

The General Body meeting of THE KUNIS VIKAR  
 CGHS Ltd held on 11th October 2007 at 10:00 AM at the  
 site of the Society at Plot No 17, Sector-12, Dwarka,  
 New Delhi - 110078. The following members are present:-

S No	M. No.	Name	Signature	Remarks if any
1	399	Dr. Harish C. Sachdev		
2	538	Sherry Singh		
3	598	S. K. Das		
4	610	Satish Gaur		

The Quorum was not completed at 10:00 AM. Hence the meeting was adjourned for one hour and meeting was restarted at 11:00 AM at the same venue and on the same date.

5	611	CHANDNI GUPTA		
6	676	DR. DIVESH KACHAR		
7	402	B. S. Mahay		
8	622	Yash Vardhan & Rekha		
9	637	ARUN KUMAR		
10	603	Chandra Thakur		
11	629	Vinod Singh		
12	641	K. R. Ravindra Kumar		
13	571	SP Tripathi		
14	649	AKASHA AHARAY & DEVI K. Kulkarni memberships no 649		
15	525	DIRN Kalita		
16	587	HANEE NAWAR		
17	633	Rashmi Bali		
18	552	SANUBHU IKR		
19	588	Anu Kumar Singh		

20.	575	Jopinder Singh Bhowla	11/10/09
21	585	Prasanam Barnali	11/10/09
22	678	Harshi Menalisatto	11/10/09
23	577	Mangulkuty Chandrasekhar	11/10/09
24	515	Dr. Sanjay KUMAR	11/10
25	663	V. Kashi Kumar	11/10
26	593	Jai Keshavnar	11/10
27	599	S. K. Mahli	11/10
28	670	V. SURESH KUMAR	11/10
29	594	ASHOK GUPTA	11/10
30	558	Bhupendra Sahu	11/10
31	550	AMBUJ TRIPATHI	11/10
32	557	T. S. Datta	11/10
33	549	MADHANAN KARIYANARAYAN	11/10
34	559	D. SEN	11/10
35	537	ARUN KR. KULSHRESTHA	11/10
36	671	S. K. PASTI	11/10
37	699	A. DAS	11/10
38	701	Ashis Banerjee	11/10
39	676	May' YS Sanyal & Chandra	11/10
40	532	Mahender Singh	11/10
41	667	M. M. Sharma / Anil & Anu	11/10
42	13	G. K. Bhargava	11/10
43	121	Ms Neera Dutt	11/10
44	692	Ms Veena Chugh & Chamanlal	11/10
45	677	CM Suddhi	11/10

The Quorum was not completed at 11:00 AM. Hence, the was adjourned for half an hour and the meeting was restarted at 11:30 AM at the same venue and on the same day.





77		31107-41	21490211
78	48	S.K. SAPRA	<del>21490211</del>
79	23	Bipin Kumar	<del>21490211</del>
80	159	Abdul Kadir	<del>21490211</del>
81	703	Sunil	<del>21490211</del>
82	601	S. Ramachandran	<del>21490211</del>
83	564	Kusum Chajer	<del>21490211</del>
84	706	Abhiman Singh	<del>21490211</del>
85	552	Sunil	<del>21490211</del>
86	600	S. Shamintham	<del>21490211</del>
87	652	TARUN KANWAR	<del>21490211</del>
88	697	Jagan Tiwari	<del>21490211</del>
89	523	Deep Sarda	<del>21490211</del>
90	576	Asheesh Kumar	<del>21490211</del>
91	665	Sanjay Singh	<del>21490211</del>
92	519	K.L. Chhabra	<del>21490211</del>
93	702	Col Shiv Om Rao	<del>21490211</del>
94	563	Haroon Durrani	<del>21490211</del>
95	561	Rajni Kalia	<del>21490211</del>
96	574	Rupendra Khatun	<del>21490211</del>
97	698	S.K. Soni	<del>21490211</del>
98	649	S.K. Wadhawan	<del>21490211</del>
99	664	Anil Gupta & K.S. Gupta	<del>21490211</del>
100	686	KAPIL WADIA	<del>21490211</del>
101	697	Kaushik Kumar	<del>21490211</del>
102	658	Satish Kumar	<del>21490211</del>
103	414	Urmila Bhosle	<del>21490211</del>
104	615	S.C. MARWAH	<del>21490211</del>
105	560	S.S. Sharma	<del>21490211</del>

