

**ANANT CO-OPERATIVE GROUP HOUSING SOCIETY LTD.**

Plot No. 25-A, Sector-4, Dwarka Phase-I, New Delhi-110078

Regd no.1277 (GH)

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Sep 4

**Minutes of the Annual General Body Meeting, held on 24.10.10**

The Annual General Body Meeting of the Anant CGHS Ltd. was held in the community hall of the Society on 24<sup>th</sup> Oct 2010. In accordance with the agenda already circulated to the members on 3<sup>rd</sup> Oct 2010, the under noted items were discussed in detail and decisions taken:

1. Presentation of Annual report
2. Presentation & approval of Audited account from April05-March10
3. Presentation & approval of statement of account from April-10 till Sept10
4. Any other matter with the permission of chair.

Though meeting time was set to be starting at 11am. No quorum was there till 11.30am. Hence after waiting for 20 minutes, meeting was re-started at 11.50am, with whatever quorum was there. Subsequently more members arrived to attend the AGM.

The members requested Sh. Rajesh Mandal Flat No B-804 to chair the meeting which he readily agreed to conduct impartially. Sh Mandal then welcomed all the members attending the meeting and said that the agenda would be followed as already intimated and that any other subject of discussion will follow at the end. The Chair the request Sh. M.K.Singh, Vice-president of the society to present agenda.

1. Mr. Singh rose to welcome the Chair, the management Committee and all the esteemed members of the society for being present in the meeting, the Annual General Body Meeting of the society, which is an important event to present the Society's yearly performance. Mr. Singh presented the Annual report of the Society (copy attached ) highlighting the various works carried out during the year along with pending and recommended works.

During his presentation there was point wise discussions on concerned subjects

- a) Regarding opening of the second gate of the society Mr Singh again reiterated his concern of safety of members due to continuing increase of traffic in front of the main gate, improve upon the security, the reason for a trial opening of the second gate and the fabrication of the sentry box for the guards. Members felt that until at least two more extra guards are not deployed, this experiment would not succeed, secondly it will have more financial implications; which the society is not ready to bear. The members also felt there was no need to penalize or hold responsible any one for the fabrication, as it was done in good faith, so the cost need not be passed on to the management and be taken up as a society expense. This matter of erecting this structure will be taken up in the future as and when a need arises and that the Box custody be taken care.
- b) Regarding the repair of the Sudhir generator which had developed certain faults and involves financial expenditure in an earlier meeting, it was decided that a committee of the following members, in addition to Sh A.K. Mishra A101 already entrusted for the work previously, would be formed to get the lowest quotation without compromising the quality, to get the Generator repaired at the earliest, taking into consideration of AMC already prevailing. The funds would be collected from the members for this purpose:

- i. Sh. N. K. Sharma, B-202
- ii. Sh. Rajesh Mandal B-804
- iii. Sh P.H. Kulkarni B-403
- iv. Sh. Vivek Desai, B-402,

This repair work needs to be carried out on priority.

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- c) The subject of the repair of the 3HP submersible pump which had gone defective recently was taken up. As the KSB service centre refused to undertake the repair work, the job was entrusted to the person who had earlier serviced the bore well, He has quoted a high price which the members felt was high and as the pump already a repaired one, we need to look up for some other solution. Mr. Singh appraised the members regarding the service ability of the exiting bore well in the longer run and suggested to look for some alternate deep bore well source for the supply of water to the society.
- d) The water softening plant which has been unused for last few years need to disposed off. Efforts were made to dispose of by calling for quotations by advertisements place in the news papers twice. There was some response but the rate quoted by the parties was very much below the cost expected by the society. Few scrap dealers have also seen the unit and are ready to give up to Rs.25,000/- ( Rupees twenty five thousand ). A committee has been formed to explore the possibility of getting a better rate for the same. The members are,
- i. Sh.A.S. Duggal A-304
  - ii. Smt Lovleen Shukla B-1002

Mr. Singh finally read out some specific issues to the members which would improve upon the financial condition of the Society and hoped that the new management committee which would be constituted after the forthcoming elections in the society to take up earnestly.

