KAMAL VIHAR Co-Op. GROUP HOUSING SOCIETY LTD. (Regd.)

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MINUTES OF ANNUAL GENERAL BODY MEETING (AGBM) HELD ON 02.02.2025

The Annual General Body Meeting of Kamal Vihar Co-Op. Group Housing Society was held on 2ndFeb 2025 in the Central Park of the Society. Since the quorum was not complete, the meeting was adjourned for half an hour and, thus, started at 11.30 am.

The meeting started with the chanting of Gayatri mantra. At the outset, Mr S. K. Sharma, President of the Societywelcomed the members and conveyed that the proceedings of the meeting should be conducted in a cordial manner and the management committee is there to provide clarifications and address any issues which the honourable members may want to raise before the house.

After this introductory session, agenda items were taken up one by one for discussion and deliberations.

Item 1 Confirmation of the minutes of the previous Annual General Body Meeting held on 31.03.2024.

The minutes of the previous AGM held on 31.03.2024 which were circulated by the management were Confirmed and approved by the members by raising hands.

However, Mr. Sethi pointed out that he had written a letter to the MC raising some objections to the minutes which were not replied to. Mr S.K.Seth & Mr Dhawan clarified to the house that general observations do not carry much value and if there are any specific issues then Mr Sethi is free to raise them before the house, but Mr Sethi failed to do so. Mr Seth answered a couple of points mainly related to passing of annual accounts in the last meeting and excess expenditure on sweet water supply by the management. He said that necessaryclarifications to the issues raised in previous meeting were already circulated to all the honourable members and since no one else had any objection to the minutes other than Mr Sethi, the minutes be treated as passed by majority.

Item 2 Approval of audited Financial Statements for the period 01.04.2023 to 31.03.2024.

Mr Seth then requested the house for the approval of the audited financial statements for the year 2023-24 which had already been circulated to the members on 11.01.25 along with the agenda for AGM. Mr Baweja & Mr Rathi raised an issue concerning the outstanding TDS demand more than 5 lakh which was later clarified by the auditor Mr. Bansal before the house.He said that he was not formally engaged to deal with this issue with the income tax department. Mr Baweja suggested that the services of Mr Bansal should be taken after issuing him the necessary engagement letter so he may get this sorted out with the income tax department and dues any may be paid to the department to avoid adding of interest on the same. Mr Dhawan also answered the point raised by Mr Sethi regarding excess expenditure by the management on certain heads saying that this is called reappropriation of funds which is a common practice everywhere to meet unapproved expenses on important and urgent items. The financial statements were approved by majority in the house and taken on record.

Item 3 Approval for reducing the number of members in the management committee to 11 from the current 15.

Mr Seth explained the logic for the proposed reduction saying that it is hard for any group fighting the elections to gather 15 candidates because of which dummy members are often asked to give their names as part of the nomination process with specific understanding that they shall not be asked to attend any MC meetings. He said that it would be advisable to reduce the total number to 9 or 11 being odd numbers to curb this practice. He also clarified that this change if approved by the house would however be applicable from the next elections since the MC would have to write to the RCS office for an approval.

Mr Devendra Kundra, Mr Rathi and Mr Dhawan participated in the discussions, and it was decided that this agenda may be deferred this time and can be decided upon by the next management.

Item 4 Update on FAR, firefighting and society repairs and retrofitting work.

Mr S. K. Sharma briefed the house that the file for FAR extension work is stuck with DDA since they have asked the society to get the structural audit done from IIT based on a letter initiated by National Human rights commission at the initiative of Mr Devendra Kundra. He also informed the house that the MC has written back to DDA that they cannot stop the FAR approval based on this ground since IIT has failed to respond to its request.

He also informed that responses against tenders published for firefighting work have been received and Mr Seth informed that they have been kept pending to be decided by the next MC since it involved major expenditure of app 22-23 Lakh which can be met out of society's existing resources. Some members raised the issue around completion certificate of the society to which Mr Sharma and Mr Malik clarified that the completion certificate has never been issued.

