KAMAL VIHAR Co-op Group Housing Society Ltd. (Regd.)

Regd. Office : Plot No. 5, Sector-7, Dwarka Phase-1, New Delhi-110045
Registration No. : 848/GH/1983
Tel. No. : 25080981

Ref. No. ....   Dated 08.04.2023

Minutes of AGM meeting held on 26th March'23

The annual general body meeting was held in the central park of Kamal Vihar CGHS on 26th March 2023. The meeting had to be adjourned due to insufficient quorum beyond scheduled 10AM and could start at 10.30 AM with chanting of Gayatri mantra post which President Mr. S. K. Sharma gave his opening remarks and welcomed all the members present. Mr. Kanishk Kohli then moderated the meeting and set the ground rules at the onset of the meeting. Members were asked to restrict the discussions to the agenda points listed in the agenda circulated to them and any additional issues to be taken up towards the end of the meeting with the permission of chair.

Agenda item No 1.
The members unanimously approved the minutes of the previous AGM held on 06th Feb 2022 and the SBGM held on 22nd June and took them on record.

Agenda item 2.
The annual audited financial statements for the year 2021-22 were placed before the house and were unanimously approved by the members.

Agenda item 3:
Mr. S. K. Seth explained the items in the annual budget for FY 2023-24 which was presented before the house. He also explained the reasons for the projected annual maintenance charges to be collected by the society next year being less than the actual amount reflected in the income & expenditure account.

Agenda item 4:
Mr. Kohli shared the management's proposal to increase the water charges per flat from current Rs 300 to Rs 600 considering based on actual water consumption bills received by the society ever since the 24 hours sweet water supply was started. Mr. Sunny (flat no 174) raised the question that why are the tanks not being removed despite a decision having been taken in the last SBGM whereas Mr. Yadav (Flat no 201) asked for the basis on which the proposed charges are being proposed. Ms. Renu Jaitley explained to the members about the issues involved with water management and emphasized the need to get the external water tanks removed at the earliest. She also briefed the members that the cost of installing individual meter connections was between 20 to 25 thousand rupees and inf the house agreed then the MC can work this out and proceed with the project for which the members agreed in majority. Mr. Seth read out the details of actual water billings for last months till February and told the members that the actual billing is far exceeding the nominal charges raised from the

members every month which is not a healthy situation since the society is eating into its reserves this way. However, the members decided that:

1. Status quo be maintained in the next few months till the water metering is done and efforts should meanwhile be made to minimize the water consumption to the extent possible.
2. The MC should move to finalize a vendor and get the meters installed in the next 3-6 months' time post which the billing will happen based on actual water consumption by each flat.
3. All external water tanks to be removed immediately except small tanks within the balconies not exceeding 300 Liters for storing drinking water for any emergencies.

<u>Agenda item 5</u>: Mr. Kohli briefed the house that a new architect S.D.P Associates who had earlier participated in the tendering process has been issued a contract after negotiations. Later, Mr. Srivastava explained that it was agreed after a series of discussion with the second lowest bidder (Architect) and only after reduction of the fee payable from 3.5% quoted earlier to 3% inclusive of GST and all miscellaneous expenses which was applauded by the members. The actual amount payable against his fee will be worked out by the MC and communicated to members based on the portions becoming due as per the contract. Mr. Srivastava Explained that the approximate cost of the FAR extension as was estimated earlier was app 10 crores which is likely to be revised upwards due to cost escalations in last 3 years. Based on this, the architect's fee would work out to a minimum of app 30 lakh (actual to be worked out after DPR completion and construction contract award) which will have to be paid on completion of different stages as stipulated in the agreement signed with the architect and will have to be collected from the residents in advance.

<u>Agenda item 6</u>: Mr. Rajeev Srivastava briefed the members about the tender responses from 3 firms of which only two firms qualified in the technical round. The cost from the lowest bidder is in the region of around 80 Lakhs for the remaining works. Mr. Srivastava also informed that 38.50 Lakh would be required for retrofitting works for addressing the structural problems as recommended by the structural Auditor in his report submitted to DDA. Putty and primer on the surface of the building will require extra cost for which rates have been taken but total cost will be calculated based on the total area to be covered. There was a detailed discussion on the elements which would be part of these costs. Mr. Seth gave the details of around 47.10 Lakh which was collected from the members so far as part of the three installments raised and the amount spent in excess of 48 lakh along with the breakup of amounts paid to two contractors involved, material paid for directly by the society and major repairs and overhauling of lifts. The house after detailed discussions agreed to take the repair and retrofitting works ahead and the MC to intimate the members about the next installments to be raised for this project. The house was also briefed that around 121 members have already paid the third tranche out of 196 and so there was no question of rolling it back.

<u>Agenda item 7</u>: Mr. Kohli and Mr. Saini briefed the house about the proposals received for both major repairs and replacement of lifts as well as the options available before us for ensuring smooth running of lifts. It was decided that Mr. Saini and Mr. Yadav (Flat no 204) shall jointly work on the options and come back with their recommendations as soon as possible.

<u>Agenda item 8:</u> Mr. Sharma briefed the members about a proposal for water proofing and repairs of the roof tops. The House gave a go ahead for the project in a transparent and cost-effective manner.

<u>Agenda item 9:</u> Mr. Seth read out the rules proposed for parking and maintenance of pets. The proposal brought in by Mr. Kohli of allotting one individual parking slots to members was also

discussed and rejected after looking at the practical aspects of implementing this proposal. The house approved the rules with minor amendments that the members should be given a month's time till 30th April to get stickers issued from the society office after which date a charge of Rs 100/day to be levied on cars parked in the society premises without a valid sticker on them. Also, the charges for any 3rd car being parked in the society premises effective 1st April 2023 shall stand revised to Rs 100/day to be levied on members and tenants alike.

Agenda item 10: Amongst other items the following issues were raised and decisions taken:

1. Shiva raised the issue of misuse of multiple WhatsApp groups for unnecessary exchanges and lodging complaints which he suggested should not be taken up through any WhatsApp group but be lodged with any MC members responsible for this. After detailed discussions it was agreed that only one WhatsApp group shall be continued which will have participation of all society members. The members shall however maintain decorum and not indulge in any unwarranted and biased posts failing which they would be liable to be removed from the group. Mr. Mallik took responsibility of keeping stock of any complaints and grievances of individual members.
2. Mr. Rathi suggested that the solar subsidy being passed on to the members may be discontinued from new financial year and in turn retained by the society for developmental work which was agreed upon by all members.
3. Mr. Kohli recommended that a contribution of Rs 100 P.M may be taken from all members for carrying out cultural activities which was not approved. Rather it was agreed that the society shall hold lunch for all members on AGM, Independence Day and Republic day without charging any contribution out of its own resources.

The meeting ended with a vote of thanks by the president Mr. Sharma and recitation of national anthem.

Thanking You,
Your's Sincerely

S.K. Sharma

(S.K.Sharma)
President

President
Kamal Vihar CGHS Ltd.
Plot-5, Sector-7, Dwarka, PH-I
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