

Minutes of the GBM of The Kuni Vihar CGHS held on 23rd
February, 2025 at 3PM in the Community Hall.

The GBM was scheduled to be held at 3PM on 23rd February, 2025 but since, the quorum of the meeting as per the provision of RCS Rules was not complete even at 3:30PM. It was started at 3:30PM, Seventy one members attended the GBM and signed the attendance register in token of their presence.

The President, Shri S K Sarin, welcomed the members & placed { **AGENDA ITEM NO 01**) the GBM Minutes dated 27.08.2023 for confirmation. **The General body approved & confirmed the Minutes in Single Voice.**

AGENDA ITEM NO 02 & 04 : Since the treasurer Shri A K Hassija joined the meeting late, Shri Ashok Gupta (Member of Managing Committee presented the Audit Report of 2023-24) for update which was already uploaded on the Society website in October 2024. Few members requested to read out the Highlights of the Report, which was duly read by Shri Ashok Gupta Ji.

The report has been attached as ANNEXURE –I.

On the recommendations of the Auditor, the MC proposed Adjustment of some Entries in the Books of Accounts in the financial year 2024-25. These entries were being carried forward from 1999 onwards (**ANNEXURE-II**). Either there are no creditors for this amount for more than last seven years OR there are some debit entries which have been paid but still show “adjustment needed”. This is just to settle few credits/ debit entries in the ledger/ book of accounts. These entries will be finally reviewed by auditor for the Financial year 2024-25.

The House approved the same in Single Voice.

The President invited the Secretary, Shri Suresh Kumar, to give the Secretary Report. The Secretary gave the welcome speech & gave his brief report about the progress of work done by the Society during their term from 07.05.2023 till today.

AGENDA ITEM NO 03, Secretary Report

A. Works Completed

- a. Streamline of Maintenance issues/ Day to day complaints.
- b. Renovation of Society Office.
- c. Renovation of Guest House.
- d. Renovation of Community Hall.
- e. Creation of Activity Arena.
- f. Renovation of facility for Senior Citizen cum Library
- g. Creation of Pantry area.
- h. Revival of Fire Fighting system of the Society

GBM MINUTE DATED 23.02.2025

Page 1

Secretary
(Suresh Kumar)



President
(Sudarshan Kumar Sarin)

- i. Installation of Panic Button/ Alarm button in the lifts.

B. Court Cases.

- a. Shubham Infratech, Paint Case, settled & disposed. Special thanks to Shri A K Kapoor & Shri R K Chaudhury for their time & efforts.
- b. Raj Kumar Mandal case settled & disposed. Special thanks to Shri A K Kapoor for his time & efforts
- c. Ketan Infratech(Malik). settled & disposed
- d. Arbitration case challenging the Election of the MC filed by 03 members: Shri Virendra Singh, Shri J K Singh & Smt. Rita Chaudhary (w/o Shri Bhushan Chaudhary). This case has been decided in favour of the Society. As per decision of GBM dated 23.08.2023, a demand has been raised on these members to equally share the legal expenses incurred by the Society in the case.
- e. A case challenging the Election of the MC filed by Shri Vivek Pathak. MC wrote a letter to the RCS to dismiss his case as his membership has been cancelled due to sale of Flat.
- f. Case filed by 17 members against the 2017 Demand of the Society. The Arbitrator, Shri Shailesh Gupta, had given an Arbitral Award on 14.11.2024 against the Society. This meant implementation of Audit of 2022 which suffered from many discrepancies besides causing a huge loss of Rs 4 Crore to the Society. The Society has filed an appeal against this order in the Delhi Tribunal by hiring another advocate, Shri Rajiv Vig, having expertise on such matters. Stay has been granted by the Tribunal court in favour of the Society.
- g. Case against maintenance charges has been filed by 13 members. Case is pending before the Arbitrator. Members may note that the revised maintenance charges were decided in the last GBM on 23.08.2023. Out of 13 members who filed this case, 04 members: Sh. Virender Singh, Smt Kaushlya Bhatia, Sh J K Singh, Smt Rita Chaudhary are not paying the revised maintenance charges and continue to pay Rs 2200/- per month only.
- h. Hi-tech case is still pending in Delhi High Court & MC is pursuing the matter.
- i. Society v/s Sangyan Raina, Reserve for order in Dwarka Court
- j. Hiring of advocate: Shri Jogendra, Advocate has been hired by the Society on a retainer of Rs 12000/- per month for representing the Society in all the legal matters of RCS/ Arbitration.

The General Body unanimously appreciated the hard work and spectacular progress achieved in the court cases.

