

# Anant Cooperative Group Housing Society Limited

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23<sup>rd</sup> October 2019

## Minutes of AGBM held on 20<sup>th</sup> October 2019

The Annual General Meeting of the Anant CGHS Ltd. was held on 20/10/2019 in the Community Hall of the society. Due to lack of quorum at the scheduled time of the meeting at 10:30 AM, the meeting was postponed for half an hour. The postponed meeting began at 11 AM with the available members.

The Vice President of the Society Shri Chandra Avtar, proposed the name of Shri Nailwal of flat number B 101, to be the Chairperson for the smooth conduct of the meeting which was seconded by the members present.

The President Shri S S Bhatti, then sought the permission of the Chair to start the proceedings of the meeting as per agenda circulated among the members.

The President began by explaining the Balance Sheet to the members in detail on the projector screen with power point presentation. He took the first page of the Balance sheet and explained in detail the Share Money and deposit from Members and Current Liabilities item by item. Next the schedule of fixed assets as on 31/03/2019, investments, current assets loan & advances were explained item wise in detail. The President took the second part of the balance sheet i.e. Income and Expenditure Account, this part was explained with full details, the total amount collected from the members every month including the maintenance part for the year 2018-19. This was explained as to how this money was spent in different heads which include the preventive maintenance of the building, the community hall and the other items. The President also explained the sources of other income of the society which cover the total deficit of Rs 1,34,648/- from the maintenance received. He assured the house that at present our society funds are in comfortable position and there is no need of increase of maintenance charges of the society for this year.

Shri S K Dhaka, B 502, wanted to know why a maintenance of Rs. 25000 per annum is required to be paid out for an EPABX system that cost only Rs 100000. Shri K M Mathew, A 103, wanted to know why a reputed company like "Radius" which was handling EPABX earlier was removed.

The President explained that in addition to the EPABX, the company has also agreed to provide service for the MTNL lines falling within the society premises which involved cost. The Chairperson interjected by saying that no equipment can be maintained without paying the maintenance charges but advised the MC to review the quantum of maintenance charges being paid to the company at present. As to why RADIUS was removed, the President explained that the company was on the verge of closure and was unable to carry out breakdown maintenance.

On a query by Shri Dhaka whether the MC had obtained sanction to carry out repair work of the community hall, the President clarified that it was done within the sanctioned budget.

There was a little skirmish between Shri Duggal A 304 and Shri Shukla B 1002 when the explanation over the expenditure of the parapet wall was being done by the President. Shri Duggal objected Sh. S. K. Shukla not to raise queries as he is not the first member in the joint membership of the society. The meeting got disturbed for a few minutes with both shouting at each other. The Chairperson had to intervene to calm the tempers down and asked the President to continue. The president quoted the Rule 22(1) of RCS that in the case of joint membership, **ANY ONE OF THEM HAS BEEN AUTHORISED TO ATTEND AND VOTE IN THE MEETING OF THE SOCIETY.** The members may please note for future.

Shri Chandra Avtar, raised the issue of Shri Dhaka threatening the masonry contractor Shri Sitaram with police action if he didn't immediately stop the construction of wall, in the HT panel room, being undertaken by him on the instructions of the MC. He said such action by the member amounts to interference in the legitimate work being carried out by the MC. Shri Dhaka in his defense said that he normally jokingly chides Sitaram whenever he sees him working somewhere and he did the same on that day too. However, this was denied by the President who said that Sitaram himself came to him and complained that he was insulted and severely reprimanded by Shri Dhaka. The President explained that next day he called Mr. Dhaka in the society office in this regard, when Mr. Dhaka insisted that this matter should be discussed in the AGM and permission should be taken from the members in this regard. The president explained to Mr. Dhaka that it is a very small job which was being carried out with the permission of MC and consent of the BSES persons, who inspected our premises. But Shri Dhaka was adamant & insisted that any such work should be carried out after obtaining the members consent. President explained to the members that it is neither possible nor practical to approach the members on small matters and that MC is empowered to take such decisions. The house endorsed his views. Shri Mathew A 103 said that matter related to electrical should be discussed with the experts before taking any decision. For this he suggested that a subcommittee of experts should be formed. However, the proposal did not find favour with members and hence it was not agreed upon.

Shri Sachin Mehra, B 103, suggested that a certain amount of money should be approved by the house to be utilized by the President to avoid prolonged discussions every year in the AGM. It was explained that an amount of Rs 18000 is already approved by the house which can be utilized in one go by the MC to meet any expenditure. The Chairperson proposed that this amount needs to be increased to at least Rs 30000 in view of the increase in the costs all around. This proposal however did not find much support and the matter could not be discussed further.