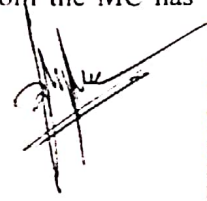


**GENERAL BODY MEETING : 11.10.2009**

The 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 10:00 AM on 11 Oct, 2009. Since, the quorum, required for the meeting, was not complete by 10.00 hrs, the meeting was adjourned for one hour and recommenced at 11.00 hrs on the same day and same venue. Even then, as the quorum required for the meeting, was not complete by 11.00 hrs, the meeting was adjourned for further half an hour and recommenced at 11.30 hrs on the same day and same venue. The meeting was attended by 105 members who signed the GBM register in token of their presence and endorsed the resolutions passed in the GBM. The meeting was presided over by Sh. M Cariappa Appaiah, President

**Introduction**

2. The President welcomed all the members and their families present in the General Body Meeting.
3. Dr. Harish Chander Sachdeva read out Secretary's report to all members present in the meeting (at annexure -1)
4. Mr. M Cariappa Appaiah invited all members present in the meeting for comments/suggestions.
5. Mr. Luthra suggested that the Society should not pay any amount to M/s Hi-Tech Construction. After measurement we should file a counter claim if needed. Moreover, in the case of Captain Toor, he suggested that, if any premium was paid by someone for obtaining membership, it must be checked who received it and it should be refunded by the same person, since it was not deposited in the Society's account.
6. Mr. Balvinder Singh Mahey's suggested that Society should take suitable/serious action in the case of Capt. Ranveer Toor. Society should not be made responsible for premium collected by the Mr. Pradeep Mehta for granting membership in the past.
7. Mr. Manoj Dass wanted to know the final cost for car parking and pointed out that car parking area should be extended in consultation with Architect/Engineers. He also suggested that the red Kota Stones on the exterior of the building should be removed since it is falling down due to poor quality of workmanship. He also suggested that earthquake resistant technology may be incorporated.
8. Mr. Sube Singh suggested that the basis of calculation of cost of constructions should be put forward to members, and equalization amount which had already been calculated and accepted in the previous GBM during the Administrator's tenure should be paid by the members.
9. Mr. Jagdish Kurich expressed the view that no work has been done by the society after the election. He pointed out that the MC/Society has increased cost of flat on the basis of estimates of the Architect M/s Andley Associates Pvt Ltd, whom the MC has



9 recommended for removal. However, he acknowledged the construction work (Sample flats 2<sup>nd</sup> floor of 3<sup>rd</sup> block) has been done by Mr. Harice Nnair.

10. Mr. Mohit Bhargava on behalf of Sh. Gopal Krishan Bhargava (M.No. 13) demanded that equalization and interest should not be payable by them as payment had not been demanded from time to time from them.

11. Mrs. Neera Dua also expressed similar views

12. Commenting on the points raised by Mr. Bhargava and Mrs. Neera Dua, Mr. Madhavan stated that as the demands were made from all member and also payable at the same time, so how could some members take excuse that payment was not demanded from them. This would adversely affect the members who have been making payment regularly.

13. Mr. Sanjay Kumar also echoed similar views as expressed by Mr. Madhvan. He stressed that members should not make any new excuses for not making payments.

14. Mr. Chadha on behalf of Rita Chadha also supported the views of Mr. Madhavan and Mr. Sanjay Kumar.

15. Mr. B K Ramachandra wanted to know about the procedure of allotment of 3 Bed Room flats since there were 5 varieties of 3 bed room flat.

16. Mr. Jagdish Kurich suggested that Society should adopt suitable formula/method for interest and equalization and Society should recover these charges from members who did not pay principal amount till date. He also suggested that if Society completes the construction work by labour / petty contractor, Society can save tax amount. He also suggested that the Fire Fighting work in the Society can be done by the Society directly.

17. Mr. A K Arora on behalf of Dr. V K Wadhavan suggested that the minutes of the meeting be circulated and also the basis on which the tentative cost of construction has been calculated should be explained to members.

18. After noting the points/issues raised by the above members, the President, Sh. M Cariappa Appaiah addressed the members. First of all he assessed all members that the issues raised by the members would be given serious consideration by the MC. He further emphasized that all decisions would be made considering the rules of the RCS and the DCS Act and would be implemented after approval by the MC or GBM as required.

19. The President then took up the issue of the Project Implementation and the strategy of the MC in this regard. He pointed out that the appointment of a proper Architect was the essence of the project. Then comes the appointment of contractor through tender following CPWD procedures outlined in the DCS Act. The progress of work would be monitored continuously through a Project Management team comprising a consultant engineer, Site Engineer and Supervisor under the overall supervision of a Technical Committee.

