

10

GENERAL BODY MEETING : 05-5-2007

The General Body meeting of Kunj Vihar Corp Group Housing Society Ltd, is being held at its site at Plot NO. 19, Sector-9 Dwarka, Delhi-110015 at 11:00 AM on 05 May 2007 (Saturday). The meeting was presided over by Sh. Satvir Singh, Administrator, of the Society.

The following members / their nominees attended the meeting and they have signed the foregoing register for their presence in the meeting :-

S.No	Roll Number	Name	Signature & Name	Remarks
1.	399.	Dr. Harish C. Sachdev	MS Sachdev	
2.	589	Jivender Kumar Jain	Jivender Kumar Jain	
3.	705	Lakhvinder Kaur	Lakhvinder Kaur	
4.	644	M. CARIAPP APPALAH	M. CARIAPP APPALAH	
5.	322	ASHWINDER PUNJ	ASHWINDER PUNJ	
6.	588	A.K. RY	A.K. RY	
7.	670	V. SURESH KUMAR	V. SURESH KUMAR	
8.	678	Arjun Malhotra	Arjun Malhotra	
9.	671	SANJAY KUMAR PASSI	SANJAY KUMAR PASSI	
10.	552	KAVITA MEHRA & SANDEEP K.	KAVITA MEHRA & SANDEEP K.	
11.	595	PRABHNA PRI. SAHOO	PRABHNA PRI. SAHOO	
12.	533	Sube Pundh	Sube Pundh	
13.	534	Ravi Kumar	Ravi Kumar	
14.	525	Dr. R. N. Kalita	Dr. R. N. Kalita	
15.	689	Punish Mishra	Punish Mishra	
16.	561	RAJNI HAKIM	RAJNI HAKIM	
17.	634	Navin Chandra	Navin Chandra	
18.	663	Vikash Kumar	Vikash Kumar	
19.	640	Deepak Mishra	Deepak Mishra	

20

S.No	M.No	Name	Signature
20.	701	Ashis Banerjee	Ashis Banerjee
21	604	A.K. SHARMA	A.K. Sharma
22	823	RADHEY SHYAM	Radhey Shyam
23	555	G.L. Khatri	G.L. Khatri
24.		SANJAY DHAMRA	Sanjay Dhamra
25	690	B.K. Ramchandrar	B.K. Ramchandrar
26.	675	Jagmohan Rai	Jagmohan Rai
27	610	Satish Gaur.	Satish Gaur

The required Quorum for the General Body meeting was not completed. Hence the meeting was adjourned for one hour on the same day i.e. for 05.5.2007 and will commence at 12.00 AM on the same day.

28	700	K. K. Duthan	K. K. Duthan
29	630	Rajinder Singh Dhami	Rajinder Singh Dhami
30	605	Mahesh Goel	Mahesh Goel
31	632	Niraj K	Niraj K
32	569	S.K. Dwivedi	S.K. Dwivedi
33	571	A.K. Kapoor / Aneta Kapoor	A.K. Kapoor / Aneta Kapoor
34	541	S.P. Tripathi	S.P. Tripathi
35	692	Veena Chugh Chaurasi	Veena Chugh
36	691	Ankur Jain	Ankur Jain
37	377	A.K. Hassija	A.K. Hassija
38	547	K. Asha	K. Asha
39	559	D. Sen	D. Sen
40	550	A. Tripathi	A. Tripathi
41	549	MADHANAN MADHANAN	MADHANAN

