annual Report, it is requested to address a letter to the Hon. Secretary/Chairman of the Federation so as to reach the Federation's office atleast 4 working days before the date fixed for A.G.M. so that required information may be made available at the A.G.M.
3. To serve you better, member societies are requested to kindly verify their names and addresses on the copy of Annual Report sent to them. The change of address, if any, may kindly be intimated to the Hon. Secretary/Chairman at the Federation's office for up-dating the Federation's record.
4. Member societies are requested to bring with them the letter of authority duly executed and signed by the Chairman/Hon. Secretary affixed with seal / stamp of the society to attend and vote at the 23rd Annual General Meeting on the date & place mentioned in the Notice. They are also requested to bring with them Annual Report. The authority letter is given on the last page of the report.

The Mumbai District Co-operative Housing Federation Limited

'VIKAS', 1ST FLOOR, 11 G. N. VAIDYA MARG, FORT, MUMBAI - 400 001.

TWENTY THIRD ANNUAL REPORT

Dear Members,

The Board of Directors of The Mumbai District Co-operative Housing Federation Ltd., Mumbai are pleased to present the Twenty Third Annual Report of Federation together with the Statement of Accounts for the year 2003-2004, and the Minutes of the 22nd Annual General Meeting of the Federation held on Thursday, 7th August 2003.

1. TWENTY SECOND ANNUAL GENERAL MEETING

The Twenty Second Annual General Meeting was held on Thursday, the 7th August 2003. The minutes of the said Meeting approved by the Board, are being circulated alongwith the Annual Report.

2. ELECTION OF THE OFFICE-BEARERS

The First Meeting of the Board of Directors after the 22nd Annual General Meeting of the Federation held on 30-9-2003 elected the following office - Bearers for the year 2003-2004.

1.	Adv. D. S. Vader	Chairman
2.	Shri. A. K. Jadhav	Vice Chairman
3.	Smt. Chhaya A. Ajsaonkar - Nerurkar	Vice Chairman
4.	Smt. Sarika V. Barahate	Hon. Secretary
5.	Shri. B. V. Waidande	Hon. Treasurer
6.	Shri A. G. Sawant	Hon. Jt. Secretary
7.	Shri. M. S. Karajikhed	Hon. Jt. Treasurer

In the same meeting the Board of Directors elected the Executive Committee as well as Editorial Board consisting 8 Directors on each committee.

EXECUTIVE COMMITTEE

1.	Shri D. S. Vader	Chairman
2.	Smt. Chhaya A. Ajsaonkar - Nerurkar	Vice Chairman
3.	Smt. Sarika V. Barahate	Hon. Secretary
4.	Shri. B. V. Waidande	Hon. Treasurer
5.	Shri A. G. Sawant	Hon. Jt. Secretary
6.	Shri. M. S. Karajikhed	Hon. Jt. Treasurer
7.	Shri. H. S. Gore	Director
8.	Shri. B. D. Jagtap	Director

EDITORIAL BOARD

1.	Shri. Raghuvir G. Samant	Editor
2.	Shri. Anil K. Jadhav	Vice Chairman
3.	Shri. V. A. Sherlekar	Director
4.	Shri. Dilip Nagwekar	Director
5.	Shri. D. S. Gosavi	Director
6.	Shri. N. S. Gavandi	Director
7.	Shri. R. D. Gala	Director
8.	Shri. J. K. Shah	Director

There were 7 meetings held by Executive Committee, whereas the meetings of Editorial Board were 12 during the year.

3. BOARD MEETINGS:

As per the Byelaw No. 18 (e) of the Byelaws of the Federation, the Board of Directors has to meet at least once in two months. This provision was complied with in as much as total meetings of Board of Directors were held 9 during the year. Majority of the Directors attended maximum number of Board Meetings. The discussions held in the meeting were always live and cordial.

