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

Regd. Office : Plot No. 5, Sector-7, Dwarka Phase-I, New Delhi-110075
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Ref. No. K.V./G.H/AGM/2017 Dated. 2-1-2018

Dear Members,

MINUTES OF ANNUAL GENERAL BODY MEETING (AGBM) HELD ON 24.12.2017

As per the Notice dated 06.12.2017, the Annual General Body Meeting of Kamal Vihar Co-Op. Group Housing Society was held on 24th December 2017 in the Central Park of the Society. Since the quorum was not complete, the meeting was adjourned for half an hour. Thereafter, the meeting was reconvened at 11.00 am and as such, quorum is not required for any decision taken/resolution passed during the reconvened meeting.

At the outset, Chairperson of the Society welcomed the members and expressed her gratitude towards the members of the Management Committee (herein after referred as M.C.) for their efforts and taking Society to such heights where we are further improving every year. She expressed that we are proud to have new members from all sphere of life including GST department, electricity department, education department, media etc. With cooperation of all members including new members, Society now will be more advanced digitally and technologically.

After this, the newly enrolled members were requested to introduce themself and share their experience with all. New members gave their introduction and appreciated the arrangements for the upkeep of the Society by the present management. However, they expressed their concerns about the supply of potable water. Chairperson briefed them about the present situation in the matter and efforts made in this regard. The following new members were enrolled during the year:-

(a) Mrs.Renu jaitly	Flat No. 542
(b) Sh. Manoj kumar Gaur	Flat No. 302
(c) Sh. Kuldeep Rawat	Flat No. 433
(d) Mrs.Anita Thakur	Flat No. 264
(e) Ms. Kajol	Flat No. 361
(f) Mrs Priti Jha	Flat No. 664

Here Mr A. K. Sinha Flat no 651 stated that Society cannot charge any money towards development and repairs of building from members as per bye laws, DCS Act and Rules as the same is against High Court Judgments. Then president stated that Mr A. K. Sinha need to know the facts before making such a statement, which he admitted on clarification by Shri A. K. Dhawan flat no. 671 and accepted the facts. Continuing with the discussion the President felt that the house with new members needs to know the history of the Society and how 22 cases were settled out of Court by the present MC one by one. The biggest achievement of this Management was to settle the case with the Builder, which took ten years to come to an end. The demand of Rs. 1.80 crore of the Builder was settled on 12th August 2013 by the Bench of three Tribunal members including retd. High Court Judge set up by the Hon. Delhi High Court. This money was to be recovered from seller/purchaser of flats as per the settlement of the case as per Court order. After this settlement and with cooperation of members, Society building which was in very poor condition, was renovated. Mrs Harsha Lakhera owner of flat no 641 agreed to this statement and explained to the house that she also paid Rs. 3 lacs to the Society as per High Court order for getting the membership although she had been staying in the society since 2004. There are many similar cases like her. Here Mr. Sanjay Sahgal and Mr. Jagat Singh reminded the house about the importance of this settlement, otherwise we would have been living in the slum like situation and facing a large number of Court cases even till this day also.

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 18.12.2016.

The minutes of the previous AGM held on 18.12.2016 which were circulated on 25-12-2016, were confirmed and approved by the members by raising their hands.

However, a couple of members, namely, Mr. G. S. Sethi Flat no 233 and Mr. Vijay Malik Flat no 123 raised some objections on the minutes and told the house that they had objection on the statement made by Ms Manpreet Kaur owner Flat no 521 wherein she said the increase in maintenance charges by Rs. 300– is not a problem whereas we don't get a Pizza for that amount . Second objection was not to mention the suggestion of Mrs. Rama flat no-113 to have residents meeting every month. Third suggestion was that the dissent of member(s), if any, should be recorded in the minutes. Chairperson clarified, the good suggestions are always welcome and also clarified that holding of the resident meetings by MC is not required as the MC is doing all the needful for the residents. However, in case the residents are willing to volunteer themselves to arrange such meeting, MC has no objection. Mr. Vijay Malik volunteered his services to convene such meeting. Thereafter, she welcomed the suggestion to record the dissent of member(s), if any, in the minutes of the MC meetings in future even though all the decisions are always taken with the consent of the majority of the members.

Mrs. Rama complained that the tiles fitted in the pedestrian area were dismantled and refitted in front of an individual's house. She also complained that the M.C. does not listen to the complaints/objections of the residents and one has to approach the President for every problem. Then Sh. Jagat Singh and Sh. B.S.Jakhar clarified that her complaint/objection was duly taken note of and the work was stopped immediately even in absence of the President.

