KAMAL VIHAR Co-Op GROUP HOUSING SOCIETY LTD. (Regd.)
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MINUTES OF ANNUAL GENERAL BODY MEETING (AGBM) HELD ON 08TH MARCH 2026

The Annual General Body Meeting of Kamal Vihar Co-operative Group Housing Society was held on 8th March 2026 at 10.30 A.M. in the Central Park of the Society as per the Notice issued vide Letter No KV/GH/AGM/2025 dated 15-02-2026 Since the quorum was not complete, the meeting was adjourned for half an hour and then reconvened at 11.00 AM. The Managing Committee Members were also present. The President welcomed all the Members of the Society and requested the Honorary Secretary to take up the Agenda items one by one. The followings matters were deliberated and decisions in respect of same were taken with consensus of august members:

Item No. 1. Confirmation of the minutes of the previous AGM held on 02.02.2025

The minutes of the previous meeting were reviewed and confirmed by the house.

Item No. 2. Approval of audited Financial Statement for the period 01.04.2024 to 31.03.2025:

Starting the discussion, Mr. S. K. Seth (Membership No. T-583) and Mr. Rakesh Walia (Membership No. 377), raised the issues of discrepancies in the some entries of the audited statement of accounts of the society and also that the pending issue of TDS of Rs.5.0 lakh has not been resolved even as on date. In this context, President informed the House that the pending issue of TDS is of Rs. 3.5 Lakh and not Rs. 5.0 Lakh, according as disclosed Sh. S. K. Seth Secondly the issue has been taken up with the Income Tax Department (ITD). The auditor/ Society with the help of receipts available got adjusted Rs.1.00 Lakh with the ITD and rest of the receipts are yet to be traced found in the office files and efforts are being made to settle this pending issue. Now, Mr.

Gaurav Maheshwari, CA has been appointed as new auditor of the Society and he has assured that the issue will be taken up for settlement of the outstanding

TDS with ITD very soon. The President informed the House that total funds available with the society is approximately Rs.51.68 lakh excluding fixed deposit Rs. 20 Lakh. Mr. S. K. Seth pointed out that the amount of Rs.23-24 lakh received from members for FAR extension purpose may be kept separately, as not all the members have not consulted and contributed for, He was of view that in case of non-approval of FAR project from DDA, we would have to refund the money to those members who had paid that amount on the demand raised by the Society. He was of view that amount should not be diverted for any other purpose/ work. President informed the house that the project has not been dropped yet and management is trying to obtain its approval from DDA through architect appointed for the project.

The several issues relating to some wrong entries were raised by Mr. Seth, Mr. Walia and Mr. Sunil Baweja (Membership No. 339). On the issues so raised/pointed out, President Dr. Neelam Kumari requested that Mr. Seth and Mr. Walia to have meeting with the Society`s newly appointed CA and discuss the same and suggest remedial measures for avoiding the repetition of same in onwards audited balance sheet of the Society. Mr. Seth has also raised the issue of changing the auditor of the society after every 3 years as per norms. On this issue, President Dr. Neelam Kumari informed the Members that accounts were not properly maintained earlier. Previous CA was not responding to the issues of the Society and as such, MC decided to appoint new CA. She also pointed out that there were some wrong entries which are still being reflected in the Audited accounts and the same may be written off with the permission of the House/AGM. She requested that as some of the Members of our Society are practicing CAs so they may discuss these issues concerning Receipt & Payment and Balance Sheet of the Society with our Auditor of Society for settlement of the same. She also requested members for approval of appointment of CA Mr. Gaurav Maheshwari and his remuneration / professional fee of Rs. 25,000/-PA and extra mics. charges for other extra works was approved by the House with consensus. The Members were assured by Management that all financial records including manual ledgers and computerized accounts be maintained regularly and updated on a monthly basis.