4. MEMBERSHIP

Membership of the Federation increases every year as a number of co-operative housing societies join Federation. During the year under report, 454 Housing societies were admitted as members, thus the total membership reached 13,033 as on 31-3-2004, as against 12, 579 membership as on 31-3-2003.

5. NOMINAL MEMBERSHIP

Premises Co-operative Societies are eligible for Federation's Membership as per byelaw. During the year under report 16 premises societies were admitted as nominal membership bringing total number 682 as against 666 membership as on 31-3-2003.

9. APPROPRIATION OF SURPLUS

In accordance with section 65 of the MCS Act - 1960, the following appropriation of surplus of Rs. 4,90,510.00 are recommended by the Board of Directors at its meeting held on 12-7-2004

1.	Reserve Fund (10%)	Rs.	49,051.00
2.	Conference Expenses	Rs.	1,50,000.00
3.	Staff Welfare Fund	Rs.	50,000.00
4.	Building Fund	Rs.	1,50,000.00
5.	Library Fund	Rs.	41,459.00
6.	Provision for Legal Expenses	Rs.	50,000.00
		Rs.	<u>4,90,510.00</u>

The Board of Directors also recommends that due to meagre surplus dividend on shares held by member societies need not be paid.

FEDERATION'S WORKING DURING THE YEAR :

7. RECOVERY OF DUES

The Federation tenders services for effecting recovery dues of co-operative housing societies. When a certificate for recovery is issued by concerned Dy./Asstt. Registrar, the same is handed over to Special Recovery officer, sitting in the office of Federation at Bell Building, for effecting recovery.

The Progress of Recovery during 2003-04 is as below
Details of Cases For S.R.O. As on 31-3-2004

S. No.	Period/Particulars upto 31-3-2003	Total Cases	Total Decreted Amount	No. of Closed cases	Amount Received	Pending Cases [No.]	Pending Amount
1.	Upto 31-3-2003	368	2,39,34,640/-	74	37,28,041	294	2,02,06,599/-
2.	1-4-03 to 31-3-2004	500	4,53,19,120/-	93	75,34,344	407	3,77,84,776/-
3.	Stay matters	129	1,42,90,739/-	6 (50%)	71,90,721	123	71,00,017/-
4.	High Court Cases	8	20,91,610/-	-	1,63,480	8	19,28,130/-
TOTAL		1005	8,56,36,109/-	173	1,86,16,586	832	6,70,19,522/-

We are happy to announce that as promised in the last year in order to speed up recovery cases, the Federation has sent a proposal to the Commissioner for Co-operation & Registrar, co-operative societies to allow us to appoint 6 officers who will be delegated powers under section 156 of the MCS Act 1960. and rule 107 of the M.C.S. rules 1961 by the Department for recovering dues from the defaulting members of co-operative housing societies. On receipt of approval from the Commissioner for co-operation after 1st April 2004, we expect there will be six recovery officers for the services of co-operative housing societies.

8 GUIDANCE TO OFFICE-BEARERS

Federation is aware of number of problems being faced by the office bearers while discharging duties for day to day working. Federation therefore imparts guidance to office bearers on various functions of the society on all working days. Chairman, Vice-Chairman, Hon. Secretary, Chief Executive Officer, and A.O.S., reply queries posed by office bearers, of members co-operative housing societies. Besides personal visit Federation also replies to letters received. On an average we get 30 letters every day. Federation also guides co-operative housing societies to reply Show Cause Notices issued by Assistant / Deputy Registrar, to the office bearers.

9 HOUSING TIMES

Housing Times is the main organ of Federation which canvases the functions of the Federation. Important information on MCS Act - 1960, Stamp Act, Important verdicts given by various courts on the issues of co-operative housing society, various Government notifications etc., are published in the Housing Times. Copies of Housing Times are issued free of cost to our member societies. Individuals professionals such as Advocates, Chartered Accountants, Architects, are subscribers for Housing Times by paying Rs. 150/- p.a. Housing Times reaches in the hands of over 14,000/- society readers. We are proud to state that ours is the only Housing Federation in India to publish magazine like Housing Times every month and send to its member societies and individual subscribers.

