

Anant Cooperative Group Housing Society Limited

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5th February 2017

Minutes of the Annual General Body Meeting held on 29th January 2017

In accordance with the decision taken in AGM held on 30th October 2016, The special general Body meeting of Anant CGHS Limited was held on 29th January 2017 in the committee hall of the society to discuss and decide few important issues :-

- 1) The renovation of fire fighting infrastructure
- 2) Provision of barbed wire/ concertina alongside the boundary wall
- 3) Pest control treatment of the whole society common area.

The meeting was scheduled 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. The President requested Shri Chandra Avtar to preside over the meeting as Chairman who politely agreed to it.

The chairman requested the President to start the meeting as per agenda.

1. President took first agenda point and stated that the management has received two quotations from different vendors for this project. The estimates were discussed with both the vendors and one vendor, but M/S Global Fire Fighting Corporation who gave the estimate of Rs 836950/- for the complete renovation work of fire fighting infrastructure was negotiated with rate on the basis of our own market survey. The major part of the estimate is the cost of 150mm diameter pipe line for the water supply for the fire hydrants. The President explained that, he contacted the Company M/S Jindal tube, who manufacture these pipes and took the rate of pipes. Accordingly the said vendor was negotiated and the total cost of the estimate was reduced to Rs 700,000/-. The proposal was discussed by the house in detail and it was agreed that the cost for renovation of fire fighting infra may be collected from members in installments. **After detailed discussion it was decided by the house that the total expenditure of the estimate of Rs 7, 00,000/- should be collected from the members/residents @ of Rs. 9000.00 per flat. This amount**

will be divided into three equal monthly installment of Rs. 3000.00 each starting from next bill due on 5th February 2017.

2. The President took the second agenda point, installation of barbed wire along the boundary. He explained that, we have worked on possibility of installing the barbed wire along the boundary of the wall and contacted the few manufacturers; the diagram was shown in the house how the barbed wire will be installed. The total estimated cost of this installation will be between Rs 1.5 lacs to Rs 2.0 lacs. Mr. M K Singh Resident of B 104 pointed that before barbed wire, the grills on boundary wall are to be checked whether they are strong enough to bear the load, because few grills are rusted and not strong enough. Mr. Chander Avtar B 1004 stated that, we are now having sources to invigilate our boundary like CCTV cameras and guards are patrolling in the night along the boundary, moreover they become rusted with the passage of time and become eye-sore. Sh. R.K. Sharma A 603 suggested that at the time being this item should be dropped. **The house was in the opinion that this point should be dropped for the time being.**
3. Then President took the third agenda point that is the anti termite treatment of the building common area. President informed that we contacted PCI (Pest Control-of India) agency. Their representative surveyed our building and informed that this treatment which we want should have been done at the time of construction of the premises only and it will not be effective now. The PCI give the proposal to the management that they can negotiate and fix the rate per flat for our society for termite treatment. **Accordingly the house agreed to it and the proposal for termite treatment for whole common area was dropped due to non feasible.** However the termite treatment will continue to be done by the society in common area, where ever the termite problem is observed. Further Mrs. Livleen Shukla intimated that a government agency does the termite treatment on no profit no loss basis and she will give their contact detail.
4. The details of discussion on other points are as summarized below.
 - Mrs. Livleen Shukla of B1002 informed the house that an agency namely "Pom Pom" collects non organic waste material and pay for it. She was asked to give its contact detail to the President for further action
 - The solar electricity provision was also discussed. President informed that the BSES was approached in 2012 for this purpose. Few weeks ago

BSES intimated that they have appointed a vendor for our society the vendor will survey our roofs for provision of solar panels. President informed the house once the solar panels installed, the common area power requirements will be met from solar power, saving each member a substantial amount.

- Sh. Shukla B-1002 and Sh. M C Joshi A 202 raised the issue of the free hold conversion charges of the members who applied in the years 2006 to 2008 and have asked by the DDA to pay difference as per present charges. The President advised the members that they should collectively represent their issue with the DDA. The management will extend full support to their issue.
- The main column of the building in the community hall has been observed to be rusted due to seepage and Partial crack have also been observed on the walls due to seepage. House observed that urgent review is to be done of all such seepage and remedial action is to be taken to save the structure. As an immediate action, it was decided that each shaft will be observed for seepage and the joints of water pipe will be repaired with cup joints to make them leak proof. For further action, the structure of the building is to be reviewed as a whole. Mr. Gandhi gave some technical insight in this regard. He will be consulted in these works.
- Mr. Minj of A 604 again raised the issue of seepage from common bath room of flat no. A 704 for the last three years. President informed that the owner of A 704 has already been issued a notice to resolve the seepage problem as per decision taken in AGM held on 30/10/2016. The owner has still not taken any repair work to stop the seepage. The house decided that one last chance may be given to the owner of A 704 to take immediate remedial action to stop the seepage.
- Mr. Srivastava of A 203, raised the issue of outstanding of Rs 10000/- . President informed the house that this issue is long pending out stranding against flat no A203 , which is purchased by Mrs. Srivastava in Dec 2012 and DDA reconciled our Ground Rent dues in 2013 and raised the outstanding of Rs9,07,253/- against the society. Accordingly outstanding bill to the members /residents were raised as per DDA calculation sheet of outstanding received. All the members/ residents

paid the dues against their flat except Mrs. Srivastava owner of flat no. A203. Mr. Srivastava husband of Mrs. Srivastava always plead that his wife purchased the flat in 2012. He pleaded that these outstanding are prior to purchase of the flat and he is not liable to pay. The President explained him several times that these outstanding dues are not against the owner of the flat but are against the flat and the present owner is liable to pay. The role of the MC to collect the Ground Rent of each flat from the existing owner and to deposit in the DDA. All the other members /residents who have purchased the flats in this society have already paid the dues of Ground Rent raised to them. The house was agreed to this, but Mr. Srivastava is still adamant not to pay the dues. The president advised the Mr. Srivastava to pay the due in the spirit of cooperative living culture.

- The President informed the house that MC has renovated the existing Society office and gave a better look and working space. The house appreciated the action taken.

During the meeting snacks and tea were served on regular intervals.

The meeting was ended with a vote of thanks to the chair by The President for smoothly conducting the meeting.


(S S BHATTI)

President

- Copy to: - 1) Asstt. Registrar (south zone) o/o RCS
2) Individual members
3) Notice Board of the society