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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Minutes of AGM meeting held on 31st March'24

The annual general body meeting was held in the central park of Kamal Vihar CGHS on 31st March 2024. The meeting had to be adjourned due to insufficient quorum beyond scheduled time of 10AM and could start at 10.30 AM with chanting of Gayatri mantra and maintaining 2 minutes silence in the honor of Mr. J. S. Sachdeva (flat no 421) and Mr. Rajeev Srivastava's father who passed away recently. The President Mr. S. K. Sharma then gave his opening remarks and welcomed all the members present. Mr. Kanishk Kohli then moderated the meeting from there onwards. 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 26th Mar 2023 and took them on record.

Agenda item 2.

The annual audited financial statements for the year 2022-23 were placed before the house and were unanimously approved by the members subject to replies to be provided by the MC for some queries raised regarding certain figures reflected in the financial statements. The members wanted to know the details of the expenses incurred against the building repairs fund and it was assured by the management that the relevant details shall be shared along with the AGM minutes. The members were citing that no shaft repair work was carried out during the last several months, but the financial statements reflected an expense of app 33.48 lakh. It is important to note here that the financial statements put up for approval were related to the financial year 2022-23 and not 2023-24. The payments made during the period 11.04.22 to 24.01.23 included INR 14.73 lakh paid to M/s ARH Infratech Pvt Ltd against shaft repairs carried out by the contractor, 5.68 Lakh to M/s Vijay electricals & M/s Garg sales Corp against material procured from these firms for shaft repair work including PVC pipes and clamps, INR 12.98 lakh to M/s Otis elevators for major lift repairs and INR 8,250 for advertisement issued for calling fresh tender for shaft repairs. It should be noted that no installment was earlier being raised till FY 2022-23 separately for lift repairs and was clubbed with shaft repair work.

As regards intercom expenses amounting to app INR 98,000, a total amount of INR 35,000 was spent on AMC to the old vendor and INR 63,000 was spent on purchase of equipment based on the advice of new vendor since the old equipment was worn out. The new vendor introduced by the MC is now charging INR 20,000 against INR 35,000 charged by the old vendor.

The house also wanted to know the reasons which lead to excess expenditure over income of INR 13.76 lakh as compared to surplus in the previous financial year. The excess of expenditure mainly happened as the water charges collected from the members since July 2022 up to March 2023 amounted to app INR 4.86 Lakh whereas the water charges paid to Jal board and spent on water tankers during the full financial year 2022-23 was of the tune of INR 12.68 Lakh leading to an expense of INR 7.82 lakh from society resources. Also, expenditure of 1.10 Lakh and app 2.50 Lakh was incurred on structural audit as well as generator servicing for which no extra demands were raised from the members and the entire expenses were borne out of society funds. Lastly the amount of depreciation amounting to INR 4.91 lakh as reflected in the income & expenditure account is only a book entry for income tax purposes and does not involve any cash outflow. It should also be noted that the
maintenance charges have not been increased during last 6-7 years whereas salaries of staff and other recurring expenses have gone up based on the general inflation rate prevailing in the market.

<u>Agenda item 3</u>:
Mr. S. K. Sharma briefed the house about the status of shaft repairs and the fact that a meeting was called involving some MC members and common residents on 18.06.2022 with the intention to take feedback before allotment of a fresh tender for shaft repairs following the removal of old contractor who was doing shoddy work and not willing to honor the terms of his agreement including contracted rates. Based on the suggestions put forward in the said meeting, a committee was formed to call for fresh tenders once again and names of some residents were requested from the participants of the earlier meeting. Mr. Yadav and Mr. Devendra Kundra were included in the committee which had Mr. Srivastava and Mr. Shyambir Saini as its other members representing the MC. The committee's functioning was to be overseen by Mr. S. K. Sharma.

Even though the MC had got the structural audit completed from a DDA empaneled firm and submitted a copy of the report to the authorities in a pro-active manner, Mr. Devendra Kundra wrote to the DDA expressing doubt over the credibility of the report and asking that the audit be carried out by IIT, Delhi or another Govt agency NTH, Ghaziabad. The MC wrote to both the agencies and received their replies that neither of the agencies were able to carry out the audit.

Mr. Devendra Kundra in turn briefed the house that he had in fact lodged a compliant with DDA but had not obstructed the MC from undertaking any repair works and that the criminal liability for any mis- happening in absence of proper repairs would rest with the MC. These are contradictory statements since the firm which carried out the structural audit very clearly had advised against undertaking any temporary repairs without carrying out the retrofitting work recommended by them as the monies spent on temporary repairs would go waste which is also apparent from the shaft repair works carried out so far which have started to develop cracks once again. Mr. Sharma briefed the house that the previous work done on calling fresh tender stands cancelled and now a fresh view needs to be taken to take the repair and retrofitting work forward for which he sought the opinion of the house.