C. Digitalization Process:

- a. Accepting Maintenance or other charges via UPI.
- b. Operationalizaion of Kunj Vihar website (Web space with website purchased upto December 2029) containing full details of all GBM Minutes since 2007, Audit reports since 2001 & all MC Minutes of current MC
- c. Initiation the process to Create soft copy of all records of the society so that Society will be having the back-up of all Society records.
- d. Biometric attendance of the Society Staff.

GBM MINUTE DATED 23.02.2025

Secretary
(Suresh Kumar)




President
(Sudarshan Kumar Sarin)

Page 2

- e. Automation of Boom Barrier by installing RFID. Unfortunately the boom barrier which was installed in 2017 has become unserviceable. Quotations has been taken from various reputed companies for boom barrier & will be installed soon which will help the society to stop the entry of unauthorised vehicles

D. Ongoing Activities


- i. The funds were optimally managed and it was possible to increase Fixed Deposit amount.
- ii. Emergency repairs of the society on day to day basis.
- iii. Regular cleaning of all floors of each block & common areas.
- iv. Ensured celebrations like: 26 Jan, 15 Aug, Holi, New Year & Lohri.
- v. SOP for renovation of flats by individual members in Society.
- vi. Scheduled Monthly Maintenance of the Lifts
- vii. Timely & Accurate filling of annual compliance like balance Sheet & tax returns
- viii. Monthly receipt and payment account of society published by 15th of following month.
- ix. Saved lot of money on:
 - CCTV & Intercom AMC cost has been brought down from Rs 1,25,000/- to Rs. 1,05,000/-
 - DG set AMC cost has been brought down from Rs 60,000/- to Rs. 18,000/-
 - Society building insurance cost has been brought down from Rs 1,55,000/- to Rs. 68,818/-
- x. Regular Monitoring of water and electricity usage.
- xi. Enhance the productivity of staff by motivating them & providing essential equipment as per their requirements.
- xii. Installation/ Revival of Aviation Light on the Roof Top.
- xiii. KRA of accountant and caretaker
- xiv. Received the legal notices and attended the multiple hearings at RCS & Courts.
- xv. Grievance/ Complaint Register kept at Society office.
- xvi. Complaint Register of intercom and CCTV kept at security guard office.
- xvii. Revival of Lightening cum Earth arrestor of the Society
- xviii. Transfer of membership to new members who have fulfilled all the formalities.
- xix. Whole MC worked day & night to manage the water crisis and short supply of DJB.
- xx. MC has issued the Debit Note towards the expense incurred in the Election case to the members who has intentionally filed the complaint against the Society to derail the democratic process.

 This was applauded by all the members in GBM

Secretary
(Suresh Kumar)

GBM MINUTE DATED 23.02.2025




Page 3
President
(Sudarshan Kumar Sarin)

PROGRESS REPORT ON ITEMS APPROVED BY GBM DATED 23.08.2023 WHICH COULD NOT BE EXECUTED.

1. FAR with repair of the building.

MC pursued the matter & raised the demand with Consent Form on 20 October 2024. Unfortunately, the Members did not show any interest on this critical issue. The proposed FAR was also to include Rain Water Harvesting. Repairs of Shafts along with all the Residential Blocks. Considering the above facts, MC had no other option but to cancel the demand.

This item was again discussed with the members to whether initiate the Repair work { without FAR} the house could not come to a conclusion. Some Members wanted more clarity on the overall layout, cost involved for both the issues separately i.e. FAR with Repairs and only Repairs.

2. Installation of Solar Panels.

Demand was raised on 19 October 2024. Since majority of members did not pay the amount asked for, MC had to cancel the demand.

3. Rain Water Harvesting

This important item was proposed to be clubbed with FAR Work in order to economise the expenditure involved. However, this could not be taken up as members did not show any interest for FAR.

Members were informed that DJB had sent a letter in June 2023 asking the Society to make the RWH system functional as per their fresh norms. This issue was comprehensively examined by MC and matter was taken with DJB on 08.08.2023 explaining that the Society was working to stop the water from balconies into the existing RWH pipelines. However, changing the existing RWH system to conform to new norms of DJB would involve huge expenditure and technical knowhow as it will disturb the entire drainage system, electrical and communication lines, etc. The DJB was requested to provide financial assistance along with technical expertise to enable the Society to conform to the fresh DJB norms.

