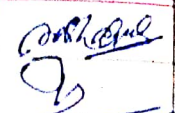
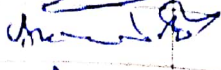



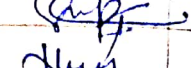
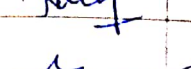

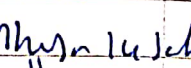

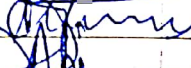

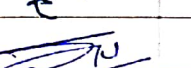
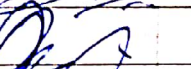
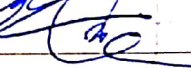
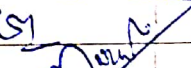
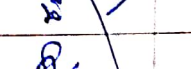

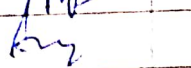
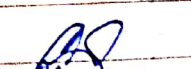

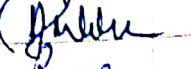
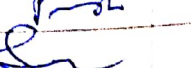
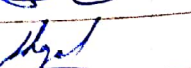
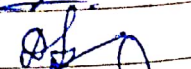
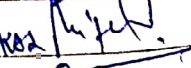
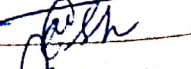





The General Body Meeting of the Kung Vikar C.G.H.S Ltd held on 6th March 2016 at 4<sup>PM</sup> at the site of the Society at Plot No 19 Sector 12 Dwarka New Delhi 110075 the following Members were Present.

Sr. No.	M. No	Members Name	Sign	Names
1	399	Dr. H.C. Subudho		
2	541	S.P. Tripathi		
3	550	A. Tripathi		
4	644	M. CARIAPPA APPAIAH		
5	336	R.K. Arora <sup>POA</sup> P.S. Teelchand		
6	675	Dr. Jagmohan Rai		
7	420	Dr. H. Deka		
8	648	Dr. V.K. Wadhawan		
9	649	Dr. Sudeesh K. Wadhawan		
10	670	V. SURESH KUMAR		
11	552	SANJEEV KUMAR		
12	641	K.R. Ravindra kumar.		
13	605	Mahesh Goel		
14	576	Rite Chandra		
15	547	Naveen Kapoor		
16	575	J.S. Bhatnagar		
17	675	SANJAY K SINGH		
18	375	Dr. K. Sonu		

The Quorum was not completed at 4 PM. Hence the Meeting was adjourned for one Hour and Meeting was restarted at 5 PM at the same Venue and the same date.

19		Dr. K. Choudhary		
20	525	R. N. Kalita		

21	662	Anil Kumar	
22	663	VIKASH KUMAR	
23	679	Anand Kumar Das	
24	13	Mohit Bhargava	
25	23	BISAY KUMAR	
26	581	L. Ashwin	
27	581	T.S. Datta	
28	581	NEERAJ KHATRI	
29	591	ASHOK KUMAR	
30	605	Soni Kishor	
31	558	B K Sahu	
32	710	Suresh Kumar	
33	708	Sanjay Kumar	
34	701	Ashish Banerjee	
35	637	X X X	
36	48	S.K. SAPRA	
37	583	Prasanna Banar	
38	654	Natani Chambers	
39	620	Suyuk Mazwah	
40	615	S.C. Mazwah	
41	658	S.K. Kumar	
42	625	S. Saha	
43	515	K. Suresh Kumar	
44	322	ASHWINDER Puri	
45	578	Kamal Goel	
46	314	Abdus Subhan	
47	689	Punish Mishra	
48	671	Sanjay Kumar Puri	
49	312	Anil Kumar Gout	
50	559	Debashish Sen	
51	408	VIKAS MITTA	
52	677	C M SADDI	
53	705	Jalaw under Kery	