Mr. B. S. Jakhar (Flat No.101) requested that the pedestrian way in front of ground floor flats is in very bad shape, the construction/repair work in this regard should be done uniformly in front of all such flats, which was accepted by the members. The house agreed pedestrian way of appropriate width infront of staircases and ground floor flats of all blocks should be done.

Item 2-Approval of audited Financial Statements for the period 01.04.2016 to 31.03.2017.

The Chairperson then asked for the approval of the audited financial statements for the year 2016-17 which had already been circulated to the members. Queries raised by Sh. Sunil Baweja Flat no. 313 and Sh. Sunil Kumar Seth Flat no. 463 were duly clarified by Sh. P. P. Soni Secretary and Sh. Suresh Bansal C.A. of the Society. Sh. Sunil Baweja confirmed that money recoverable from M/s Kinetic Elevetors has been properly written off this year. The members then approved the audited financial statements. Sh. Sanjay Sehgal MC member suggested that Society should have atleast corpus fund of Rs 50 lakhs for any emergency situation and the house agreed to the concept. Further it was agreed that such corpus fund would be utilized with the approval of General Body.

Item 3- Approval to appoint Architect/Consultant to construct stilts for parking and Community Hall.

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Chairperson reminded the house that the underground parking project was approved in the AGM 2016. The initial proposal of underground parking in two layers was prepared by Mr. Pratik Sinha flat no 651 as he volunteered himself for this project, but this project could not be finalised due to high cost. Subsequently as per the recommendations of technical committee following steps were taken :-

(1) Survey of area of Society complex.

(2) Calling tenders through advertisement from Architects/Contractors.

(3) Finalizing appointment of Architect/Contractor whose bid was lowest.

After getting this proposal MC decided that stilt parking in this area will be initiated only in case booking with cheque of Rs 10,000/- is received from the members and notice to this effect was circulated among all the members. It was informed by the Chairperson that out of 60 parking slot spaces for 50 cars have already been booked and remaining 10 will be allotted on first come first serve basis. It was informed that the requests received after booking of all 60 slots will be kept in waiting list.

MR. Vijay Malik , Mr G. S. Sethi, Mr. Vijay Mendiratta, Mrs. Rama and some members objected to this project and were of the view that stilt parking should be constructed with the contribution from all the members and parking should be available to all the residents. The Chairperson clarified that this is not practical as slots will be for maximum 60 vehicles only. After discussion the majority of members were found in favour of the proposal for reserved stilt parking. She also showed the model and the coloured photographs and informed that in response to open bids, the Architect/consultant Sh. Rajat Goel has quoted the lowest rate of Rs 700/- per Sqft for construction of stilt parking and Rs 975/- per sqft for construction of Community Hall. Majority of members approved the proposal and gave their written consent in this regards.

Item 4- Approval to appoint agency to install a Solar Power Plant of 200KW on Roof tops.

Chairperson informed that the electricity subsidy claim of Rs. 8,40,000/- for the period from 01.10.15 to 31.03.17 has finally been approved by the BSES. She appreciated the efforts put in by the members of the Management Committee and thanked Mr. P. P. Soni, and Sh. Hem Chander for their efforts. About individual meters, she informed that as told by BSES Rs. 50 Lakhs will be payable for installation of new individual meters, therefore, it is advisable not to install individual electricity meters at this stage. After that, Mr. Y. S. Rathee (Flat No. 211) Chairman of Solar Power Committee informed that the tenders (on payment of Rs. 1000/- each) were called for installation of a Solar Power Plant of 200 KW from different firms with an Earnest Money Deposit (EMD) of Rs. 1,00,000/-, 13 firms purchased the tender. Out of those 13, only 3 firms complied with the terms and conditions of the tender and only 2 deposited the EMD. Out of these two, one quotation submitted by M/s Ultimate Sun Systems Pvt. Ltd. was almost perfectly suitable to the requirements of the Society. He informed that after repeated negotiations, we now have a final proposal at total net cost Rs. 86 Lakhs which includes GST and installation of plant at the height of 7.50 ft on roof tops and after subsidy claim. He also informed that the payments will be made to the firm in 3 stages, 30% on supply of parts, 30% on installation of plant and 30% on successful commissioning of the plant and the remaining 10% will be kept for performance of the plant for 5 years. He informed that a loan will be taken from a Bank for this project and the EMIs will be paid from the money earned/saved against the electricity generated from this plant. Mr. Y. S. Rathee appreciated the guidance rendered by Ms. Kajol (Flat No. 361) in this Solar Power Plant project. Ms. Kajol explained that the firms undertaking solar power plant projects are empanelled with Govt. Authorities and work according to the Govt. norms, therefore, there is no need to worry about any possible misconduct on part of the firm undertaking this project. The house unanimously approved this Solar Power Plant project by voice vote.

