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/2020 Dated 26.03.2021

Dear Members,

Minutes of Annual General Body Meeting (AGBM) held on 14th March 2021

As per the notice dated 19.02.2021, the Annual General Body Meeting of Kamal Vihar CGHS Ltd was held on 14th March 2021 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 during the convened meeting.

The meeting started at 11.00 a.m. with Sh. P.K. Batra chanting Gayatri and other vedic mantras. After this, Sh. P.P.Soni, President of the Society welcomed the members. He informed the members that because of Corona virus pandemic in the last year and which is still there, there were not many activities. However, the management remained busy and active in different kind of work. Right from the date the lockdown started in March 2020, provision was made at the gate for hand sanitization, thermal screening of temperature noting, use of masks and gloves. Entry of the outsiders and maids was restricted. Disinfection of the whole society was got done by the outside agency twice a month. Disinfection of lift area and other common area etc. was got done daily by our own staff member. As a result, the members/residents of the Society remained safe. Those few who suffered from Covid-19 plus, recovered fully after remaining in isolation. President also informed about the death of our two members residing outside the. Sh. Rakesh Walia flat no. 362 and Sh. Om Prakash Puri flat no. 202. He also told the house that loan which was taken from DCHFC Ltd for Solar Power Plant in September 2018 was repaid fully in September 2020 and now the benefit of the plant is being passed on to the members based on actual generation of units from January 2021.

After this, the President put up the agenda items for consideration and approval:-

Agenda-1. Confirmation of the minutes of the previous AGBM held on 12th January 2020

The members confirmed the minutes of the last AGBM.

Agenda-2. <u>Approval of Audited Financial Statement for the period 01.04.2019 to 31.03.2020.</u>

Queries raised on audited accounts were clarified by the President. He also informed that amount standing in the dormant Bank Accounts has been written off as was passed by the members in the last AGBM. Query on taxation matter was clarified by the Jt. Secretary Sh. Sunil Baweja. The Accounts were then approved by the members. However, some members demanded preparation of annual budget and after decision, henceforth an annual budget will be prepared by M.C. Sh. S. K. Seth (F. No. 463) offered to assist the M.C. in the preparation of annual budget of the Society.

Agenda-3. <u>Approval of final drawings for extension of F.A.R. for submission to DDA.</u>

Sh. B. S. Jakhar M.C. member informed the members that the final drawings have been prepared by M/s Gauri Architects and are ready for submission to the DDA. He also informed that written consent for approval of these drawings has been received from 161 members as on date. He showed the model prepared based on these drawings placed at the entrance and asked for approval of the members as project has already been delayed. Sh. B. S. Jakhar even informed the members that a man is available here with a Projector to show the 3D drawings of the Project approved by the management. The members told that they are fully satisfied by seeing the model and there is no need of showing 3D drawings of the Project by projector. The members then unanimously approved the drawings for submission to DDA urgently.

Sh. A. K. Sinha informed the members that he is the Chairman of the F.A.R. Monitoring Committee which was formed by the members in the last AGBM and only the members are competent to dissolve the committee. He informed that he is withdrawing from this committee and proposes to dissolve it. Dr. Neelam Kumari supported the proposal of Sh. A. K. Sinha and requested the members for dissolution of the F.A.R. Monitoring Committee with immediate effect which was approved and passed by the members. It was further resolved that Managing committee may form such other committee for its assistance, if exigencies are felt at a later stage. There was then lot of discussion on the estimated cost of the Project. It was clarified that tender will be prepared by the Architect and will be floated and advertised and then we shall be able to know the cost of Project and amount to be paid by each member.

Agenda-4. <u>Raising of fund for urgent repair of Buildings Columns and beams, repair of shaft areas and sanitary pipes, replacement of fire fighting hydraulic system, lifts etc.</u>

Sh. Vijay Kumar Malik, Treasurer then informed the members that condition of shaft areas, lifts and fire fighting system are in very bad shape and requires immediate repairs. He told the members that based on quotations, we have prepared budget for repair and maintenance of these items for the year 2021-22 and we shall be requiring Rs 47.00 lakhs and it is proposed that Rs 10,000/- may be raised and should be paid by each member upto 31st May 2021. We will see the progress of the work and further requirement of funds if needed, quarterly demand of Rs 5000/- shall be raised in the next quarters. Some funds will also be arranged internally. He further clarified that for category 'D' and 'E' flats, Rs 5000/- shall be payable. Dr. Neelam Kumari suggested that solar power benefit which is being passed on to the members should be used for the purpose of repair and maintenance of these items. Secretary Sh. Hem Chander Ji clarified that management has already taken a decision to pass on the benefit to the members from 1st January 2021. Sh. A. K. Sinha told the members that budget for repair and maintenance presented by the Treasurer is very balanced one and should be passed for payment. He also suggested that for supervision of these major repairs, we should employ a full time qualified Civil Engineer. Sh. Hem Chander Secretary suggested that during repair of shaft area etc. we should engage part time employee and after commencement of F.A.R. construction we could employ full time. After detailed discussion members approved the proposal of the Secretary and passed the budget of major repairs and raising of demand and approved the proposal of employing civil engineer for supervision of the work as suggested by Secretary.

Agenda-5:- **<u>Any other item with the permission of the chair.</u>**

1. Some members raised the issue of non working of lifts and continued break down. After threadbare discussion on the issue it was agreed/resolved to go for complete over hauling of all lift through a certified agency so as to change their defective parts and make them workable. Some members also raised the issue of installation of new lift but the same was turned down by a voice Vote.

2. Sh. Hem Chander Secretary proposed to replace existing supply of saline/ground water with Jal Board water supply through the Ground over head tanks by renovating/petro fitting the existing supply pipeline after doing repairs of all over head tanks. He also proposed to provide fresh water supply to bathrooms and kitchens by providing connection through water meters for each member. All approved the proposal and also agreed to pay as per water meters prevalent rates/scheme of Jal Board.

3. It was decided that in case of shifting of members/residents, only one lift should be used for loading and unloading and it should be permitted during lunch hours only from 1.00 p.m. to 3.00 p.m. and should be done in the presence of a guard.

4. It was decided that proper greenery should be maintained in the Society. Some members raised objection regarding the way pets/dogs are being maintained by their owners in the Society. After serious discussion on the subject it was decided to frame do's and donot's for residents and specify appropriate penalties against such violation.

5. Some members demanded opening of rear gate for vehicle movements and after discussion, it was resolved to keep Back Gate of Society open for 4 hours each in Morning and Evening. The cars/vehicles with stickers only will be allowed entry via Rear gate. No outsider/vehicles shall be allowed entry via Rear gate.

(AGBM concluded with the vote of thanks by Sh. P. P. Soni, President.)

(Hem Chander)

Secretary

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