Item No. 3. Update on the ongoing repair work in the society and future planning:

The major repair project estimated at around Rs. 82 lakh was discussed by the Managing Committee. The Civil Committee reported that repair work is currently in progress in phases and being made block-wise. Regarding query raised by the Members as to need of engaging additional contractor when the tender was awarded to M/s Sanrachna Enterprises, President Dr. Neelam Kumari pointedout that the decision to engage the additional contractor was taken in the interest of the society as the pace with which Ms. Sanrachna Enterprises was executing the work was very slow and with that pace , the repair work would have taken considerable time ,To avoid any untoward happening in view of the deplorable condition of the building, present MC, in its wisdom and Civil committee so constituted, decided to engage additional contractor to complete the work on the same rates as of M/s Sanrachna Enterprises at fast pace . This decision has not put any additional burden over and above the Work Order to tune of Rs. 82 Lakh which was awarded by the erstwhile MC. The house agreed to the clarification given by the President. Work is being carried out in multiple areas of building to accelerate early completion. President Dr. Neelam kumari along with Management committee thanked to civil committee members Sh Jagat Singh ji (Flat No. 572) Sh. Narain Valeja (Flat No. 461) Mr. Sh Sandeep Verma (Flat No. 143) and Sh. Kuldeep Rajdan (Flat No. 132) for their consent support and help for civil work. House also appreciated their assistance for the ongoing civil work. Mr. Sandeep Verma (Flat No. 143) clarified to the house that the contractor has provided a 2-year warranty for the ongoing repair work. Presently the repairs of damaged balconies have been taken up on priority basis. At this point Secretary Shri Hemchander also requested the Members to remove the water tanks which have been installed in between the balconies of the Flats and any other additional structures which have been used for covering the balconies, by some members as the same is hampering the repairing work. He also stressed that otherwise the MC would be constrained to get them removed and dispose them off as scarp .It was unanimously agreed that the water tanks installed in the shaft would be removed by the respective owners. In case, the owner fails to remove the tank within the stipulated time, the society shall have the authority to remove the tank at the owner's cost and record the expenses incurred for its removal from the owner. The MC will decide the cost of water tank removal.

President Dr. Neelam Kumari apprised the Members about the deplorable conditions of roof top and assured Members that soon the repair work of same would be undertaken to prevent seepage in top floor flats.

Item No.4 : Approval on installation of individual electric meters and its layout plan:

Shri Ishwar Singh, Joint secretary briefed the members that the Society has taken up the issue of conversion of single meter to installation of separate/individual electric meter for flats with BSES as per persistent demand of the members and keeping in view the fire incidents in meter rooms, installation of new electrical panel and wiring has to be done in meter room of each block of the society. To overcome the issue of water logging in the meter room, the floor level will be increased by 2 feet. In the meter room new panel of 5 by 5 feet are to be installed on the left and right side of the wall. Estimated cost of this project is approximately Rs. 17.5 lakh which includes new panel with wiring. Contractor has been appointed for all these works of installation of new separate electric meters and obtaining other clearances required from BSES. BSES will takeover, the total electrical system and future expenses will be done by BSES. Meter cost chargeable from the individual as per their terms and conditions. But, before handing over to the BSES, the society will have to complete the works as stated above. For this purpose each member will have to contribute Rs. 8000/-.

The Members were of unanimous view that expenditure which directly affects safety and security of the society need to be undertaken on priority. The House approved the proposal along with appointment of vendor for this work.

The President also informed the Members that with persistent efforts of the MC, the Society has obtained the licence of the Lifts from the Labour Department and also NOC from Fire department of Govt. of NCT of Delhi. The Members unanimously appreciated the hard work and the progress made by the present MC since taking over the charge as these works were pending for a very long time. Mr Y. S. Rathi (Membership No. T-622) suggested that the Society should install Automatic Safety Devices (ASD) in lifts for safety of the members which was duly approved by all the Members in unanimously. The Members also approved the provisions of Installation of intercom systems inside lifts for ensuring safety of children and senior citizens.

Item No.5. Approval of installation of mandatory new Rain Water Harvesting system and its layout plan

The issue of requirement of new rainwater harvesting system in the society as per order of NGT/Delhi Jal Board was discussed. The President briefed the Members that non-compliance of these instructions may result in stoppage of

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water subsidy to the society. If it is not done penalty will also be imposed. Shri Jagat Singh ji (Flat No. 572) suggested that existing system of rain water harvesting may be used with some modifications and for this purpose we need the approval of DJB. It was informed to the House, that DJB had surveyed the 115 societies and found that the water in the pits are contaminated and hence as per new guidelines, DJB instructed all the societies to install new rain water harvesting system in which only water from roof top shall be collected in pits. Hence, this work is one of the major priorities of the Society. The President informed that the estimated cost for this work is Rs. 16–18 lakh. Tender process will be initiated for this work. The House approved the proposal.