Sl. No.	M. No.	NAME	
54	29	JAGDISH CHAND M. 29	<del>Agar</del>
55	537	ARON KUMAR	<del>Ar</del>
56	604	A. G. Sharma	<del>Ar</del>
57	601	S. Rameshchandran	<del>Ar</del>
58	523	Deep Saitia	<del>Ar</del>
59	635	Dr V S Srivastava	<del>Ar</del>
60	549	MADHANU MATHANASAMY	<del>Ar</del>
61	711	Sanguladiaz & Manoj Kumar	<del>Ar</del>
62	619	K L Chhabra	<del>Ar</del>
63	652	Anadi Gupta	<del>Ar</del>
64	377	A. K. MASSITA	<del>Ar</del>
65	595	P. K. SAHOO	<del>Ar</del>
66	631	Anand M. Jha	<del>Ar</del>
67	299	Harvinder Kaur	<del>Ar</del>
68	560	Ramchander	<del>Ar</del>
69	692	Vernu Chugh & Chohan Lal	<del>Ar</del>
70	159	Rohit Kuriel	<del>Ar</del>
71	585	Kanshi Lal	<del>Ar</del>
72	566	Srijeen Shastri	<del>Ar</del>
73	659	Ramod Singh	<del>Ar</del>
74	703	Pankaj Sharma	<del>Ar</del>
75	532	Mahender Singh	<del>Ar</del>
76	688	Vinod Kumar	<del>Ar</del>
77	629	Col 15 Sanyal	<del>Ar</del>

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

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

## **Minutes of The GBM of The Kunj Vihar CGHS held on 6<sup>th</sup> March, 2016, at 4pm on the lawns of the Society**

The GBM was scheduled to be held at 4 pm on 6<sup>th</sup> March, 2016, but since the quorum of the meeting as per the provisions of RCS Rules was not complete even at 4.25 pm, it was adjourned and the meeting was reconvened after 30 minutes at 4.55 pm. Seventy seven members attended the GBM and signed the attendance register in token of their presence and endorsed the resolutions passed in the GBM.

The Secretary, Dr.H.C.Sachdeva welcomed the members and invited the President, M.Cariappa Appaiah, Vice President, Dr.R.N.Kalita and the Treasurer, Mr.S.P.Tripathi to the dais. He then requested the President to start the proceedings.

The President welcomed all the members and their families present to the GBM. The President congratulated all the members and their families for the allotment, especially those who moved into the society and had started residing there.

He then requested the Secretary, Dr.H.C.Sachdeva to conduct the proceedings of the GBM.

The Secretary, Dr.H.C.Sachdeva started the proceedings of the GBM as per the agenda already circulated. For the benefit of the members present, the Secretary, Dr.H.C.Sachdeva read out the agenda for the GBM already circulated :

### **Agenda for GBM**

1. Approval of the Minutes of the previous GBM (already circulated)
2. Approval of the statement of accounts for the year 2013-14
3. Apprise members of the legal cases
4. Remind the members of their commitment – submission of affidavit, regards the legal dispute with the previous contractor(M/s Hi tech)
5. Approval of the GBM that the members need the permission from the MC before selling their flat – in view of the above pending dispute with M/s Hi-tech (previous contractor)
6. Status of filling up of the 3(three) vacancies in the Society & filling up of the vacancy
7. Approval of the Society Maintenance charges from the members
8. Approval of the charges for the Community Hall and Guest House
9. Approval of the members to continue to have construction done by contractors as per the requirement as at present
10. Repair of shafts, water pipes, water tanks
11. Solid waste management
12. Appointment of Mr. Sushant Goel as Engineer



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(2<sup>nd</sup> contractor) in the Society and the co-relation to the payments made at that time. The Society on the basis of the assessment made through many architects/engineers maintains that M/s Hi Tech, the contractor has been overpaid, whereas the contractor maintains that appx. Rs1.5 crores was due to him in 2006 itself and that the termination of his contract had been done wrongly by the Administrator. The level of construction carried out by Hi-tech is a matter of dispute, and even now the case is in Arbitration.

As regards the membership records, Mr Cariappa added that it was indeed important and was mandatory for allotment. The Administrator had clearly mentioned the non-availability of these records in his report to the Registrar, Cooperative Society (RCS) and had recorded his doubts about genuineness of many of the memberships. Initially, the RCS had rejected our application for allotment and insisted on production of the documents as per RCS Rules.

However, thanks to the strategy adopted by the MC with the approval of the GBM, alternative documents to the satisfaction of the RCS had been presented and 100% of the members had been accepted as eligible for allotment. Now that DDA has completed the draw of lots and we have reached the stage of handing over possession, the absence of the original records, pertaining to membership, may no longer be relevant.