For better understanding of the members, the President presented a chart detailing the schedule of Activity as follows:

Schedule of Activity	
1	Appointment of Architect
	He will empanel specialised consultants for electrical, plumbing and landscaping.
	He will prepare all structural, Architectural drawings, bill of material /quantity
	recommend rates to enable award of work/ appointment of
2	Appointment of Project Management Team
	1.Project Consultant Engineer
	2.Site Engineer
	3. Site Supervisors - Civil Electrical, others
3	Award of Contracts
	(a)Internal Civil & part external development
	(b) External Basement
	(c )Fire Fighting
	(d) Electrical
	(e) Lift
4	Parallely complete measurement start work
	Measurement & counterclaim /negotiation
	Commence work
5	Financial Resouces
	Demand pending Principal Amount
	Demand balance estimated amount in installments as per progress of work
	Demand interest
	Raise other resources
	Followup with members for payment
	Assist in obtaining loans from banks/ financial institutions
6	Constitutions of Committees
	Purchase management / Finance Control / Construction Activity

20. The President then took up the issue of the cost of completion of the project. He Clarified that what is being demanded now should not be construed as escalation. Even though the society had spent Rs. 32 Crores on land, construction , administrative expenses etc the project could not be completed and lot of work is yet to be done to complete the project & allot the flats. Whatever additional cost is now to be incurred is to recover the investment already made and complete the project so that members can get possession of their flats. He then detailed the estimate of the additional cost to be incurred and the revenue sources available to the Socieity in addition to further payments by members (as detailed below).

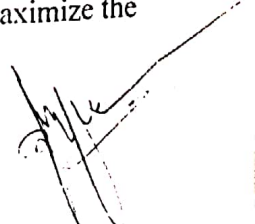




## BALANCE PROJECT COST (Tentative)

s.no	Activities	Amount (Rs. in Cores)
1. a	Internal civil work including building civil ,sanitary and electrical work - minimum level	4.5
1.b	Floor tile inside the flat	1.3
1.c	All doors ,kitchen granite ,c.p & china ware fittings	1
1.d	Landscaping, Street light, lobby etc	0.4
2	External Development work including road ,sewer line ,rainwater harvesting ,u.g tank,pumps ,license fee for getting connection	1.8
3	Fire fighting works	0.8
4	Installation of lifts	2.2
5	External electrification work (ESS)	1.5
6	Intercom/Tel/TV/CCTV	0.2
7	Administrative Expense of the society	0.9
8	Taxes i.e labour cess ,service tax	2.1
9	Pending bills of previous contractors (provisional)	1.6
10	Construction of basement	2.6
11	EOT/DDA/RCS	1.2
12	Contingencies	1.0
	<b>Total Estimated Cost of balance work</b>	<b>23.1</b>
<b>Internal resources generation</b>		
A	Sale of Parking slots -120	3.6
B	Recovery of Interest on delayed payment from Members	2.5
C	Sale of Shops/open parking etc	1.0
	<b>Total Estimated internal resources generation</b>	<b>7.1</b>
	<b>TOTAL ESTIMATED AMOUNT REQUIRED TO BE APPORTIONED BY ALL MEMBERS TO COMPLETE THE PROJECT (23.1-7.1)</b>	<b>16</b>

21. The President at the same time emphasized that with proper management and the co-operation of members the MC would strive to minimize expenditure and maximize the internal resources.





22. Mr. Cariappa Appalaiah requested/invited all members present in the meeting to become the members of the various Sub Committee i.e. Purchase Committee, Monitoring Committee, Finance Committee etc and he suggested that Sh. Virender Singh and Mr. Ravi Kumar should be members of Monitoring Committee and Finance Committee respectively. He also informed the General Body that Mr. Harice Nnair, who has given considerable time in monitoring the work going on in sample flats had observed that the internal work of the society can be completed, within 5 months approximately. He also informed that the total tentative rate for computing the cost of flat would be about Rs. 1500/- Per Sqft as explained in the Secretary's Report

23. Mr. A K Arora specifically pointed out that certain technical issues as given below should be addressed :

1. Joint welding of GI Pipes.
2. Lifts safety features like- Lift should not get stuck in between
3. Electricity saving feature like auto on-off of fan
4. Water Tank portioning, so that cleaning can be done effectively
5. Water to each flat be independent and not to be common.
6. Stand by motor for water should be readily available.
7. Power/Generator load of each flat be calculated in MCBs to be installed outside the flat and not at the basement.

