

# Anant Cooperative Group Housing Society Limited

Registration No-1277 (GH)

Plot No-25A, Sector-4

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**Anant/MOM/2014/6 (Doc-96)**

**Dated:26-10-2014**

## **Minutes of the General Body Meeting held on 19<sup>th</sup> October 2014**

The General Body Meeting of the Anant CGHS was held on 19<sup>th</sup> Oct 2014 in the community hall of the society. The meeting was scheduled for 18:00 Hrs but was adjourned due to lack of quorum. The adjourned meeting began at 18:45 Hrs.

The President invited Shri A S Duggal to chair the meeting for which he kindly consented. The President began the meeting with the permission of the chair.

In his introductory remarks, the President thanked the esteemed members for reposing trust in the many members of the managing committee and re electing it for another term except the Vice President and addition of Shri Naresh Kumar. The President thanks Sh. Chander Avtar (A-2004) for rendering his services and devoting time as Vice President of the last MC. The last term, he said, was consumed mainly in setting right the society accounts and streamlining its functioning. It is planned to devote the current term for carrying out developmental work in the society. In this direction, the MC has already undertaken the following works:

- a) Tiling of community hall pillars
- b) Repair of balconies
- c) Laying of artificial grass in the children play area of the park.
- d) Two additional water tankers got approved from DDA and being regularly supplied. This has resulted in reduction of unit rate of water consumption.
- e) Storm water drains fully covered with Bahawalpur stone helping in controlling the mosquito menace.
- f) Emergency lights were installed in one of the lifts on trial basis. After the successful trial, it has been decided to install the lights in all the lifts.
- g) Cleanup and tiling of the pump house to make it safe and operable.

Moving forward, the following works are planned:

- a) Painting of lifts and DG sets.
- b) Repair of remaining balconies and balcony shades.
- c) White wash and painting of both the towers. Building exterior grit wash and repairs.
- d) Installation of rescue devices in the lifts.
- e) Repair of fire- fighting equipment.
- f) Sound proofing and installation of split ACs in the community hall.
- g) EPABX installation in the lifts for safety of passengers.

Office and Management Committee • Plot No-25A, Sector-4, Dwarka, New Delhi-110075 • Email [anantcgshltd@gmail.com](mailto:anantcgshltd@gmail.com)

President: Surinder Singh Bhatti, Vice President: Manish Pandey, Secretary: Rajesh Mandal

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- h) Billing automation and online payment facility.  
i) Building extension plan.

The President said that the audit of the society accounts is being done regularly and being submitted on time. This year also the audited accounts of the FY 2013-14 were submitted before 31 Aug 2014 to the RCS.

The President read the agenda for the meeting and placed the first point of agenda for discussion before the house.

Presentation of audited account of the FY 2013-14

He asked the members if they had any queries or clarification regarding account and the balance sheet which was distributed a month before the meeting among the members.

Queries by Shri Surender Kumar( A402)

- a) Wanted to know about education fund of Rs 1528/-, paid  
b) Expenditure of Rs 1372950/- under Repair and maintenance head

The President explained that education fund is deposited in RCS at the time of submission of audit report. Regarding expenditure of Rs 1372950/- The President explained this expenditure over the screen of the projector in Excel in the presentation and explained each item how this expenditure occurred which include Rs 919201/- spent in water metering project against the receipt of Rs 8,00,00/- from members during FY2013-14 .The remaining expenditure Rs 453949/- was spent on other Maintenance head including staff& security staff salaries , Lift AMC, Tool Tackles and Hardware etc.

Query by Shri S K Shukla, B1002,:

Whether society has procured service tax number.

Reply:

No such number required since society is not providing any service.

***The house passed the audited account by voice vote.***

### **Enhancement of Maintenance Charges:**

Query: By Sh R.K. Joshi (B-603)

Sh. Joshi wanted to know the expenditure of Rs 95351/- under the head of Tool Tackles and Hardware in repair & maintenance expenditure head.

The President explained that how the sum of Rs 95351/- was spent. President was having the printed hard copy off all the item purchased under this head and read the item wise expenditure incurred. The president further said that if any member wants to know the further detail can visit the society office.