2. Mr. Singh then presented the Audited accounts for the years 2005 onwards till 31st march 2010. The accounts of the society were carried out by the Auditors appointed by the RCS. He explained in detail the various points raised by the members. One of the points pertained to the misrepresentation of head in terms of funds collected for lease and ground rent shown as liability, which need to be corrected and considered in maintenance head, thereby reducing huge losses shown in balance sheet 09-10 in the accounts for 2010-2011. In respect of refund of EWS funds to two members, necessary receipts to be obtained from them .

As the members are aware that the Audit of the society could not be carried out in 2005-06 , 2006-07, as the society was informed by RCS, that the society files are with CBI. So the present management could no complete the process from 2007 onwards due to the absence of Audit reports of the preceding years. The present management approached RCS few times and finally succeeded in getting a sanction and appointment of Auditors to conduct the accounts audited from 2005 onwards. The Audited accounts have since been submitted and reports obtained. Thus the society accounts stand audited upto date (till 31.3.2010 ).

As explained by the Management, previous and the present MCs were not in any way responsible for the delay in getting the society accounts audited during their tenure.. Circumstances like the files lying with the CBI were the cause of delay. The managements did make efforts during the periods to get the work done, This was possible recently only after the RCS had relaxed their rules to carry out the audits. It was explained to the members that the managements of the day were to pay the Audit fees as penalty for the delay in getting the accounts audited though they were not at fault. The members present were of the opinion that with above explanation, that circumstances and not the managements were responsible for delay. Accordingly, they voted in favour of the society bearing the costs of the Audit fees. This was proposes by Ms Gayatri Flat no.402 and seconded by Sh. A.K.Mishra Flat No.A-101.

The Audited accounts of the Society have been approved and passed. This was proposed by Sh.A.K.Mishra , Flat No.A-101 and seconded by Sh.A.S.Duggal Flat No.A-304.

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3. Mr. Singh also presented statement of a/c from April10 till Sept2010, and informed about the liability of about Rs 2.36lacs and pending dues with the member to the tune of Rs 1.52lacs till date. However it was informed by him that accounting for from April10 till date will be taken up in accordance with auditing pattern very soon with the help of Mr. Chandrashekhar B902, who unfortunately were not well that day.
4. Following other matters were discussed.
  - a) Regarding nonpayment of accumulated dues of Flat no A-203 even after successive reminders it was decided that a final effort be made to contact their representatives (as the owner is residing abroad) to get his contact no/ mailing address and appraise him regarding rules of defaulters of the society and that the case of recovery would be filed with the Registrar of Societies, thereafter.
  - b) Over the past few months there has been a tendency of some members to delay payment of the society dues beyond the due date. It has been decided that a penalty of 18% would be charged, from regular defaulters, if the dues not paid within one month. This has been proposed by Sh.A.K.Mishra A-101 and seconded by Sh A.S.Duggal Flat no.A-304.
  - c) The subject of renovation/white washing of the community hall was raised by Sh.Chhabra, Flat no. B-601. He was informed that presently the society has no funds to carry out this work. Sh Chhabra offered to personally finance it for the present and that the society would reimburse him at a later date as and when the funds are available. It was decided that along with Sh Chhabra, Mrs Shukla B1002 and Mrs Monica Mishra A801, would form a committee, get the competitive rates and get the work done at the earliest.

There being no other issue for discussions, the meeting ended with a vote of thanks to the Chair. During and at end of the proceeding, the refreshment/ tea was served, arranged on the occasion.

Copy to:

1. All members
2. Society notice boards
3. Registrar of Societies



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## ANNUAL REPORT OF MANAGING COMMITTEE

On behalf of the managing committee of our society, it is my privilege to welcome you all to this AGM of the society. I am happy to present this annual report of the society in this AGM. The last AGM was held on 25<sup>th</sup> Oct 2009. We here after, highlights the feature of works done/to be done /recommended in this report:

### **Work completed**

1. Both sweet as well as ground water tank pumps are relocated to have direct approach without emptying the tank in case of emergency
2. Each piping shaft is provided with a manhole approach for emergency cleaning etc.
3. Boundary side drain along with drain below A block with broken covers are now covered with stone slabs and scrap is collected out.
4. Terrace water proofing tiles have been removed and replenished with fresh mortars for both the blocks, since 10<sup>th</sup> floor ceilings were getting regular seepage during rains.
5. Central park is renovated, courtesy Mr. Chandra Shekhar.
6. Provision is made for operating second gate in future, whenever required, by providing infrastructure for guard room.
7. Transformer oil replenishing has been done for both units, courtesy Shri A. K. Mishra.
8. The fire pipe line which had burst during trial last summer, is now replaced with new pipe and concreting of area near panel has been done as safety measure.
9. The fire system related items such as hose pipe, coupler, nozzles along with 10 new fire extinguishers have been stocked in Panel room which can be placed at required places, after repairing of the box etc. Inventory for the same is ready.
10. The old bank accounts with DSC bank, Daryaganj & OBC, Hauz Khas were made activated and closed after transferring/using the balance amount at the time of closure.
11. PVC mat has been laid in all the lifts.
12. Audit of society account for financial year 2005 till 2010 has been completed. The process of election for MC has started, which shall be shortly notified.

### **Work pending**

1. Though covered parking auction was called twice, however none came forward for the same. Obvious reason, seems to be improper approach to the lot suggested. Unless central park is reduced in size, these proposed lot have improper approach. We recommend that these parking lot should not be considered as covered parking in future for the obvious reason. further
2. Though in GBM, Rs 100/- per additional car was proposed, however majority of people did not paid the same, hence it has been refunded for most of them. The other proposal which has been offered by some of the people, is to charge Rs 100/- for each car, which will cater for new guard expenses required to operate second gate in future.
3. Alternative source of funding as proposed by way of ATM etc. could not be implemented, as the previous proposal from a bank was dropped and they have no new plan for the same.
4. Sudhir Generator is to be repaired and still guidance/proposal from Shri A. K. Mishra is awaited, as per decision of last GBM.
5. Bore well pump which got damaged due to silt accumulation, has been returned back by KSB, manufacturer; stating that same cannot be repaired. Upon enquiry from private firm, it

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may be possible to repair it at the cost of Rs 10000/- or so. The repairing may not be wiser proposal for this pump.

6. The ad for disposal of plant was given in HT on 1 & 2 Nov 2009, However max. offered price as scrap was Rs 25000/-, as against our demand of min. Rs 50000/- as plant. None is ready to take it as plant. Now negotiation with a scrap dealer is on for the same.

## Recommendations

1. When common road with our neighboring society is ready, we should explore possibility of parking out side with safety measures by proving a log gate in consultation with Anamika society.
2. Corner area of both society near second gate could be explored for washer man's hut, with consent of both societies.
3. Provision should be made for water to be pumped directly from road, instead of tanker coming in, by laying a PVC pipe with a portable pump, fixed near second gate..
4. Since our shallow boring is not a better solution for ground water as it fails from time and again, it is suggested to explore deep bore alternative (200-300ft), which may also give better water quality. This proposal may cost us about Rs 2.0 lakhs or so.
5. Corpus fund to the tune of Rs 16-20 lacs must be created for the society for healthy running, as all our installations are getting older day by day and no emergency fund are available.

The major activities taken up & pending as presented during last AGM dated 25<sup>th</sup> Oct 2009 is also attached for providing preview of over all activities.

For and on behalf of  
ANANT CO-OPERATIVE G.H.S. LTD.



Vice President

Enclosed: Major activities in 2009

**Major activities conducted during last six month**

1. Installation of new boundary wall light, as per decision of GBM held on 26.4.09
2. Deepening of bore well by 20ft with 3HP new pump installation. The old pump of 2HP is repaired and kept as standby.
3. Re-arrangement of piping system inside the both sweet as well as hard water tank, to enable to remove the pump, whenever required, without emptying the water tanks, with the provision of pump testing at tank itself.
4. Replacement of old pumps of 7.5 HP & 5 HP with new 10HP pumps at both the tanks. Old pumps are repaired and kept as standby.
5. Repairing of fire water pump motors (2 @ 60HP), as same were not working.
6. Installation/rectification control panel of DG sets.
7. Replenishing the fire system items.
8. Installation overflow alarm system at both overhead tanks, as well as under ground tank.
9. Supply of new 400 amp & 200ap MCCB at LT panel.
10. Repair and renovation of pump room panels.

**Major work to be taken up**

1. Replenishing/ renovation of transformers.
2. Fire system installation, including piping at A block
3. Providing manhole covers in Kitchen & other shafts, to facilitate the maintenance
4. Bore well repairing.

-As presented during AGM dated 25.10.09