



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..K.V./G.H/AGM/2016

Dated..25.12.2016

Dear Members,

Subject: - Minutes of Annual General Body Meeting (AGBM) held on 18th December 2016

As per the Notice dated 29.11.2016, the Annual General Body Meeting was held on 18th December 2016 in the Central Park of the Society. The meeting Started at 10.30 am. Since the members present in the meeting were less than the quorum, the meeting was adjourned for half an hour and the members were requested to re-assemble at 11.00 am, at the same place.

The members re-assembled at 11.00 am. Dr. Neelam Kumari President of the Society welcomed the members. She gave a brief about the activities that took place in the last year and also narrated the hurdles faced and achievements of the present M. C. from 2013 to 2015. After this, the new members who had been enrolled as members after they had purchased their flats in the Society and were present in the meeting were requested to give their introduction to all the members. The following new members gave their introductions and also appreciated the excellent work done and development made by the present management. Some members also pointed out where further improvement in the facilities is required like supply of portable water, seepage etc. However, all the members appreciated the work done by Dr. Neelam Kumari President to keep the Society neat clean and green. She informed that residents now need not pay Rs 30/- pm to the sweeper. (1) Ajai Vikram Singh and Smt. Nanda Singh flat no 504 (2) Sh. P. N. Saxena and Mrs Brij Bala Saxena flat no 242 (3) Smt. Jyoti Dani flat no 561 (4) Sh. Samant Kacker and Smt. Anita Kacker flat no 162 (5) Sh. Satish Kumar flat no 622 (6) Sh. P. C. Gupta flat no 644 (7) Sh. Sunil Kumar Seth flat no 463 (8) Smt. Asha Rani and Sh, Jaswant Singh fat no 613 (9) Sh. Archit Grover flat no 643 (10) Mrs Sunita Kukreja flat no 231(11) Sh. N. Thiruvencatathan flat no 451 (12) Sh. Vipin Sawhney flat no 462 (13) Sh. Ishwer Singh Yadav flat no 201 (14) Mrs Sunita Malhotra flat no 204 (15) Mrs Anita Thakur flat no 264 (16)Mrs Pushap Lata Kohli flat no 373.

Dr. Neelam Kumari President and all the members then welcomed Mr Radha Krishnan. They thanked him for his relentless efforts to resolve the issues pending

with the DDA and the RCS office. After this introductory session, agenda items were taken up one by one for discussion and deliberation of the members.

Agenda 1 The President asked the members for the confirmation of the minutes of the previous AGM held on 20th December 2015 which were circulated on 29.12.2015. She showed the copy circulated to the members. The members confirmed and approved the minutes by raising their hands.

Agenda 2 The President then asked for the approval of the audited financial statements for the year 2015-16 which had already been circulated to the members on 29.11.2016. Query was raised by Sunil Baweja flat no 313 regarding amount payable to the member appearing in the Balance Sheet which was explained by Sh. P. P. Soni to the satisfaction of the member that the amount will now be adjusted since flat has been allotted to the member. On query raised by the new members, Sh. Suresh Kumar Bansal, auditors of the Society explained that the amount contributed by them is not the income of the Society, the funds collected shall be and is being used for the development of the Society. The President then expressed her thanks on behalf of all the members for the efforts and contribution made by Sh. P. P. Soni for his excellent work for the financial management and completion of road work and beautification of the Society. The work of tiles on roofs, where there is seepage in flats, repair of beams and columns and patch work on outer walls shall be undertaken shortly. After the discussion, the members then passed and approved the Audited Financial Statements for the Financial year 2015-16.

Agenda 3 Proposal to increase maintenance charges by Rs 300/- pm from 01.01.2017 was then taken up. Sh. P. P. Soni informed the members that the wages payable to the staff and security personnel has increased many fold since 2013 i.e. when maintenance of Rs 1500/- pm was last fixed. He also explained the average monthly electricity charges of common area of the Society which is partially met out of the monthly maintenance charges and partially out of the electricity fixed charges received from the members. This was a necessity as the rebate of 8% earlier allowed by the BSES has been withdrawn. Sh. P. P. Soni also informed the members that earlier Delhi Jal Board was not giving full benefit of exemption of 20,000 liters per occupied flat per month and were charging on water supply. The matter has now been settled after serving legal notice to DJB by Sh. Y. S. Rathee, (Advocate) and the Society is getting exemption for all the occupied flats now. However, in case the water is taken more than 20,000 liters per occupied flats, they don't give any exemption and charge full amount which is three times the cost of the water supplied by way of their taxes and charges. He also told the members that matter regarding withdrawal of electricity fixed charges by BSES and exemption of water charges on 20,000 liters appears to be very fluid, so Society should have sufficient funds to meet

any eventuality in future and justified increase of meagre sum of Rs 300/- pm in maintenance charges.

Mr Y. S. Rathee, flat no 211 strongly justified the increase proposed by the management keeping in mind the increase in wages, security charges and increase in the cost of maintenance of assets of the Society. He appreciated the excellent work done by the management in solving all the problems of the Society and completing all the repair and development work so smoothly and without asking for more funds from the members. Their sincere hard work and devotion should be recognized by all and approve the increase in maintenance charges as they are living in posh colony Dwarka. Sh. Rathee also suggested that electricity fixed charges may be given new head and charged as maintenance of common area. A few members opposed the increase. However, Mr Seth flat no 463 supported the increase. Ms Manpreet Kaur flat no 521 gave a hard hitting speech and told that it is not worth wasting so much time for just an increase of Rs 300/- where we don't get a pizza in that amount. She whole heartedly supported the management. Sh. S. P. Mehta flat no 612 also supported the management and justified the increase in the maintenance charges.