Item 5 - Proposal for extension of balconies and its cost estimates for approval of members.

It was informed by the Chairperson that the plans for extension of balconies have been prepared by the architect with a tentative cost of Rs. 2 Lakhs (approx Rs. 875/- per sq. ft.) for each flat. Mr. Pratik Sinha (Flat No. 651) suggested that before proceeding with this work, the plans prepared by the architect be got approved from IIT or any other Govt. Technical Institution. He also suggested that this plan be prepared in tandem with the Master Plan of the Society. It was decided that a Committee should be constituted for this project to co-ordinate with the Architect to finalize the proposal. The committee will comprise of the following members:

Mr. Amresh Sinha	(Flat No. 651	Convener
Mr. B. S. Jakhar	(Flat No. 101)	
Mr. Pratik Ranjan	(Flat No. 651)	
Mr. Neeraj	(Flat No. 431)	
Mr. Kamal Kundra	(Flat No. 403)	
Mr. S. K. Sharma	(Flat No. 604)	

This committee will take up this work on its own and finally submit its report to the Management Committee.

Item 6 - Ratification of Parking Charges fixed by M.C. in the meeting held on 30.04.2017 for 3rd car parked in the Society without sticker as proposed by Parking Committee.

Chairperson informed the house a Car Parking Committee which was constituted in AGM 2016 had submitted its report on this issue but the final decision will be taken by the House now. The House there and then with majority decided that the parking charges will be Rs. 100/- for second car and Rs. 500/- for third car for those who are already having third car till date. However in case 3rd car is replaced with new car, replaced car will be treated as guest car parking. These charges will be applicable with effect from 01.01.2017. Other than this, any vehicle parked in the Society will be treated as guest parking as passed in the 2015 AGM.

Item 7 - Proposal for regular supply of soft water and discussion on the demand raised by Delhi Jal Board of Rs. 5,76,000/- plus Rs. 18,600/- every month on account of additional Sewerage charges for use of borewell water and problem being faced by ground floor members due to stinking waste water from washing machines put up in the dining room balconies by some members.

It was informed by the Chairperson that a demand of Rs. 5,76,000/- towards areas plus Rs. 18,600/- every month has been made by Delhi Jal Board on account of additional sewerage charges for use of borewell water. She informed that though the Societies' Federation has been fighting for this but it is likely that this amount will have to be paid to DJB ultimately and will be shared by the residents.

The Chairperson informed the residents that the feasibility of DJB water for individual connections was also explored but there is no guarantee of continued supply of drinking water from DJB. The provision for R.O. plant was also explored but it was discovered that the cost would be too high and would not be successful because of high level of TDS. With the help of Ms. Kajol (Flat No. 361) it was discovered that the society can go for magnetic softeners against the cost of Rs. 4 - 5 Lakhs (approx Rs. 2500 per family) plus very small yearly maintenance charges. This would soften the water and lower down the TDS level of the borewell water and this softened water can be used for bathing and washing the dishes/clothes. The house agreed to this project of installation of Magnetic Softeners.
On problem being faced by ground floor members due to stinking waste water from washing machines put up in the dining room balconies by some members, it was seen that some residents have installed their washing machines in the balcony adjacent to the dining area and thus the drainage pipes which had been connected to the green area release soapy water which not only stinks but is harmful for the greenery also. A few complaints have already been received from members in this regard. It was requested that residents either shift their washing machines to the bed room balcony meant for washing machines or connect the drainage/GT outlet pipes of their machines to their bathrooms drainage so as to avoid this problem. All approved the proposal of connecting this out let pipes of balcony to main GT/Drains.

Item 8 - Proposal for rationalizing the maintenance charges in respect of Category 'D' and 'E' flats.

The proposal for rationalizing the monthly maintenance charges in respect of Category 'D' and 'E' flats was approved and it was decided that the owners residing in Category 'D' and 'E' flats will be charged monthly maintenance of Rs 900/- pm Instead of Rs. 1800/pm at present.

Item 9 - Any other item with the permission of the Chair.

It was suggested by some members that the Society should make provisions for second gate keeping in view of the upcoming Metro Station at Manglapuri. It was decided that provisions for second gate will be made and said gate will be used in emergency only for keeping in view of the security concerns/requirement of Society.
Mr. A. K. Sinha proposed that the area in front of the lifts at all floors be given uniform flooring. It was decided that this item will be taken up in the next AGM.

The Meeting ended with a vote of thanks to the Chair

We wish you all a very happy, healthy, prosperous and peaceful New Year 2018

(Dr. Neelam Kumari)
President

President
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Plot No.-5, Sector-7, Dwarka,PH.
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Prem Prakash
(P. P. Soni)
Secretary

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