No reply has been received from DJB. However, a letter dated 14.02.2025 has been issued by DJB asking our Society (one among 119 Societies in Dwarka) to make the Rain Water Harvesting System functional as per DJB norms within 15 Days, failing which water supply connection of the Society will be disconnected. The MC is in touch with the expert agencies to find out how to comply with the direction of DJB. In the meantime, a request has been sent to DJB on 18.2.2025 to

GBM MINUTE DATED 23.02.2025

Secretary
(Suresh Kumar)



President
(Sudarshan Kumar Sarin)

Page 4

allow more time for putting the new system in place. It is understood that this work may entail a huge expenditure of approx. Rs. 30-40 Lakhs. It is assured that the work will be taken up after proper Tendering process.

It was decided that it is a mandatory requirement & cannot be postponed. MC may proceed in consultation with DJB & expert agencies. The technicalities and financial requirements will be finalized and members will be informed in due course for mandatory payment of financial demand. In accordance with prescribed procedures.

4. DG Set

The Society has a functional 250 KVA DG Set which works with Diesel. NGT has issued clear instructions that it is not permissible to run Diesel Generators in NCR. Any organization/person found violating these instructions is liable to pay heavy penalty. This is a common problem faced by many Societies in Dwarka. The MC has taken into consideration the experience of other Societies who have already complied with instructions of NGT. There are three alternatives to tackle this problem:

Options	Tentative Cost
(a) Retrofit After-treatment system –	Rs 5 Lakhs
(b) Conversion of Diesel Generators to Gas Generators	Quotation Awaited
(c) Cost of New DG Set { with CPCB-IV+ compatibility}	Rs. 22 Lakhs

It was decided that it is also a mandatory requirement & cannot be postponed. A decision was taken to go ahead with Option number (a) above for Retrofit After Treatment System. The MC will follow the Tendering procedure and raise the demand to the Members.

5. Lift maintenance/ Modernisation/ Change.

Members were informed that MC was pursuing the matter of frequent breakdowns of the lifts with M/S Johnsons India Pvt Ltd. The company has declared 10 lifts as obsolete and hence they are unable to provide proper maintenance. The MC approached several Lift operators to conduct the audit of the lifts and apprise tentative expenditure involved to upgrade/ modernize the obsolete lifts. Based on the tentative cost estimate, a demand was raised on 02 February 2025. It was made clear that after receiving the payments, Society will invite tenders to proceed further. The MC has extended the payment date for this demand till 28.02.2025.

GBM MINUTE DATED 23.02.2025

Secretary
(Suresh Kumar)



President
(Sudarshan Kumar Sarin)

Page 5


The GBM approved the proposal of the MC to constitute a Lift committee to finalize the process of Modernization of Lifts or Change of Lifts. All the members should pay their demands positively as this is a safety related issue & cannot be postponed.

Before concluding the meeting, the President informed the House that he has received resignations from majority of MC members. These members expressed their reluctance to continue in the present atmosphere of negativity and lack of trust from some KV residents on the efforts being made by the MC to implement the decisions taken by last GBM. The President noted that a parallel group of residents had been raising some issues through a separate Whats App group (not the official Group created by the MC) to create doubt in the minds of some Members, which is often counter-productive and delays the action proposed by MC.

The resignations had been received on the 15th/ 16th of the instant month. However, the President had kept the same on hold, stating that they would be placed before the General Body Meeting (GBM). The President further informed the House that as per prescribed procedure, he, along with the Secretary, Mr. Suresh Kumar, propose to personally submit the resignations to the Registrar of Cooperative Societies (RCS), including their own resignations along with the request to schedule fresh elections of MC.

At this point, a several members like Shri Arvind Kumar Sharma, Shri R K Chaudhury, Shri Lakhwinder Arora, Smt Neena Kapoor, Smt. Pratibha Gupta and many more came forward and appealed to the President and MC to withdraw their resignations. He emphasized the sentiments of the entire House, which was against the resignations, at this crucial juncture. Upon hearing this, the entire House stood up in unison, strongly opposing the resignations. They collectively voiced their support, saying a firm "No" to the proposal of the MC to resign as the MC has been working tirelessly for the society. The House unanimously rejected the idea of the President and Secretary to step down, stating that such a move would severely impact the foundation of the society. All the Members assured their commitment to fostering a more positive and constructive dialogue for moving forward.

The Vice President, Smt. Seema Aggarwal, thanked all the members for sparing their precious time to attend the meeting actively and taking the decisions in the interest of the Society. The meeting concluded at 5:15PM with a vote of thanks to the Chair.

 The members then proceeded for the refreshment arranged by the Society.