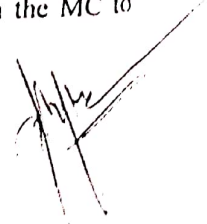
24. Mr. Virender Singh suggested that society should check the record of Capt. Ranveer Toor whether the amount in dispute as premium amount was paid to the society and reflected in the society's accounts. He also wanted that members to pay their dues i.e Interest and Equalization amount. He also suggested that as Mr. Harice Nnair has taken keen interest in the construction of the flats on one floor in C block; other members can also come forward and participate in monitoring and supervision for construction work in the society. He also wanted that the payment should be first made by the defaulters then only the payment should be demanded from the other members.

25. Mr. Jagdish Kurich translated the speech of the President in Hindi.

26. Mr. M Cariappa informed the General Body that a Court Commissioner has been appointed by the order of the High Court, to complete the measurement of the work done in the society so far. After measurement the society may settle the dispute with M/s Hi-Tech construction through negotiation .

27. He also further informed that the Car parking proposed earlier is inadequate and is being extended in the basement area and the new Architect is making drawing for basement parking. As mentioned in the Secretary's report, the new Architect will also scrutinize the tenders issued by the previous Architect and recommend changes wherever necessary. Thereafter if required, Society will re-negotiate with L-1 bidder & counter offer to other bidders shortlisted in the tender.

28. Mr. Cariappa requested all members to work together with a common goal to see the project is completed. He emphasized that the key to success is joint effort & good management. The aim should be to reduce the estimated amount of Rs. 16 crores by skillful negotiation, proper monitoring of the work and clear strategy to garner possible resources. He mentioned that the MC would request some member to join the MC to ensure greater participation and transparency.



29. The Secretary informed the General Body that measurement work would be started by 12.10.2009 and he invited names of those who are having knowledge in the field i.e. Engineers and can supervise and assist society staff. The following members gave their names which were approved in the General Body Meeting :-

1. Sh. B K Ramachandra
2. Sh. Gurcharan Singh
3. Sh. O P Kansoria
4. Sh. Ravi Kumar
5. Sh. A K Roy
6. Dr. Sanjay Kumar
7. Sh. Virender Singh

30. Dr. Sachdeva informed the General Body that society will appeal to the State Commission in the case of Capt. Ranveer Toor within two days.


31. Dr. Harish Chander Sachdeva apprised the members that Managing committee recommended Mr. Kanwaljit Singh of M/s Environ Design for appointment as Architect for getting the Architectural work completed. Accordingly, all the members unanimously approved and resolved to appoint M/s Environ Design as Architect of the society.

32. Dr. Harish Chander Sachdeva sought the approval of all members present in the meeting for balance internal work by society being awarded to the L-1 namely M/s Raj & Associates. All members unanimously approved and resolved balance internal work should be got done by the Society on piece rated basis at the L-1 rates received in tender process as already done in the sample flat of Block-C on one floor (done under the supervision of Construction committee comprising of Dr. R N Kalita, Sh. Harice, Nnair, Sh. P K Sahoo, Sh. B K Ramachandra and the managing Committee. *Mr. Cariappa also suggested that the we would try to get the balance Internal Civil & Electrical works at a cost lower than the rate quoted by L-1 by adopting the same methodology as adopted in model flats.*

33. He further asked all members present in the meeting whether balance External Development work of Society should be awarded to M/s Raj & Associates (L-1). All members unanimously approved and resolved balance External Development work and basement car parking to be awarded to M/s Raj & Associates.

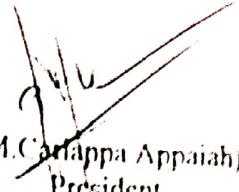
34. He apprised all members present in the meeting that for Supply, Commissioning & Maintenance of Lift, the Tender Committee and Managing Committee recommended the lift of M/s Johnsons Lifts Pvt Ltd. This has been discussed with Architect and he has recommended M/s Johnsons Lifts Pvt Ltd. All members unanimously approved installation of lift to be assigned to M/s Johnsons Lifts Pvt Ltd.

35. Mr. Cariappa Appaiah informed all members present in the meeting that Dr. R K Chowdhury has resigned from the post of Vice President. Mr. Virender Singh Suggested that society should send a written reply to Sh. R K Chowdhury to place the facts on record to avoid any controversy in future. Mr. Cariappa Appaiah agreed with the suggestion and informed the members that he would request Dr. R K Chowdhury to reconsider his decision, even though it is Dr. R K Chowdhury who is to take a final decision.





