

Anant Cooperative Group Housing Society Limited

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B102

10th November 2018

Minutes of the Annual General Body Meeting held on 28th Oct,2018

The Annual General Meeting of the Anant CGHS Ltd. was held on 28th Oct 2018 in the society's community hall. The meeting was scheduled for 10.30 AM but was adjourned twice for fifteen minutes due to lack of quorum. The meeting finally began at 11.00 AM under the chairmanship of Sh. A. S. Duggal.

The Chairman requested the President to start the meeting as per agenda. The President welcomed the members to the AGM and requested the Members to stand up and observe a two-minute silence in memory of late Shri Hitesh Joshi, son of Shri R K Joshi B 604, and late Shri Ramesh Kumar Mehra resident of B103.

The President took the first agenda item and presented the audited accounts of the society. He said that since the time the present management took over in 2011, timely audit and submission of the accounts to RCS is being done without fail. Any objection raised by the auditors have also been attended to up to their satisfaction. Refunds of TDS by banks on interest on FDs since 2012 was claimed through filing of ITRs. The power point presentation of the balance sheet was shown on the Projector screen as usual. The balance sheet was discussed in detail by the President and all the schedules were explained clearly to the members. The income and expenditure account were similarly explained at length for the benefit of the members. The President explained that, the MC has received Rs 16,05750/- as maintenance charges from the members for the year 2017-18 and the total expenditure incurred under this head is Rs 1852448/-. Therefore, there is deficit of Rs 246648/-. The MC is managing this deficit at present through other sources and not raising the maintenance charges. The President explained to the members that for the last two years the MC has not raised the maintenance charges despite of increase of inflation and salaries of the staff. The President then invited members to raise queries, if any, on the finance and accounts of the society.

To a claim by the President that maintenance charges have not been raised since last two years, Shri Dhaka, B502, objected and said the charges were raised in only the last AGM. The President explained that it was just a matter of interpretation because the enhanced charges were to be effective from 01st April of 2018 and the revision of the charges prior to that took place in 2016. Queries raised by Shri Sharma, B 202, regarding the figure of Rs.7,20,000. The president explained that this is not the part of balance sheet. This sheet was attached with the AGM notice to explain the detail of expenditure incurred against Rs 7,20,000/- collected from the members during 2018 for upgradation of lifts and installation of new E-PABX. Shri Dhaka raised the query about Rs.2,36,000 on expenses towards fire-fighting equipment, which has not been reflected in this balance sheet. The President explained that this expenditure was incurred during the year 2016-17 and was explained to the house at that time.

Shri Rajinder Kumar Sharma of B 603 objected to the expenses of nearly Rs. 80,000 on various functions organised by the society. He said that in his opinion the expenditure was on a

~~higher side and needed to be brought down. It was explained to him that all the expenditure was~~
 met without any financial contribution by the members. The revenue earned through various sources like advertisements, canopy, renting of community hall etc., was used to cover the cost of hosting lunch, dinners and other expenses during these functions. The MC is fully involved with expenses incurred during these functions. But the member was still not satisfied and said that the revenue earned belonged to each member. Shri R K Sharma, then volunteered to take up the responsibility of organising the future functions of the society to bring down the cost of hosting such functions. It was unanimously decided by the house, therefore, to entrust the responsibility of managing the expenses towards all the functions of the society such as AGM, New Year's Eve, Holi, Lohri, 15th Aug and 26th Jan, to Shri Rajinder Kumar Sharma, A 603. All the logistical support required by him shall be provided by the Managing Committee.

The Audited accounts of the Anant CGHS for the year 2017-18 was then passed by the house by voice vote.

The other agenda points then came up for discussion:

1. **Installation of roof top solar panels:** This agenda point came up for discussion in the last GBM also, but no decision could be taken because of the cost involved. Shri Sharma of B 202 informed the house that the government has now revised the norms for installation of roof top solar panels especially for CGHS. There is no capital cost involved now and the cost of electricity generated would be ₹ 1 per unit. 50 kw of electricity can be generated which would cover the cost of common area consumption during day time only. If the consumption is less than 50 kw, the balance power shall be returned to the grid for which the society will get rebate in its electricity bill. It was unanimously agreed by the house that an in-principle approval may be granted to the MC for the installation. The MC shall approach the general body again for any financial approval that might be needed by calling for a special GBM. The house agreed for installation of Solar Panel
2. **Sethi Marbles and Sanitary:** It was informed by the President to the house that the Proprietor of M/s Seth Marbles and Sanitary who is a resident of the society approached the MC in 2014 with an offer to white wash the Community Hall which he proposed to use for his son's marriage. Thereupon, he demanded payment of ₹ 23225/- from the society towards the cost of the white wash. He was requested to submit a bill for these expenses. But even after repeated requests, he did not submit the bill. The demand therefore remained a liability in the accounts of the society. Since no bill was submitted by M/s Sethi Marbles and Sanitary, the liability was written off and made nil. However, the Proprietor raised the issue recently and demanded that he be paid the amount of ₹ 23225/- . The house was requested by the President to deliberate upon and reach a decision in the matter. The residents of B 201, A302 and B1002 believed the amount be paid on submission of the bill. **It was decided by the house therefore that the bill be paid after the company produces the bill.** The discussion then continued the upkeep and maintenance of the community hall. Shri Duggal believed the person taking on rent the community hall for any function should bear the cost of any repair or white wash if he wanted. Others, Shri Rastogi, felt that the society cannot shirk its responsibility of basic maintenance of the hall. It should ensure that at least the toilets are clean and functional. The water and electricity are available. It was informed by the President that all the toilets of the C/ hall were recently got renovated from the revenue generated by collection of rent of the hall. Shri Aditya Raj

~~of A-702 who purchased the flat recently introduced himself to the house. He believed it would be better if preventive maintenance be carried out at regular intervals to nip problems in the bud. His suggestion was noted. It was decided by the house that white wash of the community hall be carried out once at least five years by the MC.~~

3. Any other point with the permission of the chair: a) Shri M K Singh of B 104 complained about leftovers of food being thrown on his terrace balcony by residents of the upper floors. Ms Pooja Mehra of B 103 joined Mr Singh and said she too faced the same problem described by him. She said as the problem gets acute late in the morning or afternoon, the ladies of the house may be requested to cooperate in this regard. It was decided to issue letters to the residents to desist from such practices.
- b) Shri Vinay Sharma, B 302, made a very good suggestion for enhancement of the building fund contribution in view of rapid ageing of the building. It was decided to take this matter in the next GBM. He also suggested to utilize the road leading to the New Anamika to be utilized for parking in coordination with management of Anamika and Delhi Police. The President informed that he made several attempts in the past to make the management of Anamika to agree to the proposal, but they were not agreeable. However, he said he will make further attempts to make them agree.
- c) Shri Dhaka voiced his concern at the occasional crowding of people at the entry gate. It was decided that MC will find a solution to the problem.
4. The forecast budget for the year 2018-19 was shown at the projector along with the last five-year budgets. The house passed the Budget for the Year 2018-19 with voice vote.

The meeting ended with the vote of thanks by Sh. Chandra Avtar Vice President to the Chair and the members present. He requested the members and the residents for Lunch.



(S S Bhatti)

President

Anant CGHS Limited

Copy to: -

1. All individual members.
2. Asstt. Registrar O/O RCS for information.
3. Society Notice Board.