Shri M K Singh, B 104, proposed that in case the MC spends money on arrangements for lunch/dinner during AGM or celebrating any festival /occasions it should be specified by the MC that it is being done at no extra cost to the Members rather than saying without taking any money from the members as the money being expended still belonged to the members. The President explained that the money being spent is out of maintenance charges being received from members only. What he meant was that no extra money is charged to members for organizing such events.

To a query by Shri Mathew, A 103 whether the electricity charges are based on slab system, the President replied that there is no slab system in single point metering and that the charges are fixed.

The cost per unit at present is Rs 5.30. He also said that the electricity subsidy was being disbursed to the members on a regular basis. Shri Bhatti stated that he always thinks for the betterment of members and the society. He advised that when the fixed load charges were increased, **he reviewed the load of the society, got it reduced to a reasonable level and because of his action each member of society was benefitted to around Rs 625/- per month.**

The house unanimously passed the audited account for the year 2018-19 with voice vote by raising their hands.

The house was then thrown open for any other point with the permission of chair.

Shri S K Dhaka suggested that internal audit should be conducted periodically. It was not agreed to because there was no such provision in the RCS rules. The president advised that an inspection register is available in the society office and any member can ask for details about financial dealings of the society by calling in society office and recording his request in the register.

Shri S K Shukla, B1002, wanted to know why two lady members have not been nominated on the Managing Committee. President replied that they had approached the eligible lady members for nomination, but they politely declined citing personal reasons.

The President then called upon flat owners who have been given new membership to come and collect their share certificates. The following were handed over their share certificates:

1. Shri Aditya Raj & Mrs. Priyanka Raj A 701
2. Smt Darshan Devi and Smt Sheetal Garg A 303

Shri Adish Chauhan A 302 was not present to receive the share certificate.

The Chairperson requested the house to consider his following suggestions/proposals brought before the house in his personal capacity as Member:

1. The person ironing clothes in the society at present uses coal in his iron as a fuel which damages clothes. He suggested that instead we may allow him to use electricity of the society for which he is willing to pay some extra cost per unit. The members welcomed the suggestion of Shri Nailwal, the chairperson, and agreed unanimously to allow the presser to use the electricity of the society on making the required payment.
2. The second point he made was about the mushrooming of very old and unused bicycles and motorbikes in the society which have become an eyesore. Such bikes and bicycles can be given away to the needy and disadvantaged sections of society. The house unanimously agreed to this and advised the President to issue a circular identifying the owners of these bikes & bicycles for further action.

Shri Vinay Sharma B 302 wanted to issue clarification about the fire-fighting cylinders of the year prior to 2011 about which some allegations were made recently in a letter circulated by the management. He said that contrary to what has been said in the letter proper procedure was followed by appointing a sub-committee to look into the issue of damaged cylinders and make recommendations. Based on the recommendation, the cylinders were handed over to the vendor. He

explained to the house that out of 25 cylinders only 12 could be procured with great efforts and the remaining 13 could not be recovered from the vendor. He alleged that Shri Chandra Avtar was part of that sub-committee. This was hotly denied by Shri Chandra Avtar. Shri Avtar said that he was never a part of any committee at that time and the submission made by Shri Sharma is wholly unfounded.

Shri S K Dhaka then jumped in and made serious and unsubstantiated allegations against Shri S S Bhatti saying he is always greedy and hungry for money. This was a direct personal attack on the integrity of Mr. Bhatti. Shri Chandra Avtar, Vice President, objected to Mr. Dhaka's making unsubstantiated serious allegations and asked him to submit proof in support of his charge. Several other members also vociferously protested the unfounded allegations made by Shri Dhaka and this led to a pandemonium. The chairperson took great pain and restored order after pacifying the concerned members.

Shri Bhatti apprised the members that he is getting society accounts audited every year and the amount collected from the members in any form is well explained on the screen of the projector in every AGM with full transparency up to the satisfaction of the house. He is therefore, deeply pained at the unsubstantiated allegation made by Shri Dhaka against him.

At the end, Shri Chandra Avtar thanked Shri Nailwal for the smooth conduct of the meeting. He also thanked the members for their active participation in the proceedings of the house and invited the members and their families for lunch which was arranged for the occasion.

The meeting came to an end thereafter.

  
S S Bhatti

President

Anant CGHS Ltd

Copy to: -

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