Item No.6. Approval of raising Central Park Fee from Rs.5000/- to Rs.10000/-

The President informed the Members over the need of raising the charges for usage of Central Park. The Members after deliberations unanimously approved that Booking charges for Park usage by residents of the society may be fixed at Rs. 7,000. Functions organized by the Society will not be chargeable.

Item No.7: Approval of levying charges for repair/ renovation of flats - Rs.5000/- refundable for work less than 15 days and Rs.10000/- non-refundable for work more than 15 days:

On this agenda item, The President and Secretary of the society briefed regarding proposal for collecting of increased security for renovation work by members/ contractors and the dubious tactics adopted by the members/ contractors to avail time under the guise of short break up in work but continuing the work after submitting fresh request and cheque. Upon this some members especially Sh. S. K. Seth, Sh. R. K. Dhawan, Sh. S.K. Sharma, Sh. Y.S. Rathi, Sh. Neeraj Batra put up various suggestions. Considering all the suggestions and the plea to increase the charges by the management , the house resolved to take a refundable security cheque of Rs. 5000/- for completing the renovation / repair work in a period of one month subject to deduction on account of damage, if any, caused to society. Likewise, a refundable cheque of Rs. 10000/- for work upto three months subject to deduction for damage, if any, to society and if the work continued beyond three months, the security shall be non-refundable. In case, the damage is more than the non-refundable cheque of Rs. 10000/-, the members shall be liable to pay full damage charges.

Item No.8: Approval of replacement of Generator Set:

Shri Ishwar Singh, Joint Secretary informed the House that he had surveyed and checked about the requirement of replacement of Gen Set and found that they are in good working condition and not required to be replaced provided we install CPC kit in the Gen Set. If CPC kit installed then our Gen Set can be operated during the GRAP period also. **The CPC kit will cost around Rs.4.00 Lakh. The House approved the proposal for CPC Kit to be installed in the Gen Sets.**

Item No.9: Any other item with the permission of Chair:

i) Sh. S. K. Sharma (Ex. President) (Membership No. T-513) raising the issue of FAR extension said that on the complaint of one individual society member, the society should not stall the project of additional FAR with DDA. He was of the view that the Society should take legal measures to defend its cause. On this issue, President Dr. Neelam Kumari briefed the members that the MC had discussed this issue with Members who are practising advocate and thought of taking recourse to the suggestions made by them .Mr Y. S. Rathi (Membership No. T-622) and Mr. Arun Dhawan (Membership No 498) Mr Debindra Kundraa (Membership No. 83) was requested to consider withdrawal of the complaint or otherwise the Society would be unnecessary constrained to take legal recourse against DDA by filing a writ petition before Hon'ble High Court of Delhi. Mr Dhawan also submitted that he would be glad to take up the issue of FAR before High Court without any fee except that of charges that would be incurred on paper work. Mr Kundraa briefed the members that for vaild reasons and on moral grounds, he would not be in position to withdraw his complaint but he assured that he would assist the Society by legal means to sort the issue of FAR. The members appreciated the gesture on part of Mr. Kundraa. President has also informed the House that resignation of Shri Debindra Kundra has not been accepted by MC and asked him to withdraw his resignation from the membership of MC. This was accepted by Mr. Kundraa.

ii) The Tenant of Flat No.402 submitted her case before the Members that car parking charges for 7months @Rs.3000/- amounting to Rs.21,000/- has been imposed by previous MC on her car but the same were not justifiable for reasons she explained .At this point Mr. Vijay Kumar Malik (Ex. Secretary) explained that the parking charges were levied as per society norms and no undue demand was ever raised from any person including her. The members unanimously decided after due deliberations to reduce the amount by 50% as one time measure.

iii) It was reiterated and decided that the Members failing to deposit complete maintenance and electric charges will be charged a penalty of Rs. 90 P/M. Members defaulting on development and other demands will be liable to pay @12% P/A simple interest.

iv) Cultural Events: It was decided that funds for cultural events should be collected in advance before organizing such events by the Cultural Committee.

The meeting concluded with a vote of thanks by the society President, Dr. Neelam.

Your`s Sincerely

Hemchander
(Secretary)