GBM MINUTE DATED 23.02.2025

Secretary
(Suresh Kumar)



Page 6

President
(Sudarshan Kumar Sarin)

ANNEXURE-I

Highlights of Income and Expenditure during the period from 20-5-2023 to 31-1-2025

Particulars	20-5-23 to 31-3-24	1-4-24 to 31-1-25	Total
Receipts from			
Maintenance charges	6,583,000	8,778,000	15,361,000
Community Hall/Canopy etc	210,000	186,000	396,000
Guest House Booking	59,000	184,000	243,000
Activity	-	15,000	15,000
Misc. Income (Tenant Shifting ,Canopy Charges and Advertisement etc	212,300	242,400	454,700
	7,064,300	9,405,400	16,469,700
A Expenditure			
Electricity charges	2,243,000	1,642,000	3,885,000
Water Charges	67,000	349,000	416,000
Diesel for Gen Set	79,500	31,000	110,500
Salary & Security charges	2,447,000	2,362,000	4,809,000
Repair & Maint. - AMC			
AMC -Lift	1,161,023	883,267	2,044,290
AMC - Intercom & CCTV	106,000	106,000	212,000
AMC - DG Set	-	18,000	18,000
Renovation of Activity Arena	-	25,000	25,000
Fire fighting work in progress 5 to 6 Lakhs Approx.	-	-	-
Renovation of Guest House	-	90,000	90,000
Renovation community Hall	-	674,000	674,000
	6,103,523	6,180,267	12,283,790
B Legal Expenses -Advocate Rajeev Talwar	-	595,000	595,000
Legal fee to Advocate	153,500	134,500	288,000
	153,500	729,500	883,000
C ASSETS			
1 SPEAKER WITH MIC	-	17,991	17,991
2 CHAIRS	-	25,000	25,000
3 WATER DISPENSER	9,499	9,499	18,998
4 Computer	15,500	-	15,500
5 O3 water motors	9,440	72,866	82,306
6 Misc Expenses(Earthing,Aviation light,Biometric)	4,500	22,200	26,700
7 FRIDGE & WHEEL CHAIR(Donated by Member)	-	-	-
Sub total -ASSETS	38,939	147,556	186,495
Total Expenditure (A+B+C)	6,295,962	7,057,323	13,353,285
FDR with Bank and bank balance			
FD with IDBI Bank	4,000,000	7,362,226	
FD with Union Bank	525,000	680,000	
	4,525,000	8,042,226	
Bank balance -IDBI Maint.	1,889,497	1,179,000	
- IDBI	1,366,614	402,398	
- Union Bank	156,856	55,639	
- Punjab National Bank	196,282	196,282	
- The DSC Bank Ltd	28,507	28,507	
	3,637,756	1,861,826	
Total FDR & Bank Balance	8,162,756	9,904,052	

Note :

Adjustment Entries proposed to be passed in the Books of Account for the period from 01.04.2024 to 31.03.2025, subject of the Approval from the Auditors:-

[Signature]



[Signature]

ANNEXURE-II

Adjustment Entries proposed to be passed in the Books of Account for the period from 01.04.2024 to 31.03.2025, subject to the Approval from the Auditors:-

SNO.	BRIEF DISCRIPTION OF ENTREIS	Amount (RS)
01	Expenses Payable – Stands in Books of Account since 29.09.2015, but not paid to any body till date. Proposed to be Adjusted.	59968.00
02.	Amount was paid to S.K Goel (Architect) on 23.12.2006, still stands his name. Proposed to be adjusted	25000.00
03.	Amount was paid as advance to M/S B.K. Enterprises(India) on 06.12.2016 towards Fire Fighting Equipment. Still stands in his Account. Proposed to be adjusted	61225.00
04.	Amount stands in the Ledger of M/S K.L Rathi Steels, since 23.03.2012. Proposed to be adjusted	8100.00
05	Amount paid to MR WALIA JI, stands in his Ledger since 15.02.2018. Proposed to be adjusted.	24000.00
06.	Amount paid to Naresh Kumar for labour and Mistri on 15.02.2018 and 20.02.2018 still stands in his Ledger. Need to adjusted	13042.00
07.	Amount paid to Navin Kumar Singh on 15.02.2018 and 20.02.2018, still stands in his Ledger, needs to be adjusted	13320.00
08.	Amount paid to Om Prakash Kishan Kumar for C.P. Fittings, stands in the Ledger since 27.05.2016, needs to be adjusted.	105482.00
09.	Amount paid to Salcon Safety for Fire Fighting Work stands since 03.03.2018, needs to be adjusted.	296045.00
10.	Amount paid to Sisodia Associates, stands in his ledger 19.10.2013, needs to be adjusted	125000.00
11.	Amount paid to S & S. Enterprises in advance for Fire Fighting Material. stands since 28.11.2017, needs to adjusted	106138.00
12.	Amount payable to Ranjit Kumar for interest calculation on 19.09.2015. no paid till date. Hence adjusted.	5000.00
13.	AMOUNT PAYABLE TO ATC DESIGN GROUP towards consultancy services for recording measurement with the help of Local Commissioner stands as payable since 30 June 2010, needs to adjusted	125750.00
14.	Amount payable to Bhoia Steel works for Fiber Sheet Shade Project, stands as payable since 10.12.2016, needs to be adjusted.	3969.00
15.	Amount stands as payable to M/S Brij Kishore P/C since 05.04.2016 towards Community Hall Work, needs to adjusted	232.00
16.	Amount stands payable to Chaman MOHD since 24.07.2014 towards wood Work, needs to adjusted.	496.00
17.	Amount stands as payable to Esquire Graphics & Prints since 06.12.2006, towards printing work. Needs to be corrected.	1500.00
18.	Amount stands as payable to Guru Nanak Electric Works since 20.01.2018 towards Electrical Fittings. Needs to be adjusted	665962.00
19.	Amount stands payable JBD Books Shops, since 12.02.2011 towards purchase of stationery, needs to be adjusted	1563.00
20	Amount stands payable to Kaushik Building Material supplier towards purchase of Bricks, since 09.10.2004, needs to be adjusted.	1791.00
21.	Amount stands payable to Khushi Properties & Developers since 08.12.2014, needs to corrected.	788.00