36. The MC invited more suggestions from the members. There were no further suggestions from members and the meeting ended with a vote of thanks to the chair at 2.00 PM on the same day.

  
(M. Canappa Appaiah)  
President

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## Secretary's report to the GBM of Kunj Vihar CGHS Ltd on 11th Oct. 2009

Mr President and respected Members, I extend a warm welcome to all of you to the GBM and with your permission, I would like to share with you the progress we have made after the MC elected by you took over on 28.03.2009.

### Progress of work

As you are aware the work has been stalled for nearly four years, the MC decided that internal finishing of some flats may be taken up while the preparatory work for invitation of tenders and tender evaluation is taken up simultaneously. We have completed the internal finishing work in 7 flats so far and the work is in progress in 14 flats. As part of internal finishing, water proofing in Kitchen and toilets was tested. It was found that water was seeping. In order to ensure that there is no seepage, proper water proofing has now been done in all the flats that have been taken up.

Simultaneously, the Tenders have also been invited for the following works:

- (i) Internal balance work including civil works, electrical supply, plumbing and necessary woodwork, which are necessary for allotment,
- (ii) External work including basement parking, roads, horticulture, water supply and sewage,
- (iii) Lifts

The lowest rates received for internal and external civil works are below the estimated rates given by the Architect M/s Andley Associates Pvt. Ltd. However, after having gained the experience of sample flats, it is proposed that the balance internal civil, electrical, plumbing and woodwork may be got done under our own supervisor through qualified bidders in the tender as in the case of sample flats, as it would be economical. I would express special thanks to Mr Harjee Nnair, who is giving considerable time and valuable benefit of his knowledge and experience in the monitoring and supervision of the sample flats and has assured that the balance internal work would be completed in about six months time and at a cost lower than the cost quoted by the L1 vendor. As he is a qualified Engineer, and is devoting considerable time and effort, we value his advice.

### Change of Architect

While scrutinizing the tenders and the drawings, it was noticed that in several cases there were serious mistakes, variations and in several cases the Architect has not briefed the Society about the minimum legal requirements of parking. He had initially given the proposal for construction of basement covering an area of 1800 sq.m., which would have provided parking for about 70 cars. This was considered inadequate and he was requested to extend the basement to provide parking for more cars. He gave a revised design for 2800 sq.m. of basement to provide parking for about 130 cars. This design does not provide any place for construction of pillars etc. Moreover, during internal work, when the Contractor was required to check and lay the pipes for drainage, it was found that the actual pipes etc. were not correctly reflected in the design. He was not able to properly explain the deficiencies in the drawings and bill of quantities as given in the Tender document. I would like to put on record of the valuable time and effort put in by Sh. S P Tripathi -- his official engagements and age not with standing. It was felt that these mistakes would create serious problems in the execution of contracts and it would be necessary to have a new Architect. Accordingly, the matter was considered and on the basis of informal enquiries, Shri Kanwaljeet Singh, of Environment Design, who has a very good experience is proposed to be appointed as the new Architect. The earlier Architect, Mr Andley has given his no objection to the appointment of new Architect.

### Award of Contract for the balance work

In case of external work, the lowest rates have been quoted by M/s Raj Associates for basement parking and other peripheral work like roads, sewer connection, water connections etc. Bill of Qualities and specification & contract terms will be reconfirmed with the new Architect to be appointed. Negotiation to get better terms/based on inputs of new Architect will be done if required.

*[Handwritten signature]*



The lowest rates for lifts have been quoted by M/s Johnson Lifts P.A. Ltd

### **Revised estimated cost**

Revised cost estimates for the balance work and the revised cost of flats are given below:

(i) Total super area	3 29,370 sq ft
(ii) Amount already spent	Rs 32 Cr
(iii) Total estimated cost of balance work	Rs 16 Cr
(iv) The estimated cost of the balance work per Sqft	Rs 500 approx
(v) Estimated cost of total work per Sq Ft	Rs 1500 approx
(vi) Approx Super area of 4 bed room flat/cost	Rs 2350 sq ft / Rs 35.50 lakh
(vii) -----do-----3 bed room flat/cost	Rs 1490 sq ft / Rs 22.45 lakh
(viii) -----do-----2 bed room flat/cost	Rs 1210 sq ft / Rs 18.25 lakh

### **Payment by Members**

As you are well aware that the pace of construction would be linked to the availability of funds. It is therefore requested that members who have dues pending to come forward and clear up their dues in their own as well as in the interest of the society. The schedule of payment required for the balance work has already been sent to all the members and it is requested that the payment may please be made well in time.