10. STATIONERY FOR CO-OPERATIVE HOUSING SOCIETIES

Every co-operative housing society is required to maintain certain registers/books of accounts as provided in the Byelaws. Federation keeps all such types of stationery on its sale counter required by co-operative Housing Societies. The stationery is printed as prescribed in

byelaws. The quality of stationery is maintained with moderate sale price.

Sale counter is kept open from 11.00 a.m. to 5.00 p.m. continuously. Besides this sale counter we have opened extension sale counter at MHADA office which is kept opened on every working Monday & Tuesday.

Besides prescribed stationery as per Byelaws, we also keep on sale counter booklets which help co-operative housing societies, as guideline on various issues such as some of these are Transfer of Flats, How to Register Co-operative Housing Society, Society Registered What Next ? Recovery Procedure Under Section 101 of the MCS Act, Expulsion of Membership, Preservation of Records, etc.

Member co-operative housing societies are requested to purchase stationery booklets etc. from Federation office only from view point of authenticity. This stationery can be used any where in the State of Maharashtra. and to keep the booklets in their office for their references in case of need.

11. RENOVATION OF PREMISES

We are very happy to announce that the office premises of Federation at Vikas is under renovation. The office - bearers of societies will shortly find a modern office of Federation duly computerised with A/c. for their services. Inconvenience caused to the office bearers during renovation is regrated.

12. ENACTMENT OF CONVEYANCE

Federation is aware of difficulties being faced by number of co-operative housing societies due to non-co-operation of Builder/Developer in effecting conveyance of property in favour of co-operative housing society.

As a result of sturn efforts of Shri Raghuvir Samant Bill No. 47 was published in the Gazzettee. However, due to strong pressure from Builders lobby, the same is not yet reached on the floor. Federation will again try to place the bill before floor in order to get the same passed. In this regards the Federation has called certain information from the member societies regarding non-conveyance of the property in the name of the society and as such in response to that several societies have communicated their information to the Federation, This matter will be placed before the concerned authority / Government.

13. SEMINARS

The Housing Federation is now reaching the housing societies by conducting various seminars in Suburbans. Nearly 300 to 500 representatives attend these seminars to get their problems solved and seek guidance from an eminent leader Shri Raghuvir Samant. We also arrange for their convenience sale of books and other stationery required by co-operative housing societies, in these Seminars. Accordingly six halfday seminars were held during October 2003 to April 2004, in various suburbs such as Charkop (19th Oct. 2003), Borivali (23rd November 2003), Andheri (1st Feb. 2004), Dadar (28th March 2004), Mulund (4th April -2004) and Ghatkopar (11th April - 2004).

All these seminars were presided over by Shri Raghuvir Samant, Editor of Housing Times and were addressed amoungst others by the Federation's Chairman, Advocate D. S. Vader, Ex-Chairman Shri. V. A. Sherlekar, Shri H. S. Gore etc and other expertise personalities also addressed seminars

All these seminars evoked good response from the member societies. The Proceeding of all these half day seminars are published in Housing Times.

Shri Raghuvir Samant also addressed some seminars as Chief Guest, organised by other institutions.