The President further explained to the house that the society is facing deficit on the maintenance charges received vs actual expenditure incurred against the Maintenance . He said that the last MC had not increased the maintenance for the last three years and was maintaining the deficit from the other sources of income. This deficit was partly being met through other sources of income of the society such as letting out of the Community Hall, revenue from hoarding and banners, parking charges etc. The President explained in the presentation how the monthly maintenance of Rs 1050/- i.e. Rs 108000/- for one year is spent in the society and total expenditure incurred in the FY 2013-14 is RS 1299148/- as per balance sheet. Therefore the total deficit is Rs 219148/-, which convert into Rs 229/- per flat per month. In the current FY (2014-15) the MC has already increased the salary of staff as well as lift AMC charges. Therefore, it was proposed to increase the monthly maintenance by Rs 250.

Members advised the MC to curtail expenditure. It was explained to the house that no unwanted expenditure is being incurred; the deficit is due to the rise in the costs of AMC of lifts, increase in Staff and Security salary and increase of cost other items purchased from the market etc. Thus there is a dire need for increase in the maintenance from the present Rs 1050 to Rs. 1300 p.m. to cater for the rise in expenditure. This was explained in detail on the projector, with complete details of income and expenditure of 2013-14 shown in detail and further increases in 2014-15 explained. Shri Gandhi of B203, remarked that he is not averse to increase in the maintenance charges enhanced even by Rs 500 p.m. If there are some visible improvements in society maintenance and working of support staff such as plumber and electrician. He said the balcony repairs took too long and is yet to be completed with painting. Plumber and electrician never attend to the complaints promptly and sometimes never turn up. Shri CM Chhabra, B601, endorsed his views. He and Shri Chhabra were assured by the MC that all their concerns will be addressed. It was decided by the house to equip the support staff with complaint register which will be carried in person by them whenever they go to attend the complaints. In the register the members shall sign the entries with regard to date of lodging of complaint and the date on which it was attended. The President said he has already spelled out in his introductory remark the developmental works proposed to be carried out and that the MC is committed to making the society a model society. But for this money is required which can only come through hike in maintenance charges.

Members wanted to know why residents who are making only monthly payments of maintenance are not being penalised and why the resolutions of the GB regarding the same are not being followed. They said, separate slabs should be designed for those making advance quarterly payments and those who are making monthly payments.

After prolonged discussion the house unanimously decided to pass the following resolution:

***The maintenance charges shall be raised to Rs.1300 pm for advance quarterly payment and Rs. 1400 pm for monthly payments. Thus, the applicable maintenance charges including building maintenance of Rs 200 pm shall be Rs 1500 pm for advance quarterly payment and Rs 1600 pm for monthly payments.***

***The revised charges shall be applicable from the next quarterly cycle i.e. January 2015.***

Ms Gayatri A402 wanted to know why installation of separate BSES electricity meters for individual flats has not been taken up yet. The President explained that this issue was taken with BSES in the month Feb 2014 and further pursued with Sh. Sanjay Garg Vice President BSES. It was reminded on 19.07.2014. The reply in this regard recd from BSES on 22.07.2014 vide their letter no. ACC/BRPL/2014-15/1557 dated 22.07.2014. The letter was read out in the house in which the proposal has been turned down by BSES due to various technical and economic reasons.

Shri Joshi of A 202 narrated an incident about breach of security in Anant a few days back. He wanted that barbed wire fencing should immediately be taken up by the society to prevent any recurrence of such incidents. ***Post meeting, a set of members also surveyed the area and decided to take up this issue and plan this work.***

#### **Issue of outstanding of members:**

Shri Joshi A202 raised the issue of outstanding electricity dues, which was not part of the agenda. He said the MC has not been fair in letting off some defaulters while he paid up the entire outstanding. The President said, he tried his utmost in persuading these defaulting members to pay but unfortunately he couldn't succeed. He has exhausted all civilised avenues and the situation has reached a stalemate. It is for the members to decide on the course of action. The house decided that it need not deliberate this as there is no point in dwelling in the past.

With regard to outstanding of bills of the two doctors' display signboards ( Flat A201& B301) within the society premises, which are being charged @ Rs 10/- per unit for the consumption of electricity as per the decision of GBM 2nd June 2013 to raised the fund for the society. Where as both the doctors are paying the bill raised as per the unit rate charged to the other flats instead of Rs10/ per unit. The President showed to the house that the total amount

less paid to the society for the FY 2013-14 are Rs 556/- (flat A201) and Rs612/- (flat B301). It was suggested by Mr. Joshi A 202 and supported by Mr. Chandra Avtar B1004 that both the Doctors are doing community services and taking care of the society and therefore they should be charged at par with normal rates. The house consider the fund generated through these display boards are also very less. **Therefore the house decided that the unit rate should be charged at normal rate instead of Rs 10/- per unit. All outstanding dues till date on this account are also waived off as this was only a meagre amount.**

Mr R K Joshi ( B-604) wanted to know about recovery of lease rent from defaulting member(s). The President said that a sum of Rs. 10000/- was paid out of the society accounts on account of lease dues of flat no A203 for the year 2004-05. This has still not been recovered from the resident concerned due to a dispute with regard to the liability.