### **III. Apprise members of the legal cases :**

Dr.Sachdeva apprised the members about the 3 cases the Society is presently involved in :

a) Mr.Mendiratta & b) Ms.Ramita Mehta : In both the cases final arguments are on. In the meantime, the Society had received a notice from Mr.R.K. Gupta, lawyer for both, claiming that the MC was committing contempt of the Hon'ble High Court orders by not giving "possession of flats" to his clients. Since the Society had already complied with the directions of the Hon'ble High Court to the extent pertaining to the Society, the notice from Mr.R.K.Gupta has been suitably replied to by the Society lawyer, Mr Rajiv Talwar. c) Arbitration under Justice, Mr.C.K.Mahajan in the case pertaining to M/s Hi Tech. The hearings have been concluded and the judgement is awaited.

Mr.S.K.Wadhavan mentioned that the case should be strongly defended as the quality of construction by them is quite bad and that leakage and seepage are evident even more today as members are coming here to stay in the flats.

### **IV. Remind the members of their commitment – submission of affidavit, regards the legal dispute with the previous contractor (M/s Hi tech) AND**

### **V. Approval of the GBM that the members need the permission from the MC before selling their flat – in view of the above pending dispute with M/s Hi-tech (previous contractor)**

Dr.Sachdeva reminded the members of the judgment of the Hon'ble Delhi High Court of 19<sup>th</sup> Nov 2009 in the case with M/s Hi-Tech where the members had been directed to submit an affidavit. Most of the members have submitted an affidavit. Now, as the circumstances have changed and the "allotment and possession" have been accomplished; some of these members are now wanting to sell their flats, the MC is not in a position to regulate the members liability, once they have sold these flats after obtaining the "NOC" for converting these flats from a "leasehold to freehold". The

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MC had approached the lawyer who has opined in this matter and has also given the new format of the affidavit to be submitted by the members. The new format of the affidavit would be given to those members wanting their flats undergoing "leasehold to freehold", that they may sell these at a later date.

Members – Mr.R.K.Choudhury (M No 551), Mr.Luthra (592) and Mr.S.Ramachandran (601) agreed that this was indeed the correct option that members are liable for accountability for charges to be paid, if any, based on the court order.

#### **VI. Status of filling up of the 3(three) vacancies in the Society & filling up of the vacancy :**

Dr.Sachdeva updated the members' regards the position of the vacancies. That initially Society had advertised the 3 vacancies. Only two applications had been received. The same was forwarded to the RCS for approval. The Society re-advertised the single vacancy, against which two more applications had been received. Of these two applications, one is a joint application by Wife-Husband. Since the wife had mentioned "Applied For" against detail of pan card, the applications were forwarded to the RCS stating the facts and requesting for filling up the vacancy as per rules. Meanwhile, one of the 2 members who had applied against the initial advertisement for 3 vacancies, resigned and money due to him has been refunded as per RCS Rules. This has also been communicated to the RCS.

There is no response yet from the RCS regarding any of our submissions pertaining to the three vacancies. In view of the urgency to complete the formality of filling in the vacancies and to receive payments it was proposed by the MC that the existing 3 vacancies be filled up from the existing three applicants, if the RCS approves. The proposal may be communicated to the RCS office if approved by the members.

The members approved the proposal with a voice vote.

#### **VII. Approval of the Society Maintenance charges from the members :**

Dr.Sachdeva apprised the members, that subsequent to the approval in the GBM in October 2015, "possession" of the flats had commenced in November 2015. As such the members had begun to move into their flats and maintenance/repairs had now been necessitated. Hence the MC had for the time being, proposed to levy a uniform amount of Rs.10,000 per quarter year (3 months) from each members to offset the immediate cost of repair and maintenance.

As regards, a regular monthly maintenance, the MC along with some other members, particularly Mr.A.K.Kapoor had looked into the matter and made a detailed calculation and worked out the Maintenance charges per month as to be Rs,3,000/- for 2 B/R flat, Rs 3,500/- for 3 B/R flat, Rs 6,000/- for 4 B/R flat, Rs 7,000/- for Duplex flat.

Dr.R.K.Choudhary and Mr.Jagmohan Rai said the maintenance charges were too high and emphasised that steps should be taken to minimize the expenditure by reducing the staff and other expenses on electricity etc.



### VIII. Approval of the charges for the Community Hall and Guest House:

Dr.Sachdeva stated that as suggested by some members, who had looked into the estimated maintenance expenses in the Society, the MC proposed that charges be fixed for the usage of Community Hall as Rs.10,000/- per day for the summers & Rs 8,000/- per day for the winter months & for the Guest House, Rs 800/- per day per room and Rs 2,000/- per day for the entire Guest house booked singly. It was pointed out that these are charges necessary for the maintenance of these facilities, though these are not commercial facility but a reasonable amount had to be charged for the upkeep.

