

# VACOAS POPULAR MULTIPURPOSE COOPERATIVE SOCIETY LTD

## 3<sup>rd</sup> Newsletter to Valued Members

*Date: 30<sup>th</sup> April 2025*

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**Dear Esteemed Members,**

We extend our warmest greetings and express our continued commitment to the welfare and progress of our Society. It is our duty to keep you informed of the recent developments and the steps taken by the newly elected Management Committee.

Since assuming office, our newly elected management committee has been working with diligence and resolved to restore the financial health of the Society. Recognizing the challenges we inherited, particularly long-standing bad debt loans neglected for nearly a decade, we have implemented strategic policies to reduce operational costs and prioritize recovery.

We have reinforced our principles of **transparency, accountability, and good governance** across all levels of our operations. Our foremost objective remains the protection of our members' interests, and we are making every effort to enable **another partial refund** at the earliest possible opportunity.

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### **1. Financial Recovery & Cost Control**

As many of you will recall, the proposed sale of the Society's land at Flic-en-Flac did not materialize, leading 'Aerotech Ltd' to claim a full refund of its deposit amounting to Rs 52.5 million. Through persistent legal efforts and the guidance of our legal advisors, we successfully defended the Society's position. The **Supreme Court has ruled in our favor**, allowing us to retain **Rs 32.5 million**.

Following this favorable outcome, the **Registrar has lifted the financial veto** previously imposed on our bank accounts, thus granting us greater operational flexibility.

The new team has worked with determination to redress the Society's financial state. Strategic measures have been implemented to cut operational costs. One of our biggest challenges remains the handling of over **400 dormant bad debt loans**, which have been neglected for the past **nine years**. These have now been reactivated, and legal recovery steps are underway, including enforcement of **court judgments in favor of the society amounting to Rs 6.3 million**, which had been left **unexecuted since 2016**.

We have also reinstated **free arbitration proceedings** through the **Registrar of Cooperatives**, which had been **blocked** under the previous management.

A number of cases with fixed and floating charges are currently being examined.

**Silver Bank:** A sum of Rs **4.7 million** was invested at the Silver Bank by the ex-caretaker board which remains blocked till date.

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## 2. Property & Land Updates

### Flic-en-Flac Land

This prime asset remains a key focus for the Society. Despite its high valuation the sale process is naturally time-consuming due to the scale and price tag. The good news is that the land is now **free of encumbrances (from Aerotech Ltd)**, and we are working with **professional agents** to identify **serious buyers** on a first-come, first-served basis. We are also open to selling the land in **three parcels** of 10.5, 9.5, and 7 arpents respectively.

### Calodyne Land

We are pleased to announce that a buyer has been secured for this property, and the **formalities and full cash payments are being finalized** at the notary's office.

## Visitation Land

Previously sold for **Rs 11 million**, the buyer failed to complete the transaction. This was significantly below the property's current valuation of **Rs 25.7 million**. We successfully challenged the case in court, and the **sale has been annulled** with a directive that the Rs 11 million be returned to the buyer.

## Regularisation of Property Titles

A major effort is underway to **finalize the proper documentation** for all Society-owned properties, a process that was previously overlooked by the caretaker board. Once complete, we will proceed with **formal asset valuation and strategic marketing**.

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## 3. Legal Progress

The Society had been facing **22 court cases over the past 10 years**. Under the leadership of **Me. Y.M. Appado** and with a committed legal support team—including the new Manager, trained legal staff, and Board members—significant progress has been made:

- **Mrs. K. Purmessur** (Claimed **Rs 5.185M + 6.2 Million as interest**): Settled at **Rs 5.185M**, offset against her **Rs 18.52 Million** Society loan.
  - **Mr. Sookun** (Claimed **Rs 5M + interest**): Settled at **Rs 1.589M** and interest waved.
  - **All remaining files have been reviewed**, and improved legal strategies are being actively pursued.
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## 4. Financial Audits & Compliance

As promised, **audited financial accounts** for the years **2021/2022**, **2022/2023**, and **2023/2024** are being prepared by a certified accountant. This follows a difficult

handover process due to the absence of records from the previous caretaker board. Once finalized, necessary submissions to the **MRA** and **regulatory bodies** will be made in advance of the **Annual General Meeting (AGM)**.

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## 5. Revenue Generation & Use of Premises

We are working to increase the Society's revenue from underutilized assets:

- A **new rental agreement** has been concluded with an organization to use part of our premises.
  - The space rented by the **Ministry of Arts and Culture**, currently paying **Rs 22,000/month** (far below market value estimated at Rs 75,000). Numerous requests to increase this amount have remained unsuccessful and consequently, the management has had no option but to urge the tenant to vacate the premises by 30 June 2025.
  - All vacant office spaces are being promptly advertised for rent.
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## 6. Management Appointments & Board Updates

Following a transparent recruitment process conducted by an **independent panel**, **Mr. R. Goolaup**, a former Director, has been appointed as **Manager**. His role includes overseeing day-to-day operations, financial governance, and legal processes.

Further, **Mrs. D. Gooly** and **Mr. D. Seewoodhary** have been co-opted as Board Directors following the resignations of **Mrs. Hanoomanjee** and **Mr. R. Goolaup**.

We are pleased to announce that the new team has initiated a Human Resources Audit, which has led to a restructuring of tasks and responsibilities. This strategic move aims to enhance coordination, improve efficiency, and promote a work culture that values multitasking, good governance, and accountability.

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## 7. Launch of Welfare Association

We are proud to announce the formation of the **Society's Welfare Association**, which will soon be inviting **members aged 55 and above** to join in a variety of upcoming activities and initiatives aimed at promoting wellbeing and community engagement.

### Looking Ahead

Dear members,

Our Society is undergoing a transformative phase. While the challenges inherited are significant, the progress made over the past months clearly demonstrates our unwavering commitment to **financial recovery, transparency, and member-centric governance**.

We firmly believe that with continued hard work, sound management, and your valued support, the Vacoas Popular Multipurpose Cooperative Society will regain its rightful place as a trusted and resilient institution.

We remain fully focused on our **core priority: safeguarding and advancing the interests of our members**, and we will keep you regularly informed of every major milestone achieved.

We thank you for your trust, patience, and active interest in the revival of your Society.

With our warmest regards,  
On behalf of the Board and Management Team,

**Mr. K. Mussai**  
*President*

**Mr. A. Beedassy**  
*Secretary*

**Vacoas Popular Multipurpose Cooperative Society Ltd**

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