Sh. R.P. Srivastava (A-203) explained that he has purchased the flat in the year 2013 and he is not responsible for any outstanding against the flats for the year 2004 & 2005 as lease rent, moreover he received the no dues certificate from the society at the time of purchase of this flat. The President explained to the house that the society gave the no-dues certificate of the amount received from the members for the services provided to them. The president was supported by the MC and also other members, explaining to Shri Srivastava that this dues was an issue between the buyer, the seller and civic bodies. Society had no inkling of this additional charge and it was explained that many members who completed their freehold in 2005 and 2006 were also forced to bear this additional burden due to no fault of theirs. The society has taken up this issue in a sporting manner and ensured that the society has no expenses pending on any civic body. These dues are the DDA Lease rent dues against each flat after reconciliation with DDA in the year 2013. The total outstanding of these dues were Rs 9,07,253/- . The outstanding bill of lease rent was raised to all the members after proper scrutiny and discussion with the members. The President gave the example of flat no. A901 purchased in 2011 and paid the dues of Rs 10750/- for Lease Rent for the year 2004 to 2008. The same way no dues was given to him in year 2011. Sh. Srivastava was adamant for not paying the dues. **It was suggested by the house that an independent opinion of a third party in consultation with the resident concerned be obtained to pinpoint the liability and aid the recovery of society money.**

#### **Revision of charges of usage of Community Hall:**

It was proposed by MC that the charges for usage of Community Hall be revised to augment the sources of income of the society

The proposal found acceptance and the house passed the following resolution unanimously:

***The Community Hall usage charges of Anant CGHS stand revised with immediate effect from Rs 750 to Rs 1000 for society members and from Rs 1500 to Rs 3000 for outsiders.***

***It was also decided that the charges shall be subject to further revision after installation of ACs and sound proofing of the Community Hall. Mr Surender A 402 stated that this work should start only after sharing details of the proposed expenditure with the members.***

#### **Building extension design:**

A proposal to extension of flats to accommodate two additional rooms and an additional toilet is under consideration of the MC. In this regard, section plans and other drawings have been submitted by Architects DESIGN & DESIGN. These were shown to the members on the presentation and their opinion sought.

The Members were of the opinion that due diligence is required to see that it does not compound the existing problem of space crunch in the society and also should be sought before embarking on a project of such a scale. Shri Surender Kumar A 402, wanted to know that if number of rooms and hence number of dwellers will increase, how will it impact the parking? **The proposal should be circulated to all the 80 members and views of each member**

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*should be elicited. A separate GB solely for this purpose should be called after the necessary ground work has been completed by the MC.*

**Installation of solar panels on roof top:**

Shri MK Singh of B104 informed the house that BSES installs free of cost solar panels on roof tops for electricity generation. The MC should liaise with BSES to explore the possibility of installing such panels on our tower roof tops so that our need for electricity for common areas can be met by these panels.

*The President thanked Shri Singh for the useful information and assured the house that he will soon communicate with BSES on the issue.*


**Cleanliness Drive:**

The President informed the house with great satisfaction and pride that a few members namely Shri M K Singh, Shri B M Kaul, Shri Sanjay Jain and Shri Srivastava voluntarily took part in a campaign to clean the society premises on 7th Sep 2014. *This gesture by the members was greatly appreciated by the house and it was resolved that such cleanliness drives should be held regularly with active participation by other members also. The first Sunday of every month was earmarked as cleanliness day.*

**Keeping our corridors and premises clean:**

The President requested the residents to immediately remove all the unwanted household items, old furniture, useless construction material lying in the corridors, and roof top staircases. *The Vice President proposed that a circular in this regard shall be circulated so that members get sufficient time to remove the trash. If even after this, the trash is not removed; the society shall, after prior information to the member concerned, have it removed and charge it to the member.*

The meeting ended with the vote of thanks to the Chairman and the members were requested to enjoy the dinner post meeting.

  
(S.S. Bhatti) 26/12/2014  
President Anant CGHS LTD

CC:

- 1) Asstt. Registrar (south zone) of RCS
- 2) Individual members
- 3) Notice Board Of the Society