Mr.R.K.Choudhary : He had reservation and stated that the charges for the usage be reduced.

Mr.Luthra (M No592) : He stressed that the use of the Community Hall and Guest house be restricted to use for the members of this society only and it should not be allowed to become a commercial venture. At the same time these should not be so low as proposed by Dr F Choudhury, that these are misused. The charges have to be based on calculation and rationale to ensure that these are adequately maintained.

Finally, it was proposed that Mr.R.K.Choudhary, Mr.Jagmohan Rai and Mr S.P.Tripathi, would constitute a sub committee of some of the members who are living in the society to look into various issues relating to the welfare of the residents. These members could also look into various charges, like monthly maintenance charges and charges for the guest house and community hall and make a recommendation to the MC. A final decision would be taken for future subsequent based on these recommendations and approval in the GBM.

### IX. Action against members indulging in gross violation of the construction in altering the flats and causing serious damage to the building :

Regards the ongoing construction by the members he emphasized that the members have to stick to the norms laid out by DDA and not increase the FAR of their flats; also advised that the members do not in any way carry out alteration of the Columns and Beams of the building structure; also strongly advised the members not alter the balconies, as some members are converting these into rooms.

The Secretary requested the members not go in for basic structure alteration of the structure of flats which would weaken the structural strength of the building and jeopardize the security of the residents apart from being in violation of rules and regulations of both the DDA and RCS; members were liable for disciplinary action, including revocation and expulsion of their membership from the society. He also requested the members not to go in for alteration in installation of plastic sheets of different colours used for covering the balconies/used as sun shade in the balconies. The DDA and RCS authorities could specifically take disciplinary action against

these members. He also said that members should not alter the external finish and colour scheme of the buildings.

**X. Shortlisting of "property dealers/brokers" for the members wanting to sell their flats:**

Dr. Sachdeva mentioned that in order to regulate the entry of property dealers/brokers for security reasons, members had proposed that some panel be formed which could handle the property dealings and avoid unregulated movement. He personally was not in favour of the MC getting involved in this activity and the MC members also had similar views in this matter. He sought the view of the GBM. The members stated that they did not want a panel and wanted this to be left to the members.

**XI. Charging of "Common Good Fund" from buyers of the flats**

Subsequent to the allotment of flats by DDA through draw of lots, some of the members are selling/proposing to sell their allotted flats. The MC has decided that an entry fee equivalent to 1.25% of the prevalent Circle rate of Municipal Corporation of Delhi (Govt. of Delhi) applicable to the flats in the society, which currently is Rs 87,840/ per sqm, will be charged from the buyers of such flats, if approved by the GBM and under intimation to the RCS as per Rules. This would help finance the repair and maintenance in the Society. This was approved by a voice vote.

**XII. Approval of the members to continue to have construction done by contractors as per the requirement as at present**

The President stated that there was still some construction to be finished and this was separate from the repair and maintenance works needed in the society. The balance construction work related to some finishing works in the flats and in the common areas. He said that the main problem was that the contractor was not rising to the occasion and completing the balance construction. Regarding the pending works in the flats, he stated that the pace of the ongoing work has not been at the speed that the contractor should have done. It has been a huge disappointment and as a result he hears many complaints from the members. He has tried to impress upon the contractor to complete the balance work. As regards some internal works, many members had got the works completed on their own while carrying out alterations and beautifying their flats. As decided in the earlier GBM, the cost of sanitary fittings, not yet procured by the Society, can be refunded to the respective members, who inform in advance, that they do not want these fittings. As regards, the allegations that the MC has not been making payments promptly to the contractor – he clarified that the MC has followed a due process and thereafter the payments are made, no delays should be attributed to this. As regards the retention due to the contractor, the same will be settled as per contract conditions.

- i) Mr R K Choudhury (M No 551): a) He said that many of the flats still have deficiencies which have to be rectified. He suggested that members should get it done on their own



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while doing the other internal works. He remarked that the maximum pending works in the common areas remained in Block C, and as he was residing in Block C – he was more concerned, this should be taken care of and corrected.

