KAMAL VIHAR Co-Op. GROUP HOUSING SOCIETY LTD. (Regd.)
Regd. Office : Plot No. 5, Sector-7, Dwarka Phase-I, New Delhi-110075
Registration No. : 848/GH/1983
Tel. : 91-011-25080981, 42750141-42

Ref. No. KV/GH/AGM/2019 Dated 25.01.2020

Dear Members

Minutes of Annual General Body Meeting (AGBM) held on 12 January 2020

As per the notice dated 24th December 2019 the Annual General Body Meeting of Kamal Vihar CGHS Ltd was held on 12th January 2020 in the Central Park of the Society. The meeting started at 10.30 A.M. Since the quorum of the meeting was not complete, the meeting was adjourned for half an hour. Thereafter the meeting was reconvened at 11.00 A. M. at the same place and as such quorum was not required for any decision taken/resolution passed during the convened meeting.

The meeting started at 11.00 A.M. with Sh. P.K. Batra chanting Gyatri and other vedic mantras. After this Sh. P. K. Batra handed over the mike to Sh. P. P. Soni President of the Society to conduct the meeting. Sh. P. P. Soni after greeting the members for the New Year 2020 wishing them prosperity and good health, began conducting the meeting by throwing light on the condition of the Society during previous years and how we struggled to solve all the problems of the Society with determination, vision and brought the Society to the present level keeping in mind the priorities, generation and utilization of funds. Besides, he also highlighted the achievement of present M.C. during the previous year (2019) such as development of Central Park, construction of Guard Room and back gate of the Society etc. Regarding Solar Power Plant installed at the rooftop of the Society, the President informed the house that loan of Rs 47.20 lakhs was taken from DCHFC Ltd in September 2018 and October 2018 and paid to the vendor direct and after paying EMI the balance as on 31.03.2019 was Rs 43.19 lakhs. He also informed that loan of Rs 10.00 lakhs was repaid on 19.04.2019 and Rs. 10.00 lakhs on 19.08.2019 to the DCHFC. In addition to this Rs. 30.20 lakhs was paid to the vendor during the year 2018-19. Thus against the total cost of Rs. 86.00 lakhs, Rs. 77.40 lakhs stand paid to the vendor. The present status of loan outstanding as on September 2019 was Rs. 19.35 lakhs for which EMI of Rs 46,767/- is being paid. President also informed that units generated from the period 07.12.2018 (date of net metering) to 10.12.2019 is to the extent of 2,50,160 and the benefit to the Society is Rs 19.00 lakhs. At this juncture, Sh. G. S. Sethi, member M.C. pointed out that the Society is having about Rs 34 lakhs in current account, which should be utilized to repay the outstanding DCHFC loan. The President however clarified that it is Saving Bank Account and not Current Account. Further as already informed this is the position of balance as on 31.03.2019 and out of this Rs 10.00 lakhs was paid to DCHFC on 19.04.2019 and Rs 10.00 lakhs 0n 19.08.2019. A number of members of the Society expressed their views. Notable among these members was the facts disclosed by Dr. Neelam Kumari, ex-President of the Society that it was earlier decided by the AGM that a Reserve Fund of Rs. 25 lakhs should be maintained all the time to meet any exigency. Sh. A. K. Sinha, then suggested that the Reserve Fund should be invested in FDR but Sh. S. K. Seth suggested that the matter regarding balance in hand and transfer to reserve should be left to the M.C. and this was approved by the house.

After this, the president Sh. P. P. Soni proceeded to take up the agenda items:-

Agenda – 1. Confirmation of Minutes of the previous AGBM held on 23.12.2018

The members after discussion approved the minutes of the last AGBM.

Agenda – 2. Approval of Audited Financial Statement for the period 01.04.2018 to 31.03.2019

The Audited financial statement alongwith audit report were already circulated with the notice of calling AGM. Sh. S. K. Seth sought clarification over payment of Rs. 10,965 shown as Education Fund, Rs. 43,570/- as advance to DDA and Rs. 50,000/- as Stilt Parking Fund in Balance Sheet. President and Charted Account of the Society Sh. Suresh Bansal clarified that 2% education cess on surplus of income over expenditure is mandatory to be deposited with RCS, Rs. 43,570/- was deposited with DDA as charges for approval of Stilt Parking as was advised by the Architect and Rs. 50,000/- was contribution from 5 aspirants of the stilt parking remaining unpaid on 31.03.2019. Mr. G. S. Sethi and Sh. V. K. Malik, both members of M.C. raised the issue of non-placing of the monthly expenditure and receipt and vouchers thereof to the members of Society as well as members of M.C. The matter was discussed but the President clarified that there is no provision in the DCS Act/rules to show the vouchers and present monthly receipt and payment Account. However, the Secretary told that the record is open to every member of the Management Committee. He further assured the house to place the monthly expenditure and receipt account and vouchers in the monthly meetings of the Management Committee for their satisfaction and clarification. However Secretary showed his inability to show the vouchers to every member of the Society. The house also concurred with his views and approved. The question of preparing budget was raised by some members. Upon this President clarified that since there was no proposal for fresh demand to be raised on account of revenue or capital expenses and raising of maintenance charges so there was no need of preparing budget for the year 2020-21. Dr. Neelam Kumari also clarified that details of fixed and variable charges every month were also worked out and intimated along with the Agenda circulated for AGM for 2017. The house further resolved to do away with the collection of Rs. 5000/- p.a. from every member towards building repair fund from 1st April 2020 as proposed by the Secretary in view of the extension of F.A.R. in future. Sh. Sk. Seth also proposed to write off dormant accounts standing in the Bank Accounts of Syndicate Bank and Bank of Rajasthan and suggested writing off security refundable to members appearing in the Balance Sheet which remains unclaimed as on 31.03.2020 as proposed by the President. This was also approved.