Mr. Valeja suggested that an open tender needs to be called at the earliest and a civil engineer be engaged for close monitoring of the progress and payments be released based on the progress made for which the benchmarks and the timelines need to be clearly laid down in the contract. Mr. Dhawan briefed the house that as per an assessment carried out earlier the society structure does not have any major weaknesses and can with stand earthquake shocks of the magnitude of 8 on the richter scale. This is already on record and hence the MC may be allowed to take the process of calling fresh tenders ahead without any fresh structural audit requirement.

Mr. Sunny also supported the view that the MC be allowed to call for fresh tenders within a month's time and take a decision based on at least 3 responses to be received. Mr. Rathi also supported the view that the society structure does not have any major weakness based on the past discussions with experts and that the tenders be floated in a time bound manner and two non -MC members should be involved in the evaluation of the tenders received. He also suggested that the cost of the tender be kept reasonable at INR 1,000 to ensure wider participation. Mrs. Lakhera also put forward her view that concrete action needs to be taken at the earliest on the repair work which has languished for last one year because of several reasons. Mr. Sharma promised the house to expedite the calling of fresh tenders for undertaking the retrofitting and shaft repair work based on the suggestions received from the members.

Mr. Sunil Baweja raised the issue of clear marking on the ground for car parking.

<u>Agenda item 4</u>:

Mr. Kohli briefed the house about the development fund which was earlier being charged by the society and the fact that the management has stopped charging this amount effective Oct 23 in view of wide media coverage against this practice and an advisory which was issued by the RCS office in this regard. Some members raised the issue of deciding a cut- off date for discontinuance of the development fund charges and it was decided that the said charges shall be discontinued effective 1st April 2024. Mr. Jakhar however suggested that the management can send a letter to the RCS clarifying the matter as to whether the society can charge any fee from the incoming members considering the state of society building and urgent need to carry out repair works on an ongoing basis.

<u>Agenda item 5</u>: Mr. Kohli briefed the house about the progress made under the FAR project. The architect Mr. Phogat who was present in the meeting also briefed the house that the authorities are currently not clearing the applications without receiving a copy of the completion certificate which was not issued to the society. The matter is still being discussed and hopefully a solution shall be found soon. He also briefed that an inspection has already been carried out by DDA officials. He assured the house that the clearances shall be got expedited to the best of his abilities.

Agenda item 6: Mr. Malik sought clarity from the house on chargeability of higher maintenance charges equivalent to that of tenants from friends and distant relatives of the flat owners. After a brief discussion, it was decided that any friends or distant relatives other than spouse or blood relatives of the flat owner shall be treated as a tenant for the purpose of levying higher maintenance charges. It was also decided that a penalty of INR 1,000 P.M be levied to landlords who do not submit a copy of their rent agreements with their tenants in time upon every renewal. A notice of 15 days shall however be served by the MC on the landlords before levying such charges.

Agenda item 7: Mr. Sharma briefed the house about fire- fighting requirements for which societies have started receiving notices as well as conversion of DG sets from diesel to CNG which has been mandated by the Govt with a deadline. He proposed calling of tenders for undertaking firefighting work on priority and for purchasing one new DG set after disposing off one old set. Also, RECD kit shall be installed in the second DG set going forward which was approved by the house. A committee involving Mr. Yadav and Mr. Saini shall work in this direction.

Agenda item 8: Mr. Kohli raised the issue of withdrawal of solar subsidy from members who fail to clear their dues in time, and it was proposed by Mr. Malik that members who fail to clear their dues for 3 consecutive months shall loose the benefit of solar subsidy which will only be re-instated from the next month after the dues are regularized and no past subsidy shall be payable by the society. This was passed by the house after some debate.

Mr. Malik briefed the house that a total amount of app 40 lakh was spent on major repairs of lifts against a collection of some 34 Lakh to be made from the members in the FY 2023-24. Mr. Yadav suggested that the skirting on all sides of the lifts have not been installed yet and which should be got done. Another member suggested that intercom and CCTV cameras should also be got installed in the lifts which was agreed by the house.

The meeting ended with a vote of thanks by the president Mr. Sharma who invited all members and their families to join for lunch.

Your's Sincerely

S.K.Sharma

(S.K.Sharma)
President

President
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