- ii) Anirudh Das (M NO 679): He stated that he had been living in the society for 1 month now and realised that there were problems related to the infrastructure, both in terms of being incomplete and also in terms of maintenance. He blamed the MC entirely for the inadequate facilities and the resulting problems faced by the members. He also pointed out about the missing covers of the water tanks on rooftops of the buildings and also about the free access to the rooftops in the absence of doors or these doors not being locked.

However, the Secretary, Dr.Sachdeva clarified that the covers of the water tanks and doors on the rooftops have been installed, the access to the rooftops is no more free.

- iii) Mrs T S Dutta (M NO 597) : She thanked the MC for getting the “allotment of flats”. She expressed concern about the remaining work and also the sanitation. She emphasized that these needed to be attended on priority to provide a hygienic and comfortable living condition. Overall she said she was very satisfied with MC and did not blame the present MC for it; instead she blamed the contractor for all the problems, including even the sanitation and hygiene problems, which are due to the labour and other construction workers

- iv) MrMadhavan(M NO 549):: NSC echoed similar sentiments as of Mrs Dutta. He stressed that those people who are not conforming should be strictly dealt with by (thrown out from) the society. He advised the MC that work in those flats be taken on a priority which are about to move into the society. This could also be accomplished by taking the membership serial number as the seniority in principle to complete the balance works in the flats. They said that though the MC members are not at fault, it is the contractor who is at fault but ultimately the MC has to take the final call and decide and the matter ends with the functioning of the MC

- v) Mr.Jagmohan Rai : He acknowledged that the contractor may be at fault, but not recognizing this is a weakness of the MC

The President clarified that the issues were being taken up by the MC. Some of the MC members, particularly construction committee members like Mr.A.K.Sharma & Mr.Lakhvinder Arora and Mr.Ashwinder had repeatedly pointed this to the contractor and discussed many a times on this aspect. Many members had approached the MC to throw out the present contractor, but it has to be remembered that the society has already a history of litigations with the past contractors, and the MC had to be very careful on this account. In the interest of the Society, it is better to mutually close issues with the contractors. To the extent possible, the MC had, with the approval in the GBM, had got work done by petty contractors. Now only minimum external and common facility finishing work, is ongoing.

### XIII. Repair of shafts, water pipes, water tanks

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Mr Deepak Marwah (M NO 620), Mr Anadi Gupta (M NO 652) and Mr Mahesh Goel (M NO 605) expressed their concern about the seepage and also leakage in the shafts.

The President acknowledged that the condition of plumbing in the flats and common areas, may not be very good - some of the construction works are about 13 years old, time has had its effect and hence, more repair may be required especially in the plumbing. The extent of damage can be assessed only after sometime. The Society had requested the architect to examine this issue and who after going around in the various blocks, commented that leakage and seepage is a common problem in the flats of Societies in Dwarka, probably due the nature of the water here, he suggested that as more members come to stay the correct picture would emerge and only then, steps could be taken appropriately after these defects are revealed.

There are also issues relating to water and the shafts, electricity, security, cleanliness, etc. He stated that these were crucial utilities. He wanted the members to come forward with the suggestions to solve these problems after getting an expert opinion.

#### **XIV. Solid waste management**

- Dr. R.K. Chaudhary : a) to rectify the problems – a register be maintained and emphasised that this could be remedied by b) having a committee – chosen from the residents who can coordinate – this could be like a RWA and it could function within the overall supervision of the MC c) He wanted to reduce the maintenance cost – reducing the number of people employed by the society d) For the proper maintenance it would be prudent to have a RWA like committee as already suggested by Dr RK Choudhury. He also proposed the curtailment of the expenditure of expenses and reduction of the staff of the society. However, plumber, electrician be available round the clock. He added that for security concerns the entry of the property dealers should be regulated. He emphasised that those members residing would have to take more initiative so that the problems get resolved.

#### **V. XV. Appointment of Mr. Sushant Goel as Engineer**

As discussed in the earlier GBM, the role of Mr. G.S. Arora the Society Engineer had been curtailed. Mr. Ashok had been appointed as the Caretaker, to oversee the general maintenance and upkeep of the Society. However, as already mentioned, a lot of repair and maintenance issues which were now emerging after the members started occupying the flats. Since this had serious implications, the MC felt that Mr Sushant Goel, a qualified engineer be appointed to supervise the repair and maintenance.