After considering various points, suggestions and views of members, the proposal to increase maintenance charges by Rs 300/- pm from 01.01.2017 was approved by the members. Mr. G. S. Sethi, flat no 233 proposed that fixed charges of Rs 275/- should be merged with the maintenance and maintenance charges should be increased to Rs 2000/- pm. However Mr. Seth of flat no 463 pointed out that for charging common area electricity charges, benefit of slab rate charged by BSES may be extended to the members. He offered to develop this system for the members. It was then decided that a committee headed by Mr. Seth, G. S. Sethi and Sh. Ishwer Singh Yadav should look into the common area fixed electricity charges. Till a decision is made, Rs 275/- as electricity fixed charges will remain as it is. This was approved by the members till we have a new system of recovery of common area electricity charges say by 31st March 2017.

Agenda 4 Sh. P. P. Soni proposed for writing off non recovery of Rs 15, 41,600/- from M/s Kinetic Elevators which is pending prior to the year 2000 because the case has already been closed by the MRTP as it was not persued properly in the past so that our Balance Sheet shows true and correct financial position as on date. Auditors also agreed that the amount should be written off and added to the assets based on the work done by the company in the past. In case any recovery is made in the future, it can be accounted for in the year of its recovery. This was approved by the members.

Agenda 5,6 A Committee which was constituted last year headed by Sh. S. K. Sharma flat no. 604, Sh. A. k. Sinha flat no 651 and Sh. M. L. Sharma, flat no. 563 has given its report on the matter which is excellent and needs to be followed because these are

new projects. This Committee which is highly technically qualified and much experienced in this line, is requested to look into all the aspects and move forward to give practical shape to the projects and fulfil dreams of the members. It was informed that so far only 25 members have given the consent for underground parking slots and have given cheques for Rs 5000/- each. We require consent of 50 members to start the work. Sh. S. K. Sharma informed that issue of increase in FAR needs to be examined in detail and requires members approval and consent. As suggested by them in the report they may invite tenders for the appointment of Architects/consulting firms for complete work including approval from the DDA after the designs and costs are approved by the members for which we will have Special General Body meeting for this purpose.

Sh. Vijay Kumar malik, flat no 123 informed that there is space for parking only 150 vehicles and as such members are encroaching on the common area for parking. Some members suggested that we should first earmark one slot for each flat and space left should be given to the owners for parking second car. To examine the whole issue and solve the problem of parking, a Committee to be headed by Sh Vijay Kumar Malik flat no 123, Mrs. Anita thakur flat no 264 and Mrs. Rama flat no 113 and Sh. Satish Kumar flat no 622 was formed. The committee was requested to give its recommendation to the Management.

A few members also suggested for making arrangement for supply of portable water for 24 hours. To study this issue, Committee of following members was formed to give their suggestions keeping in mind the erratic supply of water and the financial burden on the members. (i) Sh. Chandan Tiwari flat no 372 (ii) Sh. Satish Kumar flat no 622 and (iii) Ms Manpreet Kaur flat no 521.

Members also showed their concern about the seepage in the flats which is damaging the outer walls. To solve this problem also members suggested a Committee of members (i) Sh. S. K. Sharma flat no 604 (ii) Sh. L. K. Jai Singh flat no 113 and (iii) Sh. Narain Das Sindhi flat no 461 to go in deep in the issue and give a detailed report of the flats and places which are causing damage due to seepage and suggest the remedial action, its recommendation to the management for doing the needful.

Agenda 7 After the circulation of our letter dated 29.11.2016 Sh. Ajay Kulshreshtha and Sh. Praveen Solanki of Perfect Solar Energy, Faridabad, Haryana had submitted their report to the Society for installation of roof top Grid Solar Power Plant. They were requested to attend the AGM and tell about the Project to the members as BSES is encouraging Rooftop Solar Net Metering Connections which allows consumers to generate electricity for self consumption and sell any surplus electricity beyond their own use to the discom as per DERC guidelines and recover their returns on

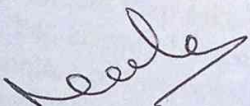
investment. For this purpose Sh. Praveen Solanki along with his other representative attended the meeting and explained to the members that 200 kw Rooftop Solar energy can be generated at the cost of 1.44 crore and additional 65 kw can be generated at the front road parking portion at the cost of Rs 46.80 lakhs and appr. 4.37 lakhs units in a year can be generated and given to BSES. In case 30% investment is made by the Society and 70% is financed from outside sources, the whole investment can be recovered in 5.1/2 years by reduction in the bill of BSES and after that the plant will be at the disposal of Society which will generate solar energy and give benefit of appr. 2.50 lakhs per month to the members.

The members showed their interest in the Project. They wanted to go in detail about the Project. It was then decided to constitute a Committee headed by Sh. Y. S. Rathee to sit with the organizers and go in detail about the Project and can be considered for adoption in case it is beneficial for the members in the long run, other members who offered their services are

- (i) Sh. Satish Kumar flat no 622
- (ii) Sh. Sunil Kumar Seth flat no 463
- (iii) Sh. Sunil Baweja flat no 313
- (iv) Sh. Ishwar Singh Yadav flat no 201
- (v) Sh. Sunil Kumar Singh flat no 552

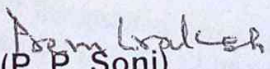
Meeting came to an end with vote of thanks to the members. President Dr. Neelam Kumari wished **Merry Christmas and A Very Happy New Year 2017**

For the Prosperity of all the members/ residents of the Society.


(Dr. Neelam Kumari)

President

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(P. P. Soni)

Secretary

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