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S.NO	M.NO	NAME	SIGN
70	515	Ganesh Kumar	
71	551	T. N. K. V. R. M.	T. N. K. V. R. M.
72	572	Mangulkar Chandrakant	Mangulkar
73	582	J. P. N. N. A. M.	J. P. N. N. A. M.
74		Arceuth	Arceuth
75	664	H. N. U. T. G. U. P. A. S. / O. K. S. G. U. R.	
76	620	Deepak Marwah	
77	615	Vijay Marwah	
78	121	MRS. NEERA DEE	for Vijay
79	45	Atul Narain	Atul Narain
80	668	Satya Sankar	Satya Sankar
81	438	Rajesh Kumar	Rajesh Kumar
82	523	Deep Sankar	Deep Sankar
83	406	SOM K. H. P. T.	SOM K. H. P. T.
84	649	AKARORA For Dr. V. K. Wadhawan	AKARORA
85	619	K. L. Chakraborty	K. L. Chakraborty
86	13	G. K. Bhargava	G. K. Bhargava
87	659	Pranod K. Singh	Pranod K. Singh
88	2	S. M. Prakash D. G. G. U. R.	S. M. Prakash
89	646	Narendra Kumar Gupta	Narendra Kumar Gupta
90	593	Jai K. T. M. R.	Jai K. T. M. R.
91	547	Naveen Kapoor	Naveen Kapoor
92	677	C. S. S. D. D. I.	C. S. S. D. D. I.
93		Neena K. M. R. S.	Neena K. M. R. S.
94	576	R. S. K. M. R. S.	R. S. K. M. R. S.
95	591	M. C. V. R. M. T.	M. C. V. R. M. T.
96	637	K. K. A. M. R. S.	K. K. A. M. R. S.
97	696	Biphas Agarwal	Biphas Agarwal
98	706	A. C. H. M. R. S.	A. C. H. M. R. S.
99	658	S. O. R. K. S.	S. O. R. K. S.

502

502

S.No	M.No	Name.		
99		Kusum Chajra	Kusum Chajra	
100	509	Mandj Den		
101	641	K. R. Lawanaka		
102	665	S K Singh		
103	669	Sh. Saroj Saini		
104	532	Mahender Singh	ms.	
105	536	Ramesh Parichh		Parichh
106		Poojeep Gupta	Poojeep	

(6) or
(15) or

The Kunj Vihar Co-operative Group Housing Society Ltd.

Plot No. 19, Sector-12, Dwarka, New Delhi-110075

GENERAL BODY MEETING : 05.05.2007

A General Body Meeting of members of Kunj Vihar Cooperative Group Housing Society Ltd. was held at its site Plot No. 19, Sector-12, Dwarka, New Delhi-110078 at 1100 hrs on 05 May, 2007. The meeting was presided over by Sh. Satvir Singh, Administrator. Initially at 11 am, the quorum was not sufficient to commence the meeting and accordingly the meeting was adjourned by the chair person for one hour on the same day. The quorum was completed. The meeting was re-commenced at 12.00 noon where 102 members alongwith their families were present in the meeting and they have signed the meeting register in taken of their presence in the meeting.

The following agenda of GBM was read out to all members present in the meeting:-

1. Present status of construction of flats carried out by both contractors namely M/s Techno Construction and M/s Hi-Tech Construction so far.
2. Status of construction work remain to be carried out.
3. Future course of action.
4. Any other points with permission to chair person.

Introduction

On taking over the chair, the Administrator welcome all the members and their families present in the General Body Meeting and the members also graciously accepted the same.

The Administrator, informed the members regarding dissolution of Managing Committee and his appointment as Administrator by the Registrar Cooperative Societies, Delhi vide order dated 26 Dec 2006 to streamline the affairs of Kunj Vihar Coop. Group Housing Society. The Administrator further informed that the handing over / taking over process for the documents, records & properties between Managing Committee and the Administrator was completed on 19.1.2007 and after going through the records and other details the General Body Meeting of members was called so that all members should be well conversed about the progress, pace of work and future course of action to be adhered to in the society.

17/5

The Kunj Vihar Co-operative Group Housing Society Ltd.

Plot No. 19, Sector-12, Dwarka, New Delhi-110075

AGENDA NO. 1 AND 2

Present status of construction of flats carried out by both contractors namely M/s Techno construction and M/s Hi-Tech Construction so far.

The Administrator informed the members that M/s Goel Associates was assigned with the work to technically assess the total work done by M/s Techno Construction and M/s Hi-Tech construction and the balance work to be carried out for a consideration of professional charges Rs. 2.25 lacs by the managing committee of the society. The members also informed that M/s Goel Associates submitted the reports showing percentage of work carried out in each flats but on going through the details submitted by them the same work found to be factually incorrect. Consequently, a meeting with the Goel Associates was convened and the details as observed were discussed with them. The balance payment which was required to be paid to him was stopped and no further payment except Rs. 25000/- which was already paid as advance by the previous Managing Committee, was made to Goel Associates. All members present in the meeting approved the step for not making further payment of professional fee to M/s Goel Associates for which he was not deserving so. The above resolution was passed by all members unanimously. The Administrator further informed that the exact position of percentage of construction work carried out by M/s Techno construction & M/s Hi-Tech construction and balance work to be carried out has been done by an employee of society (A Diploma Holder in civil engineering). He has completed the job. The details of work done so far and the balance work to be carried out prepared by said engineer was read out in the meeting. The members were further informed that though the above details have been prepared on the basis of actual works done in each flats by the engineer (Civil) employed by the society but to further verify the same and provide proper authenticity of the same a registered Architect is required to do the same, which was unanimously resolved by all the members present in the meeting and requested to do the same without any loss of the time.