Dr. R.K. Chaudhary : He suggested that the appointment of Mr Sushant Goel an Engineer was not required in the society at this stage, and Mr. Ashok the caretaker was enough to regulate these activities.

Mr. Jagmohan Rai : He also opposed the appointment of Mr. Sushant Goel as Engineer – that at this stage an Engineer was not required in the society. Mr. Ashok as Supervisor was enough to regulate the construction and repair activity



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## The President then invited the Members for their comments and suggestions

Many members came forward:

1. Mr.Sonu Kapoor (M No406): a) He said that the allotment of the Flats had taken place in June 2014 but the construction had not yet been completed b) He wanted washrooms to be constructed at Ground floor c) He complained that the shafts (water and drainage pipes) were in bad shape d) sanitation was in bad shape – that it was not a “livable society” and he severely criticized the MC for this and wanted the MC members sitting in the GBM today to raise their hands that he could identify them e) he was also not satisfied with the existing security arrangement for the society.
2. Mr.Neeraj Khatri (M NO 555): He countered Mr.Sonu Kapoor that we all knew that there are problems and instead of coming up with solutions and criticising the MC endlessly we the members should come with proposals and solutions. This criticism and bashing of the present MC has to end, the members should come forward to solutions.
3. Dr.R.K.Chaudhary : He stated that the condition in the society has markedly improved and things look much better compared to 3 months earlier – it was improper to say that the society was in a mess and “non-livable”. He said it was not the MC members alone to blame but also the members themselves also as they were getting construction done but did not care about lifts usage or dumping of malba; even the cars were haphazardly parked by the members despite the fact that ample space was available. We should concentrate on important things and focus on things that would not only make the society look good but the functional utility was important.

Dr.Chaudhary further, made several suggestions for better quality of living in the Society

- (i) He stressed that there should be a shop functioning from the premises of the society so that the daily requirements of the residents in terms of milk, groceries, general items are fulfilled
- (ii) The entry of the property brokers and dealers should be regulated so that the security of the residents is not compromised
- (iii) Benches be installed so that senior citizens can be more comfortable
- (iv) Jhoolas be installed for the children to play
- (v) Lifts be maintained properly so that members are not inconvenienced
- (vi) Installation of cameras and the intercom should be speeded up for proper security
- (vii) A separate account of the monthly maintenance charges, collected from 1<sup>st</sup> April onwards, should be maintained for the purpose of the day to day maintenance activities. This account should be monitored by a committee of residents.
- (viii) It has been noticed by the members that the labour engaged in construction has been dirtying the society at many areas and also many flats have been rendered dirty due to the filth. The construction of common toilets for the staff shall help in stopping this practice.

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4. Mr. Luthra : He emphasised that maintenance should also be a priority. He also expressed that care should be taken of security by having cameras and intercoms in proper working condition.
  5. Jagmohan Rai (M No 675) : He also emphasised that there should be a separate maintenance account. He also expressed concern regards security and said that intercom and cameras should be made functional.  
He welcomed all those members who had moved into the society (There were about 20 members who had moved into the society). He emphasised that overall the atmosphere in the society was good. Many members had already held many a family functions in the society and utilized these facilities. He was glad to have performed some ceremonies prior to the marriage of his son in the Society. Members had extended all help at his son's wedding. He was very happy to have performed the family function here.  
He exhorted the other members to move in to the society. This would make the atmosphere even better still.  
He reminded the members that Elections to the MC were already due and to complete this society project it was important that the continuity of the MC be maintained, however only those members should opt for the MC who are able to devote time.
  6. Mr A K Sharma (M No 604) : He acknowledged the effort put in by the President, Mr. Cariappa because of whom all the mandatory clearances for "allotment and possession" had been obtained from various government departments including DDA and the RCS. Getting these clearances was a big achievement.  
He was concerned about the unauthorized construction being done by the members. He drew particularly attention to the alteration being done by the members by altering "columns and beams". The alteration being done in the kitchen – members extending the kitchen – thus altering the FAR, balcony – the members covering it and integrating this into the room – the balconies have not been designed to bear the load of the wall, bathroom being altered – resulting in seepage and leakage – causing problem not only to the owner but also to the flat on the lower floor. He wanted that those members selling the flats should bring this to the notice of the society office and at the same time tenancy should also be regulated. This was important both from the point of view of administrative angle but also from security view of the residents

#### **XVI. Elections to the Society**

The President informed the members that the elections will be announced soon and members should participate in large numbers. The future and betterment of the Society lies in the hands of the members and the GB is the most powerful body in a Society.

