

# Anant Cooperative Group Housing Society Limited

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## Minutes of the Annual General Body Meeting held on 02<sup>nd</sup> June 2013

The annual general body meeting of the Anant CGHS LTD was held on 2<sup>nd</sup> June 2013 at 10AM in the community hall of the society. Due to the lack of quorum till 10.30AM, the meeting was adjourned for 30 minutes and adjourned meeting took place at 11AM. The list of members/their representative present in the meeting is available in the society meeting register.

The Vice president requested Shri A.S. Duggal to chair the proceeding of the meeting. However, Shri Duggal declined the offer citing health problem. Thereafter Shri R.D. Nautiyal was requested who graciously accepted the offer to chair the proceedings.

The Vice President in his welcome address requested the members/residents to make a positive contribution by confining the discussion to the agenda points. The chairman in his opening remarks also stressed the need for being disciplined and not speaks out of turn. He requested the President of the society to address the house on the activities of the society in the preceding year and discuss the agenda points one by one.

The President began by congratulating the society children of class X and XII for the excellent performance in the board exams. This was appreciated by the house with big round of applause. He said society is in good financial health and thanked the members for their continued support. The audit report of the financial years 2010-11, 2011-12 have been submitted to the RCS and the committee is in the process of finalizing the audit report for 2012-13. The accounts are being maintained on accrual basis and ledger tallied with the bank for each member for complete financial transparency. As per resolution of the last GBM, CCTV cameras (16 channels) have been installed in the society to enhance the security, the boundary iron grills have been painted without getting any contribution from the members. A sum of Rs 580000/- has been deposited in the bank in the form of fixed deposit toward the building fund. Further, Rs 92000/- has been recovered from BSES as interest accrued on the security deposited with BSES, which shall also be credited to the building fund account of the society. In accordance with RCS regulations and decision taken in the last GBM held on 28/10/2012, the process of preparation of new membership register is in progress and members were requested to submit their details soon, so that the register can be completed.

The President advised the house that the matter of the Ground Rent reconciliation was taken up with DDA in the month Dec 2011 and several reminders were sent to DDA for obtaining desired information. Not finding any response from DDA, the President visited DDA office in

person on 21<sup>st</sup> Feb, 2013 and discussed the issue with the concerned functionaries. The matter was again followed up and on account of continued pressure exercised on DDA, they have now advised vide their letter dated 16/05/2013 that a sum of Rs 469278/- towards ground rent up to 14/07/2013 and interest there on up to 14/01/2013 amounting to Rs 437974/- is due against our society. The President expressed surprise that no attempt was made by the previous management committee to reconcile the issue of ground rent with DDA. Even the amount of the ground rent recovered from the members was not fully deposited with DDA leading to shortfall of Rs 341778/- plus interest of Rs 437974/-

The President further advised that as per the ledger statement of ground rent received from DDA, such of the members who have applied for free hold of their flats and deposited the necessary papers and the required amount and whose cases are pending with DDA, are not required to pay their share of ground rent. The announcement was received by the house with a thunder of applause.

The President also advised that the fire extinguishers were unserviceable and in a dilapidated state. New fire extinguishers were purchased and kept in the workable condition through periodic maintenance. These fire extinguishers immensely helped in dousing the fire that erupted in A-block electricity panel about a month back. The wiring has been changed without charging the members/residents.

Two 15HP monobloc pumps costing Rs 32062/- each were purchased and installed for boosting hard water and sweet water in view of the repeated failure of the submersible pumps which were installed earlier.

The Treasurer of the society presented to the house the receipt and expenditure and the audit report. He said due to the concerted effort the MC a sum of Rs 10,79000/- has been created as reserve for the society. He stated that there is a need to enhance the monthly maintenance charges from the existing Rs 1050/-, but in keeping with the principle of no additional financial burden to the members/residents, it was decided to generate revenue through other sources. It was proposed to enhance the shifting charges from Rs 1000/- to Rs 2000/- and electricity unit rate Rs 10/- per unit of the electricity consumed through the usage of community hall, the display boards and by the cable operator etc. The house accepted the proposal and passed the same unanimously. The house also passed the receipt and expenditure statement of the last financial year. The approval of the house was sought and obtained for the expenditure of over Rs 18000/- made by the MC in (a) purchase of two pumps monoblock 15HP costing Rs 32062/- each (b) joint New Year and Christmas celebration on 31/12/2012.