AGENDA NO. 3

Future course of action

The Administrator informed that the future course of action shall be as under so that the balance works can be completed and the dwelling units be allotted to members as early as possible:-

(a) To re-commence the construction works

The Administrator informed all members that on appointment of Architect by the society the balance work as explained in agenda items No. 1 & 2 shall be evaluated and after a proper process of tendering as per law, the works shall be awarded to the agency who will quote lowest rates in each works. The members were specifically informed that it is

The Kunj Vihar Co-operative Group Housing Society Ltd.

Plot No. 19, Sector-12, Dwarka, New Delhi-110075

that the construction work may be restarted by end of July 2007 before which of the Architect, to be appointed, will be received and examined. The members were informed that the actual work done so far and balance work to be carried out estimated cost will be placed before the members in the next general body which may be called either at the end of June or in the beginning of the July everything goes well.

Section of Members Register

Administrator informed the members in the meeting that the Membership Registers, very important documents for approval of list of members for holding draw of fund over by the previous Managing Committee, were found incomplete. The column i.e signatures of members, was lying blank. In order to complete the relevant documentation and physical verification of all the active members, the members were requested through notices/circulars to attend the society's office along with documents. Despite the repeated request, only 186 members have got their verifications done and documentation completed. Out of the remaining 238 members are reported to be staying at abroad and requested for more time arrangements to come to India and complete their physical verification and documentation. There was no response from the remaining members. All the members, at the meeting, were requested to cooperate in this matter and ensure that the members also complete their physical verification and documentation to avoid submission of list to the office of RCS for approval.

Types of Flats

Administrator informed the members, present in the meeting, that as per the records there are four categories flats constructed so far. These are 2 B/R, 3 B/R and Duplex. Whereas 2 B/R, 3 B/R and 4 B/R are duly passed by competent authority. However, the duplex flats are reported to have been constructed without any approval of authority. However, the members were further informed that this problem will be solved after due discussion with architects/engineers. The members were also informed that there are three types in 2 B/R, five types in 3 B/R and one type in 4 B/R. Members have been requested that such inhouse problems should be solved in which the members have to sacrifice a lot at the time of allotments of the flats resolved unanimously.

Percentage of Construction work completed

Members were informed that the managing committee of society obtained a 80% Completion of project from the architect Sh. Pawan Kumar whereas work, as assessed by the engineer of the society, is not more than 62 %. In

(95)

The Kunj Vihar Co-operative Group Housing Society Ltd.

Plot No. 19, Sector-12, Dwarka, New Delhi-110075

order to complete the balance work which may be around 40%, the members were requested to cooperate. It was also resolved unanimously.

(e) Assessment of work carried out by the contractor

The members were informed that the engineer of the society has assessed the work done by M/s Techno Construction and subsequently by M/s Hi-Tech construction. It has been done on the basis of report of assessment of the work done by M/s Techno construction, assessed by Sh. R S Jindal, appointed by the court. The members were further informed that keeping in view the assessment by Sh. R S Jindal the percentage of work claimed by M/s Techno construction seems to be almost correct barring a little difference of percentage of work. The members were made to understand this by giving examples.

(f) Bills submitted by the contractor on the basis of area of flats.

The members were informed that from the R/A Bills submitted by the both contractors, it has been observed that the Running bills are not proper as the same are not showing as to which work have been done in which flat during the relevant time

(G) Demand of Balance work

The Administrator informed the members that no demand shall be placed for the balance work till completion of assessment of balance work and its estimate cost. It is expected that the same may be completed by the architect, to be appointed, and same will be brought into the notice of all the members in the next General Body Meeting which may be convened by end of June 2007 or beginning of July 2007, if everything goes well.