Thereafter the President Mr. Cariappa once again asked Members if they had any comments, suggestions or objections. As no member came forward, the President addressed the meeting.



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He reminded the members that when the members had taken membership and booked their flat and construction had started, the entire projected cost including land cost was estimated at around Rs 34 crores. However, till 2006 even after spending the entire projected cost of Rs.34 Crores, Architects appointed during the Administrator's tenure estimated that less than 50% of the original project was completed. The present MC with the support of all the members brought the project, with all the additional facilities, to this stage at an additional expenditure of about Rs.30 Crores only. Today, in spite of a down trend, the estimated market value of the Society, is over Rs 300 crores. However, for us who will be living here the value is much greater.

He emphasised that the facilities that the MC has created in the Society are probably the best in Delhi and ours would be the BEST society in Dwarka and all of us should work towards this as the goal and we should all be proud of this achievement.

He further clarified as follows

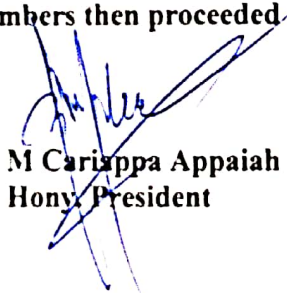
1. Maintenance of the society: He requested and exhorted the members residing in the society to come forward and do the needful for the maintenance of the society. Regarding the maintenance costs, he said that the MC had done this exercise long back and had calculated that the expenditure needed would be at least Rs 5 – 6 lacs per month, which matches with the calculation arrived by the members after undertaking a lengthy exercise in a logical manner. He stressed that it was important to have the services looked after by the members residing in the society. He was happy that Dr.R.K.Choudhary and Dr.Jagmohan Rai had taken the responsibility of the looking into issue of day to day maintenance activity needed in the society and devise a strategy and a plan of action.
2. Shops: He stressed that the shops would come up in due course of time, fulfilling the requirements of the residents. The shops would be rented out bringing a sufficient amount of revenue so that this can be used for the maintenance. There has been a lot of pressure from vested interests that the shops be sold out but the MC had felt that this was not in the long term interest of the Society.
3. Refund of Money to members : He explained that members should not consider this to be as excess payment– this was only an “adjustment” since, the MC in the past had issued demands based on a uniform area for a 2 B/R flat, 3 B/R flat; now, since the actual areas of the flats are known, some of the flats being relatively bigger and some relatively smaller in the same category, there has to be corresponding adjustment of cost based on these areas. He said that the MC would try to make refunds at the earliest. This could take a little time since it would depend on the Society's fund position, money needed for completion of priority works, payments by defaulters and new members as well as the payments to be received from members who have been allotted larger flats. If circumstances demand, the refund could be in installments as discussed and approved in the past GBM.
4. Correction of members details in DDA/RCS: He pointed that the details of a few members were not correct in the list of members given in the RCS 'recommendation for allotment' and/or in the DDA list of 'draw of lots of flats'. This was due to typing errors either by the

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Society or RCS or DDA. In all the cases brought to the notice of the Society, the MC had written to the DDA and the RCS for suitable correction in accordance with the details in the original documents. Reminders have also been sent. In most cases, the corrections have been done, whereas in others it is still awaited.

5. Formalities to be completed while giving out flats on rent : He reminded the members to inform the office in advance and have the tripartite agreement in place and police verification in place before the tenant moves into the flat. As per the tripartite agreement, a nominal facilitation fee of Rs 2,000/- is being charged from the tenant.
6. Charges for Malba removal: It had been decided earlier in the MC meeting to levy a charge of Rs 3,000/- for smaller quantity and Rs 5,000/- for larger quantity of malba removal per flat. This was necessitated as members were getting their flat renovated and the malba would get accumulated and keep lying in the society which would create a problem for the residents.
7. Regards House Tax – He informed that the MC has already informed the MCD (Municipal Corporation of Delhi) of the allotment of flats taking place and the list of “allottees” has been forwarded to the MCD.

At the end, the President, thanked all the members for their presence and active participation and taking the decisions in the interest of the Society. The meeting concluded at 7.30 pm. The members then proceeded for refreshments arranged by the Society.

  
**M Cariappa Appaiah**  
Hony. President