### **Members Shramdan**

The Society extends an invitation to all worthy members with relevant experience in financial control, purchase management and construction activity and who can spare time to come forward to join hands with the managing committee for early completion of the project.

Time is also needed to complete the measurement as directed by the High Court Order dated 25.09.2009, for it is after this only that the construction activity can start. The members are requested to spare their valuable time so that measurements can take place in their presence.

### **DDA Clearance**

The necessary permission required from DDA and other agencies is being pursued.

### **Audit Report**

Appointment of the auditor for the audit of the society for the year 2008-2009 is under process and the audited accounts of the society will be circulated to all members.

### **Legal cases:**

#### **M/s Hi-Tech Constructions**

As the members are aware two cases have been filed by M/s Hitech contractor against the Society, in which he has claimed Rs4.5 cr. from the Society. One case is in High Court, wherein he has requested for direction to the Society to deposit Rs 4.5 cr in the Court and the other case is in the Arbitration. We have been requesting the Arbitrator to appoint a Court Surveyor for measurements of the work done by the Contractor but the Arbitrator had been adjourning the case time and again. The way our case was being handled in the court gave a clear impression that the Advocate was not giving the society satisfactory services and therefore we decided to change the Advocate and appointed Mr. Rajeev Talwar as our Advocate. We filed a case in the High Court and got a surveyor appointed in the very first hearing. The surveyor has started his work and measurements are being taken and after measurements have been taken, we can adopt the following alternatives:

- (i) settle the case with the Hi-tech, if they agree, on the basis of measurements through negotiating
- (ii) Contest the case in the court/arbitration

**Capt. Ranveer Toor**



(1)

Capt. Ranveer Toor, a resigned member of the society has claimed from the society and Mr. Pradeep Mehta a sum of Rs. 150,000/- which he had paid to previous Committee as a premium. In this matter Order passed on 14.05.2007 by State Consumer Redressal Forum "Aforesaid amount shall be refunded only by Mr. Pradeep Mehta and Society jointly and severally who were the office bearers of the society at that time". In the Hon'ble District Consumer Redressal Forum, Jank Puri on 01.09.2009 the judge has passed an order that the aforesaid amount should be paid by Mr. Pradeep Mehta and Society. Mr. Pradeep Mehta has given his part to 50% of aforesaid amount and the Court has released Mr. Pradeep Mehta in this case. The Court has also passed an order on 05.10.2009 that if the society fails to deposit a similar amount till the next date i.e. 13.11.2009. The Court can issue Writable Warrants for Rs. 1.0 Lacs against President/Secretary. An appeal against this order is being filed in the State Consumer Redressal Forum.

#### **Payment to M/s Techno Constructions**

The management committee thought it to be fit and prudent to take legal advice regarding the mutual consent award by the learned Arbitrator Justice Anil Dev Singh. The society took opinion from two learned Advocates, namely Sh. R. R. Ojha and Sh. Rajiv Talwar, both of them have opined that the society is bound to make the payments as per the mutual consent award. The negotiating committee comprising of Vice President and Treasurer negotiated with Mr. Vinod singhal of M/s Techno construction regarding the modality of the balance payment. As per the negotiated settlement - an immediate payment of Rs. 35 lakhs was made & the balance amount of Rs. 67 lakhs (approx) be paid in three equal installments (Interest free) after every 75 days.

#### **Reply to letters & emails regarding various queries to society regarding construction & payment etc.**

Many letters have been received in the society regarding information relating to construction and payments etc, due to limited staff and time and our main priority is to focus on expeditious construction. It has not been practicable to answer all the queries. The constructions plan and payment schedule etc are already presented in the GBM for their approval.

The society does not have any email/website.

#### **Equalization & Interest**

Equalization amount and Interest which were agreed upon in the GBM dated 04.03.2008 have already been demanded from the members. The members who have not paid subsequently, the interest applicable would be payable as per DCS Act & Rules.

Concluding the report, I wish to say that with unity, discipline, honesty, transparency & dedication and utmost cooperation of the members in timely payment of the demands by the society for expeditious construction of the flats as well as the external work etc, we can complete the construction work within the next few months and hope to celebrate the next Diwali in these flats.

*[Handwritten signature]*  
Mr. Mohan Lal