(H) Defaulters

The Administrator informed the members that there are eight members who are chronic defaulters who have paid only either share money of Rs. 100/- or meagre amount ranging between Rs 5000/- to Rs. 50000/- only. The members were informed that the action against such chronic defaulters will be taken as per DCS ACT and Rules. This resolution was unanimously passed by all the members present in the meeting.

(I) Interest and delayed Period

The Administrator informed the members that on going through the details of demand placed for payment and the payments made by each members, it was observed that various members have not paid the demanded amount on time and not charged with any interest. The Administrator informed the members that the interest for delayed payment will be charged from the respective members as per applicable rate of interest in the DCS ACT and Rules. On this most of the members informed that since they lost trust in managing committee of the society therefore they stopped payment in year 2005.

(10) 2
111/2

The Kunj Vihar Co-operative Group Housing Society Ltd.

Plot No. 19, Sector-12, Dwarka, New Delhi-110075

Accordingly it was resolved unanimously that interest, as per DCS ACT and Rule, will be charged from the members relating to the demand placed upto December 2004 only.

(J) Interest paid by the society to the members who deposited excess amount with the society

The Administrator informed the members that perusal of records of the society, it has been noticed that the society paid 18% interest to various members on the excess amount deposited by such members. In this connection all the members informed that granting of 18% interest to the members of the society has no logic.

(K) Curtailment of expenditure

The Administrator informed the members that necessary steps to curtail expenditures have been taken. However, expenses on genuine and important works shall not be curtailed. The Administrator further informed that the staff employed in the society are being paid very genuine and reasonable salaries.

(L) Retaining of counsel for the society

The Administrator informed that the litigation cases, assigned to Sh. R N Bhardwaj and Sh. Arun Maitri etc. by the managing committee of the society, have been withdrawn and appointed M/s Ojha & Co., after through discussion with various other counsels, to provide all type of legal consultancy and attend the cases in the court of RCS on retainer fees Rs. 10,000/- per month only plus charges for appearance and other courts. This resolution was unanimously passed by all members present in the meeting.

(M) Formation of Advisory committee

The Administrator informed the members that all the members were requested through a letter to submit their bio-data for formation of Advisory Committee to assist in various matters and to have transparency in the work. The members were informed that it is stranged to not that only about 5-6 members have sent their bio-data. The names of such members were read out to the members. All the members have been requested to send bio-data of more members so that the Advisory committee may be formed which will be proved fruit full especially at the time of recommencing of construction work. This resolution was unanimously passed.

The Administrator now invited the suggestion from all the members present in the meeting which was welcomed by them.

(11) 6/1

11/11/21

**The Kunj Vihar Co-operative Group
Housing Society Ltd.**

Plot No. 19, Sector-12, Dwarka, New Delhi-110076

Suggestion/Points from the members

1. Sh. Kamal Kumar Chel, M.No. 578 suggested that when construction is not as per the demand, society can not charge more than what one can pay.

In this connection The Administrator informed that it is inhouse problem and should be solved amicably for which members have to sacrifice a lot to avoid further delay in completion of the construction of flats.

2. Dr. Amitabh Khanna wanted to know the course of action in untimely demise of Dr. N N Chajer one of the joint members.

The Administrator advised him to take action for preparation of legal documents as per DCS Act, Rules & Society Bye laws so that necessary action can be taken.

3. Sh. Satish Gaur, M.No. 610 requested the Administrator to get the flats allotted as early as possibly.

The Administrator informed that the society shall take immediate steps for completion of remaining works and allotment of flats to all members without any further delay.

4. Sh. Madhavan Narayanswamy M.No. 549 wanted to know the number of vacancies exists in the membership. He also wanted to know whether the vacancies can be filled up through newspapers advertisement and if so when. He also wanted to address the problem of duplex flats and three flats constructed at ground level.

In this connection the Administrator informed that presently no vacancy exist in the society. As soon as there is any vacancy it will be filled up as per procedure laid down in DCS ACT And Rules. With regard to the problems of duplex flats, the Administrator informed that same has already been discussed and again informed that this problem may be taken care of after due discussion with architect/engineer. As far as the flats the constructed in the stilts are concerned, the Administrator informed that these are duly approved by the component authority and will be taken careof at the time of allotment amicably.