The MC laid before the house for discussion, request received from some members for lowering the parking charges for 3<sup>rd</sup> car from Rs 500/- to Rs 300/-. After a short discussion the matter was put to vote and the request was turned down by a majority vote. It was decided therefore to retain the earlier charges Rs 500/-. Shri Chhabra (B601) one of the affected members expressed his dismay by saying that the house took such decision because the majority was not affected. However, he said, he respects the view of the house. Shri Venkateshwarlu (A204) stated that no charges should be levied for any car. The proposal however did not find any favor in the house. The Treasurer further announced that Rs 13000/- was collected by the society and an additional Rs 15000/- is now contributed by Shri Jain

(A501) as ex-gratia to the wife of the deceased Mr. Ravi the car cleaner of the society. The gesture of goodwill was appreciated by all.

Shri A.S. Duggal enquired about the installation of barbed wire fencing on the society boundary wall. The President advised that CCTV cameras have been installed in the society and therefore the requirement of wire fencing may not be necessary. The house accepted the same.

The Chairman then moved to the next and the most important agenda point that of supply of sweet water. The secretary put before the house some ideas/ suggestions received from members. The over head tank may be filled entirely with sweet water and water may be supplied to each flat through meter. About three pvt tankers will be required. For piping and installation of the meter etc, a cost per flat is estimated at Rs 8300/-. The water consumption would be chargeable in two slabs @ at the lower rate up to 500 liters and beyond that at a higher rate. Shri Duggal, Shri Vinay and Shri Surinder vehemently opposed the idea since it would mean mixing high TDS water with low TDS of DDA supply. Ms Monica Misra exhorted the members to use the unused water of RO for watering plants and cleaning purposes etc. Other members who voiced their concerns are as under:-

- i) Shri Duggal—Metering is must
- ii) Shri Vinay- Metering is of no use since only limited supply is available
- iii) Mrs Liveleen Shukla—The existing hard water supply is of such high TDS the RO system is of no use.
- iv) Shri Bhatti- Explained that installation of water meter in the individual flat will be a problem due to variable water pressure at different height.
- v) Shri Subir Sharma (A1002)- Requested the house for permission to install water tank on the terrace of his flat for storage sweet water supply. The house did not accept it.
- vi) Shri Batra —We may on trial basis for two month arrange for pvt tankers for supply of water , the cost per flat will be Rs 1500/- per month. The proposal was not accepted by majority members.

Since there was no consensus in making arrangement for sweet water supply, The Chairman remarked that status quo be maintained till a viable alternative is explored.

The Chairman then moved to next agenda point-Willful damage to the society property (broke CCTV camera) by a member. He said the action by the member should be unequivocally condemned by all present. The President explained to the house the chain of events that led to the damage of the CCTV camera installed at the corridor of 1st floor A- block by Mr. Mathew (A-103). The chairman then asked Mr. Mathew to explain. Mr. Mathew in his defence said that he only asked the worker not to install the camera on his door and he did not break the camera and there was no witness. This was contrary to the statement given by the service provider Vidhi Rai that it was Shri Mathew who removed the camera from the ceiling of the corridor and threw it on the floor. Mr. Mathew accused Shri Bhatti of holding a personal grudge against him because of which unfounded allegations are being leveled against him. Shri Bhatti denied having any personal grudge and said a similar camera has been installed on the 1st floor of B-block at the same place and privacy in no way is being intruded. The house unanimously condemned the action of Mr. Mathew and authorized the MC to proceed against him as per RCS rules, so that recurrence of such incidents is avoided.

The next agenda item was outstanding ground rent as per DDA letter received. Shri Chandra Shekher Treasurer was of the opinion that since the previous MC was responsible for non deposit of the correct ground rent even after collecting from the members, it is the responsibility of the previous MC to pay the outstanding amount. Shri Chhabra remarked that in every GB a new scam is being unearthed. He said the members have been made the scapegoat and taken for a ride. He also charged the previous MC for being irresponsible and should be penalized. Shri Naresh Kumar (A903) thanked the MC for reconciliation of ground rent payments and for bringing to light another scam.

It was resolved, therefore, that the previous MC is liable to pay the outstanding of ground rent and the interest raised by the DDA.

The President also advised the house about the status of electricity arrear reconciliation. The matter was debated by the house and it was decided that the amount of shortfall in this regard be recovered from the previous M.C. who solely responsible for this fraud.

With the permission of the chair Shri Sanjay Jain (A902) brought the following issue to the notice of the house:-

- i) Many a time one of the lift of A- block remains unserviceable. It is the time to replace the lifts.
- ii) Many two wheelers in dilapidated condition are parked in the stilt. They may be surveyed off and disposed.

The President assured the member to look into these issues.

The meeting was ended with a vote of thanks to the chair. The Vice President thanked the members/residents for the meaningful discussion and requested all the participants to join for lunch that was arranged on the occasion.

  
S.S. Bhatti

President Anant CGHS LTD

Copy to;- 1) Asstt. Registrar(south zone) o/f RCS

2) Individual members

3) Notice Board Of the Society