Agenda – 3. Appointment of Architect Firm for preparation of drawings for F.A.R. extension and payment of fee to them.

President informed the house that consent for the project till date has been received from 154 members Since Sh. B. S. Jakhar is the Chairman of the F.A.R. Committee formed by the M.C. he requested him to explain to the members about the Project and Committee recommendation.. Sh. B. S Jakhar informed the members that for the purpose of appointment of Architect Firm, advertisement was given in the two leading news papers and 9 tenders were sold to the bidders. Out of this only five applied for appointment and quoted their percentage of fee based on estimated cost or actual cost whichever is lower. Sh. Jakhar also informed that there is a clause in our tender that incomplete tender or conditional tender will not be accepted. Comparative statement has been prepared and matter has been discussed with the various firms. The committee has come to the conclusion that papers submitted by M/s GAURI are complete and fulfils all our tender conditions and their rates are lowest among the five firms which is 1.25% and is recommended by the Committee for their appointment as Architects for the execution of the Project. He also informed about the stages of payment as given in the tender.

He then presented Sh. Rajat Goyal, proprietor of M/s GAURI to give a presentation on the project and clarify anything about the project, if asked by the members.

Sh. Rajat Goyal presented some drawings with the help of his projector and gave clarification to the members and he told the members that some work is still left to be done which he will complete and have further discussion with the members. Sh. A. K. Sinha then proposed their name for appointment as Architect for the Project and payment of fee as quoted by them which he said is very reasonable, the house then approved the appointment of M/s Gauri for the project on payment of fee quoted by them. Dr. Neelam Kumari informed that it was her project when she was President and requested aii the members to give their consent to make the project successful. She informed in case loan is required by any member, it will be managed by the President Shri. P.P.Soni.

Sh. B. S. Jakhar then informed the members that there is provision for appointment of F.A.R. Monitoring Committee in our tender which shall be responsible for day to day monitoring of the Project. This Committee shall conduct periodic reviews the progress and performance of all the Architects/Contractors/Consultants and they will comply with the instructions of the Committee till the completion of the project. The house then formed the Monitoring Committee of the following members with Sh. A. K. Sinha, as convener of the committee:- 1. S/sh. A. K. Bhardwaj–172, 2. S. K. Gupta-102, 3. Deepak Motwani-261, 4. Vipin Wadhwa-221, 5. Ashok Yadav-334, 6. Ashok Godara-344, 7. Ishwar Chander-404, 8. Sunil Kumar Seth-463, 9. Jasbir Singh Sachdeva 421, 10. Dr. Neelam Kumari-522, 11. Madan Lal Sharma-563, 12. A. K. Sinha-651, 13. S. k. Sharma-604.

Agenda 4. Matter regarding conversion of single point electrification to individual connections

Members were informed that matter for conversion of single point connection to individual connection was taken up with the BSES and they have approved our application. However for processing the case further, they want resolution approved unanimously by the members for conversion to individual connection and surrender of existing single point delivery connection in the AGBM held recently alongwith signatures of at least 2/3rd members regarding the surrender of existing single point delivery connection to enable them to process the case for electrification of the scheme alongwith draft for Rs. 1000/- in favour of BSES. Dr. Neelam Kumari said that condition of our meter rooms is in very bad shape and we should approve the scheme. Members shall be getting subsidy from the BSES direct which at present envolves lot of work and delay in reimbursement to the members. However, she informed that members shall have to pay security deposit based on the load applied and sanctioned and Society shall have to pay based on the condition of the transformers and LT panels which shall be taken over by the BSES. Members approved the scheme and passed the following resolution for submission to BSES: "Resolved that the scheme is unanimously approved for conversion to individual connection and agree for surrender of existing single point delivery connection."

Thanking you

(Hem Chander)

Secretary

Secretary
Kamal Vihar CGHS Ltd.
Plot No. -5, Sector-7, Dwarka, PH-I
New Delhi-110075