14. OTHER EVENTS

- * The newly elected Chairman Shri V. A. Sherlekar was felicitated by the members of the Hindu Friends Co-operative Housing Society Ltd., Jogeshwari (East). A dinner was also arranged in his honour.
- * Smt. Chhaya A. Ajaonkar - Nerurkar, Hon. Secretary of the Federation was the Chief Guest at the opening ceremony of the Swarganga Co-operative Credit Society at Bandra.
- * Shri Raghuvir Samant was the Chief Guest at the seminar organised by Vaishali Nagar Co-op Hsg. Societies Association at Jogeshwari on 1st May 2003.
- * Shri V. A. Sherlekar, Chairman, Shri H. S. Gore, Former Chairman, Smt. Chhaya A. Ajaonkar-Nerurkar, Hon. Secretary also addressed the Seminar. Office - bearers and directors of the Federation also attended the seminar.
- * Shri. V. A. Sherlekar was felicitated by Pune District, Co-operative Housing Federation Ltd., on 6th July 2003. on his unanimous election as Chariman of The Mumbai District Co-operative Housing Federation. Ltd.
- * Shri Sherlekar along with Shri Raghuvir Samant visited Pune on 24-7-2004 and held discussions with Commissioner for Co-operation on pending issues.
- * The 22nd AGM of the Housing Federation was held under the Chairmanship of Shri V. A. Sherlekar, Chairman of the Federation on 7th August 2003.

Shri Raghuvir Samant, former Chairman of the Federation also addressed the AGM.

- * Shri Raghuvir Samant, Editor of Housing Times and Director of the Federation were guests of honour at a seminar organised by the Bima Nagar Co-operative Housing Society on 15th August - 2003.
- * Shri Raghuvir Samant, Editor of Housing Times and Director of the Federation and Advocate D. S. Vader, Chairman of the Federation were eminent speakers at the seminar organised by Bombay Galaxy Junior Chambers and Mandapeshwar Civic Federation at Borivali [West], on 12th October 2003. Shri B. D. Jagtap and Shri H. S. Gore, Directors of the Federation also attended the Seminar.

HON'BLE AJIT GHORPADE VISITS FEDERATION

Hon'ble Shri Ajit Ghorpade, Minister of state for Irrigation (krishna Valley and konkan Irrigation Corporations) paid a courtesy visit to the Federation on 15th January 2004, in response to the invitation extended to him by Shri Raghuvir Samant and Advocate D. S. Vader, Chairman of the Federation.

Speaking on the occassion, Hon'ble Ghorpade, explained the new procedure to sell agriculture product directly to the consumers. He sought Housing Federation's co-operation to make this scheme successful.

Advocate D. S. Vader, Chairman attended on 1-2-2004 Panel discussions on problems of clinical establishments in co-operative societies sponsored by Association of medical consultants (Mumbai)

SEMINAR ON STRUCTURAL AUDIT

Advocate D. S. Vader, Chairman of the Federation was one of the eminent speakers at the seminar organised by Indian Society of Structural Engineers, on Structural Audit, methodology and related issues on 1st November 2003 at VJTI Institute, Matunga.

FEDERATION'S DELEGATION MEETS COMMISSIONER.

A delegation of the office-bearers of the Housing Federation headed by Chairman, Advocate D. S. Vader, met Shri Umeshchandra Sarangi, the Commissioner for co-operation

& Registrar of Co-operative Societies, Maharashtra State, at his Pune office on 14th January 2004. to discuss problems of Housing Societies.

The delegation comprised of Shri Anil K. Jadhav, Vice Chairman, Shri Anil G. Sawant, Jt. Hon. Secretary, Shri B. V. Waidande, Hon. Treasurer and Shri M. S. Karajgikhed, Jt. Hon. Treasurer of the Federation.

15. NON OCCUPANCY CHARGES

Government of Maharashtra issued circular dt. 1-8-2001. restricting thereunder non-occupancy charges to the extent of 10% of service charges. Prior to 1-8-2001. the same was 100% of service charges. This resulted insentive to those members, who always go on subletting their flats. On the other hand co-operative housing societies income reduced considerably. Some co-operative housing societies challenged the said order and obtained ad-interim stay. However, the Government circular was not striked down being Federation is apex body of large number of member societies and in their interest the Federation filed a writ petition in the High Court vide No. 2245/2003, which was admitted and fixed for hearing in March 2004. The same is likely to come up for final disposal within a couple of months.