22.	Amount stands in WIP since 31.03.2018, need to transferred in Provision for WIP.	53744.00
23	Amount paid to Mansi Chaddha M No. 713, Flat No. C-02 on 16.01.2017 towards Cost of CP Fittings, wrongly debited in her account, needs to be corrected by transferring the said amount in Provision for WIP .	50000.00
24	Amount paid to Renu Ghanshyam Sharma-C-61, & MR GHANSHYAM SHARMA MN NO. 714 on 15.04.2017 towards Cost of C.P. Fittings, wrongly debited in their account, needs to corrected by transferring the said amount in Provision for WIP	50000.00
25	Amount stands payable to Kumar Plywood Co. since 21.08.2011 towards purchase of plywood, needs to be adjusted.	18563.00
26	Amount stands payable to M/S Mahalaxmi Traders since 31.03.2017 towards purchase of sanitary Material, needs to be Adjusted.	12594.22
27	Amount stands Payable to Manoj Brothers since 17.09.2006 towards purchase of cement, needs to be adjusted.	49000.00
28	Amount stands Payable to Neer Shree Cement since 15.12.2005 towards purchase of Cement, needs to be adjusted.	31800.00
29	Amount stands payable to Overnight Express Ltd since 08.08.2009 towards courier charges, needs to be adjusted	7715.00
30	Amount stands payable to Raj Kumar Mandal since 16.02.2017 towards Tile Work, needs to be adjusted.	5025.00
31	Amount stands payable Ram Chander (B.M Supplier) since 16.05.2014 towards Malba Disposal Charges, needs to be adjusted	6050.00
32	Amount stands payable Sajan, Labour Contractor since 26.05.2011 towards Grit Wash Work needs to be adjusted.	2400.00
33.	Amount stands payable to Prince Hardware Material since 31.03.2012, needs to adjusted.	3449.00
34	Amount stands receivable form Imprest Arora ji, since 28.05.2016, needs to be corrected	655.00
35	Amount stands receivable since 10.06.2015, needs to be corrected	1123.00
36	Amount stands receivable from Pahuja Building Material supplier since 30.01.2016, needs to adjusted.	21982.00
37	Amount stands payable to Sumir Sehgal since 18.12.2016 towards Creche Project, needs to adjusted.	102853.00
38	Amount stands payable under the Ledger Account Head Sundry Creditors, since march 1999, needs to adjusted.	24000.00
39	Amount stands payable to M/S Trig Detective Pvt Ltd towards security service charges since 30.11.2006, needs to adjusted	70220.00
40	Amount stands payable to Vandana Assija since march 1999, needs to adjusted.	12000.00
41	Amount of Retention Security (others) stands payable since 06.07.2016 to many service providers, needs to be adjusted.	567388.90
42	Amount of Retention security stands payable to Raj Associates Civil Contractors since 05.09.2015, needs to adjusted.	972513.00
43	Amount stands in Electric Work Project since 20.01.2018, needs to transferred in Provision for WIP.	100223.00
44	Amount stands under the Head Legal Fee (Project) Account since 18.11.2017 need to be transferred in provision for WIP	88000.00
45	Amount stands payable to Ketan Infratech Pvt Ltd since 10.06.2017 towards repair work, needs to adjusted.	1994650.00
46	TDS (VAT) 4% stands payable since 29.10.2016, needs to adjusted.	61344.00

