

Anant Cooperative Group Housing Society Limited

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14th Nov'2016

Minutes of the Annual General Body Meeting held on 30th October 2016

The annual general Body meeting of Anant CGHS Limited was held on 30th October 2016 in the committee hall of the society. The meeting was schedule for 10:30 a.m., but was adjourned twice for fifteen minutes each due to lack of quorum. The meeting finally began at 11:10 a.m. with Shri A S Duggal as Chairman of the meeting.

The chairman requested the President to start the meeting as per agenda. The house observed two minutes silence in memory of the martyred soldiers at the border. The President took the first agenda point and explained the house that detail of expenditure, work executed during this period and the audit report has already been circulated among the members along with the AGM notice, so that members could get sufficient time to understand the detail of expenditure and income of the society. President apprised the house that how with sincere efforts of all the MC members and cooperation of the members/ resident, the MC is able to maintained the good harmony in the society and also able to execute very difficult pending work of the society.

1. President explained the house that as usual this time also the account for the FY 2015-16 of the society was got audited and submitted to RCS office well in time before 31th August. The account books are now almost paperless and maintained in the tally software. The President appreciated Sh. Naresh Kumar Treasurer who took keen interest and devoted lot of time to maintain these accounts and developed computerized monthly billing system. Now all the account of the society is tallied very month and discrepancy any is sorted immediately. That is why the auditor took very less time to audit our account this time. **The house endorsed the work of Sh. Naresh Kumar and gave good round of applause.**
2. The balance sheet and P&L account for the FY 2015-16 were displayed on projector screen. The first agenda point was opened for discussion in the house. The members present in the house were satisfied with the details of the

account and no one raised any objection /query about the account. **The audited account was passed by house.**

3. In continuation with this point the president further explained to the members that in spite of loss of Rs 28183/- in the expenditure against maintenance collected for the members, the MC will not raise the maintenance charges this time, but try to manage within the available funds.
4. The President pointed out that building fund till date is only Rs.11 lacs Approx., which is very less. He suggested that instead of Rs 200/- PM towards building fund, should be raised to Rs 500/- pm. **The matter was discussed in detailed and finally it was decided to raise the collection of building fund from Rs 200/- pm to Rs. 400/- pm w.e.f. Jan'2017.**
5. President informed the house that the MC has done some very challenging and difficult work of the society during this tenure
 - The repair and white washing/ painting of the society building which was not done for the last 12 years have been fully completed.
 - The water pipe line coming from Delhi Jal Board main line was leaking resulting in very less supply of waters and shortage was managed through tankers. The faulty pipe was got replaced from main supply line of DJB to the society premises with the good cooperation of DJB authority and now sufficient good quality of water supply is being received.
 - The old water pipe line supplying water from pump house to overhead tanks was also leaking and was got replaced with best quality of C class pipe without any interruption in water supply.
 - The DDA files of our society lying with CBI got released from CBI with great effort and handed over to DDA authorities. Then effort was made to start the freehold process of the society. The Ground Rent of the society was properly reconciled with account department and finally the reconciled amount of Rs. 124646/- was deposited in the DDA in the month of May 2016, which was necessary to start the free hold process. We met so many times to the DDA higher authorities in this matter and

finally the file was processed and approved by the LG to start the freehold process of our society. Now the free hold process for our society has been started. The President informed that total 18 flats are free hold and 33 members have applied for free hold. The members who have applied for free hold are now receiving letter for processing / execution of free hold. The President appealed to the other members to apply for free hold, so that our society can get a free hold title from DDA.

6. The President took the 2nd point of agenda and informed the house that our fire fighting hydrant system needs overhauling as the old underground pipes are rusted and out of service, at some places the fire hydrant have been fallen due to rust. It is a mandatory requirement. He suggested that pipes should be laid overhead instead of underground for easy maintenance . Quotations along with lay out diagram have been called from different venders and expected expenditure for this project will be Rs 8.5 lacs. He also suggested that if we procure the material directly from the manufacturing company then we will be able to cut our estimated cost, as we did in the case of water metering and white wash of the society. The matter was discussed in length. The members present in house were of the opinion that, the fire fight system of the society should function, but for this special GBM in the month of January 2017 should be called so that sufficient members can participate.
7. The details of other points raised by the members and discussion held are summarized below.
 - Mr. S.K. Dhaka pointed out that GF Push button of B-Block lifts is frequently getting out of order, also one supporting bar of lift no.-1 is broken and the OTIS Maintenance staff is not able to set right. He also mentioned that some unserviceable toilet material is lying in the parking area of B-block. He further suggested that the sweeper should not ignore the litters lying surround the society premises. The President informed the house that he is well aware of the problem of the lifts and in touch with the OTIS official. The matter will be resolved soon. He ensured that the Safai Karamcharis will be instructed in this matter. He further requested the members that whenever they notice anything, they should bring in the notice of MC so that matter can be resolved immediately.