16. FINALISATION OF CHARTER OF DEMANDS

Earlier agreement executed on charter of demands of employees ended on 31-3-2003. Hence Union of Exploees filed fresh charter of demands with the Federation. After series of discussions/negotiations, the demands were finalised and settlement is signed on 5-3-2004.

17. WRITING OFF OLD BYELAWS AND STATIONERY

We have stock of old byelaws for flat owners and plot holders Marathi and English copies, old outdated forms and other stationery not in use but appear in stock worth Rs. 1,21,828.19 This old stationery will have to be written off. We have sought approval of Board and proposal is sent to Government Special Auditor for his certificate. If in the meanwhile certificate of the Government auditor is received, AGM is requested to approve write off proposal. However, if Auditor's Certificate is not received this proposal before AGM will be withdrawn.

18. STATUTARY AUDIT

The Statutory audit for the year 2001-2002 & 2002-2003 have been completed and the Auditor has awarded Audit class "A" Category for both the years Auditors cerfiticale is enclosed with this report.

It is, therefore, requested to adopt the said report.

19. FEDERATIONS WEBSITE

The Federation has its own Website on internet. Member societies are requested to use the same. www.ddrwestern.org

20. ACKNOWLEDGEMENT

The Board of Directors expresses deep gratitude to the Hon'ble Chief Minster Sushilkumar Shinde, who is also holding a portfolio of Co-operation Department for looking into the problems concerned with co-operative housing societies particularly conveyance of property. We are thankful to Hon'ble Babasaheb Kupekar, State Minister for Co-operation for his Kind attention to our problems.

We are thankful to Mr. Shivajirao Deshmukh, Secretary for Co-operation and Textiles Department, Mr. Umesh Chandra Sarangi, Commissioner for Co-operation & Registrar Co-operative Societies, Maharashtra State, Mr. S. P. Sangale, Divisional Joint Registrar Co-op. Societies, Mumbai Division, Mr. Dilip Gosavi, Divisional Joint Registrar, Co-op. Societies

Konkan Division for their timely and valuable advise and guidance and support for solving problems of Co-operative Housing Societies.

Mr. J. S. Panpatte, District Deputy Registrar Mumbai City (1) Shri Mahendra Kalyankar, District Deputy Registrar, Co-op. Societies (3), Mumbai Suburban, Mr. S. S. Ranage DDR C.S. (2) at Konkan Bhuvan also deserves our sincere thanks for their kind co-operation extended from time to time. We also express our thanks to our Senior Director Mr. Raghuvir Samant of The Mumbai District Central Co-op. Bank for sparing services of 2 SRO's for Recovery work.

We also express our thanks to all Deputy Registrars Mumbai Division and all other officers of co-operative societies in Malhotra House, MHADA Office, Sahakar Bazar, Konkan Bhavan and at other offices for their co-opration extended from time to time in solving our problems connected with Co-operative Housing Societies. We are thankful to the Chairman of the Mumbai Sahakari Board as well as principal / Vice Principal of Co-operative Training Centre for making available hall for holding AGM.

We also put our sincere thanks to our Internal Auditor Shri Suhas Joshi for guiding us in working and completing the Internal audit of accounts in time.

The Board of Directors expresses its sincere appreciation and thanks to the Municipal Commissioner & Chief Engineer of Mumbai Municipal Corporation for their guidance on structural Audit and Advocate N. N. Bhadrashetye as well as Shri S. J. Paradkar for rendering valuable guidance and advise to the Federation.

Shri M. K. Patil, Administrator General, Maharashtra State deserves our sincere thanks for his valuable guidance in seminars held by us.

The Board of Directors express its appreciation for sincere efforts of all the staff members at all levels for rendering prompt and courteous services to the member societies and visitors. The Board looks forward to their continuous co-operation in future.

The Board also acknowledges with deep gratitude the confidence reposed by member societies and well wishers of the Federation.

(Smt. Sarika V. Barahate)
Hon. Secretary

(Adv. D. S. Vader)
Chairman