Mr Devendra Kundra clarified some issues related to structural audit by IIT and expressed his opinion on the audit already got done by the society saying that it is incomplete and unacceptable. Mr Rajeev Srivastava clarified that he is fully convinced that in his opinion the audit conducted by the firm engaged was very much valid and he said that the cracks which have appeared in the building can be fully rectified via retrofitting work now started and do not point to weakness of structure. He also informed the house that he had personally visited the IIT several times for a follow up but has not got a favourable response.

Mr Kanisk Kohli raised an issue that out of so many societies in Dwarka hardly anyone would have been audited by IIT and so we should take an informed view on this issue and move ahead since the hard-earned money of society members is stuck in this project. Mr Ishwar Chand Yadav gave a little background about the origin for structural audit requirement and the differences on FAR implementation in the past and proposed that the FAR project may be dropped altogether. Mr Sethi proposed that we can decide to extend the balconies alone instead of building a room and toilet to which Mr Rajeev Srivastava and Mr Sharma clarified that the individual members were earlier given one time option to opt out of the FAR and those who have submitted their request to opt out are not being forced to pay for expenses related to FAR extension.

Mr Sharma & Mr Seth also clarified about the ongoing repairs and retrofitting work and that a civil engineer has been engaged on hourly wages of Rs 250/hour to oversee the ongoing work for the time being. Mr Srivastava suggested that 2-3 members from the individual blocks may get associated and oversee the ongoing work on voluntary basis. Mr Seth recommended that considering the fact that app 10 Lakh has already been spent on the FAR project so far and taking into account the aspirations of the majority of members, we should not shelve the project and under the worst-case scenario should at least go for extension of the smaller balconies which are in really bad shape and some of them can fall any time.

Mr Malik invited the past president Dr. Neelam to give her opinion on FAR extension project. She informed the house that the engineer Mr Rugta associated with the builder had given an opinion which must be on record and that as per her understanding the material used for the building was upto the mark and that the major issues identified with the building was because of usage of hard water. She also endorsed the view that we should go for balcony extension in case we are convinced that the building cannot take the load of the new structure. Mr Sharma gave clarifications on the FAR process and strongly recommended that we should pursue both the FAR as well as repair works and take them to a logical conclusion. He also committed that the current MC members shall fully cooperate with the new management in this important work. Ms Neelam listed the kind of expenditure required under FAR project and wanted the house to commit for bearing such expenses before the new MC can take the proposal forward.

Mr Rathi strongly advocated for looking at the future and supporting the FAR project. He also said that you cannot create any asset unless you spend money on creating it. The only thing to be prioritized is to get the structural audit issue resolved on priority. He also explained that the new structure will only support the existing old structure and not increase the load on it since the expansion is going to happen horizontally and not vertically. He also clarified that fire fighting work will still have to be done considering the Govt norms irrespective of whether we opt for FAR or not.

Mr Omprakash Batra and some other members raised the issue of repair work getting stopped abruptly in block no 4 and said why should members contribute to any repair work which was clarified by Mr Seth and Mr Dhawan explaining the CGHS model and the basis for the decisions taken by the management in discontinuing the old contractor and starting repairs and retrofitting work afresh from block no 5 & 6 this time.

Item 5 Update on election process and formation of next MC.

Mr Sharma proposed that new faces should come forward for formation of new MC and that we should all support in that process. Mr Rathi asked a question that why the present MC is not interested in continuing to which both Mr Sharma and Mr Seth answered that it is time for new members to own that responsibility. Mr Kundra referred to RCS rules about the election processes to which Mr Dhawan and Mr Sharma explained that everything cannot go as per rule book and that these things must be dealt with based on past precedence and practicality of the situation.

Mr Sethi proposed the name of Dr Neelam for the post of President which was unanimously approved by the house. It was suggested by Mr Jakhar that she may be authorized to nominate the remaining 14 members on the MC to which Mr Dhawan pointed out that the post of Vice President is an elected post and unless there is a consensus in the house on someone's name the position will be open for a contest.

The meeting ended with a vote of thanks by the President and recitation of national anthem.

Your`s Sincerely

(S. K. Sharma)
President

SKSharma

President
Kamal Vihar CGHS Ltd.
Plot No.-5, Sector-7, Dwarka, PH-I