- The guards should be more alert at the gate during duty hours and no one other than the Guard should sit in the guard room. The president agreed to implement it.
- The pump room and water tanks should be under lock and key to avoid any sabotage and accident.
- One complaint cum suggestion box should be installed at the office.
- The problem of termites in the society premises was discussed in detail and was suggested by the members that this matter should be discussed along with fire fighting project in Jan 2017
- The drain pipe of B block shaft at the entering point is overflowing due to small diameter of the drain pipe. It was decided to replace the same with a pipe of bigger diameter size to solve the problem.
- Smt. Gaytri raised that this time the floors corridor are not clean with splashing water as usually done at the time of Diwali. The President explained that we have recently finished the white wash of the society; the splashing water will spoil the white wash. Apart from that it has been noticed that water caused rusting of grills and some places the effect can be seen. The house was agreed with the view of the President.
- Mr. Venakt of A 204 raised the issue of seepage in his house in the common balcony, which is due to flow of water from the common bath room of upper floor. This point was supported by Mr. A.S. Duggal. The members informed the house that they along with A-604, A104 are suffering with this seepage for last so many months and the concern member is not responding to their request. President informed the house that the same has been analyzed by the plumber and it has been observed that the seepage is coming from the common toilet of A 704. It was decided that a letter will be issued to the owner of A 704 explaining the issue and to resolve the problem.
- Ms Puja B-103 raised the issue of using sound system in community hall even after 10:30 pm. This issue was discussed in detail and was also discussed in the last AGM. The proper instruction has already been issued in this regards by the MC after the last AGM. Even revised C/hall booking format has been issued along with necessary instruction in this regard. But it has been noticed at few instant that playing of loud music system crossed

the prescribed time and disturbing the residents above the community hall. **It was decided in the house that a security of Rs 5000/- should be taken from the member/resident against booking of the hall if the loud sound continue to operate beyond 10.30pm. The security deposit will be forfeited.**

- Ms Puja also proposed that movement of vehicles in the society premises should be one way to avoid collision at the blind turns of the building. Various suggestions in this regards came, **however it was decided to install convex mirrors at suitable locations after seeing the viability.**
- The point of fencing of society boundary wall by barbed wire or concertina was raised by Mr.A.S.Duggal of A-304. Mr. M.K. Singh B-104 pointed out that the iron grills fencing the boundary walls are rusted and have become weak. This point was discussed in detail. Sh Chander Shekhar B902 suggested that we should take the expert advice of the civil engineer in this matter. **It was decided to have more details with financial implication of suitable proposal to be taken in special GBM to be held in January 2017 as mentioned above along with discussion on fire fighting installations over hauling.**
- It was informed by the President that the duplicate membership register of the society is still incomplete, because few members have not provided the required documents. The RCS official at any time can ask for checking and verification of this important document of the society. It was requested to members to provide the necessary documents/information to complete the membership register.
- Members were also requested to give their nominations duly completed in form 17 available in the society office to be kept on record for RCS and DDA.
- **It was decided that the drivers employed by the residents should provide their ID proof.**

President informed the house that new membership have been allotted to three members namely Mr. Nand Kishore Sharma and Mrs. Kiran Sharma B-202 membership no 255, Mr. Sanjay Kumar B-904 membership no 256 and Mr. Subir Sharma A-1002 membership no 257. Mr. Subir Sharma present in the house was

given a warm welcome by loud applause by the house and his share certificate was handed over to him.

President informed the house that election of the MC is due in May 2017. The house decided that election of the society should be held on 30th April 2017(SUNDAY). The necessary formalities regarding election process will be take care well in time as per rule.

It was informed by the president that the electricity subsidy for the period Oct.2015 to May 2016 from BSES has been sanctioned and adjusted in the electricity bill of the society. He informed the house that our society in among the few society of Dwarka, who processed and pursued the subsidy and received well in time from BSES. He also informed that expenditure incurred in this process like audit fee of CAG auditor and other misc expenditure will be deducted uniformly from the beneficiary only. This subsidy received will be credited to the members in the next monthly bill due on 5 Nov.2016.

At the end of the meeting Diwali gifts were distributed among staff of the society.

The meeting ended with a vote of thanks to the chair by The Vice President Sh. Manish Pandey for smoothly conducting the meeting. The Vice president requested the members to have the sumptuous lunch.


(S S BHATTI)

President

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

2) Individual members

3) Notice Board of the society