5. Sh. A K Roy M.No. 588 suggested that before awarding of contract to another contractor the dispute of previous contractors if any, resolved amicably. He also wanted to know the commitment given to the members for excess payment with 18% interest. He also wanted that we should forget about the past and join together for completion of the project at the earliest.

The Administrator welcomed the suggestion and informed that all out efforts are being made to complete balance work at the earliest.

(13) 42 (10)

The Kunj Vihar Co-operative Group Housing Society Ltd.

Plot No. 19, Sector-12, Dwarka, New Delhi-110075

6. Dr. Harish Sachdeva suggested investigation by the appropriate authority to find out as to how false completion certificates have been issued by the managing committee of the society and architect engineer and the persons who colluded in this respect should be taken to task legally and they should be expelled. He also wanted to decide the option of flats area in consultation with the members.

The Administrator welcomed the suggestion and informed that action on some of these points is under process.

7. Sh. S K Diwan, M.No. 569, suggested that the quality of material used by the previous contractor should be checked and if possible to see if the same can be changed.

The Administrator informed that at the stage it is not possible to check the quality of each items used for construction works, however, the damaged items shall be replaced and no compromise with the quality of works shall be made under any circumstances so that the members shall get the quality of works for which they are paying.

8. Mr. Debashis Sen, M.No. 559 suggested that web-site of Kunj vihar/ Palazzio be re-activated as earlier.

The Administrator informed that there is a scope of misuse of society's documentation which may go to unauthorized persons, hence the proposal was rejected. The resolution was unanimously passed by all members present in the meeting.

9. Mr. Navin Chandra , M.No. 634 requested that what sort of help is required from members for finalization of list of members.

The Administrator informed that despite repeated requests, some of the members have not completed their documentation and physical verification of the members register so far. The list of remaining members were read out in the meeting and requested all members to help in this regard.

10. Sh. R L Raina wanted to know whether the option of flats opted earlier can be changed at the later stage as initially he has opted for 2 BR flats and due to passage of time he requires 3 BR flat.

The administrator informed that the members may submit application for change of category of flat which will be look into at the appropriate time.

11. Sh. R K Ravinder Kumar M.No. 641 informed that Sh. Pradeep Mehta & Col. G K Gupta directed all members through a letter to issue a Cheque of Rs. 26000/- in favour of Mr. Arun Maitri, Advocate to represent the case of members in Hon'ble High court. He wanted to know the update of the matter.

(13) 42 (13) 42
**The Kunj Vihar Co-operative Group
Housing Society Ltd.**

Plot No. 19, Sector-12, Dwarka, New Delhi-110075

The Administrator informed the members that there seems to be no such record handed over by the managing committee. Members have been requested to submit the details in this regard so that Sh. Arun Maitri may be asked to intimate the present status.

12. Sh. Virender singh M.No. 629 wanted that the interest on delayed payment on demand raised in 2005 should also be charged at least on the bank rate of interest.

On this suggestion almost all the members present in the meeting rejected the proposal.

13. Sh. A M Jha M.No. 631, suggested that percentage of completed work to be finalized first and excess/short payment should be based on the same. The excess payment or short payment made by members must be compensated/ charged interest.

The Administrator welcomed the suggestion and suggested that such kind of suggestion needs deep scrutiny of the documents and extensive discussion with the members.

14. Sh. K L Luthra suggested Red Kota Stone used in front portion in the building are falling down periodically which can be cause serious injury. It shows poor masonry work by the builder and he should be asked do it again as per conditions of the contract.

The Administrator Welcomed the suggestion and informed to take action at appropriate time.

15. Sh. Mahesh Goel, M. No. 605 suggested that the outstanding amount should be arrived at by the principal of equalization amount.

The Administrator Welcomed the suggestion and informed to take action at appropriate time.

16. Sh. S K Tripathi M.No. 541 suggested to issue press notice to all the members whose verification is not complete so that they can not claim their membership later. He also suggested to place the orders of lift immediately to avoid delay. He also suggested to lodge an FIR against the members of MC if investigation reveals financial irregularity.

The Administrator Welcomed the suggestion and informed to take action at appropriate time.

There was no other points from the Administrator as well as members therefore the meeting concluded at 3PM with the vote of thanks to the chair person.


(Satvir Singh)
ADMINISTRATOR