

GBM:- 12-10-2014

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Date _____

The General Body Meeting of the KUMJ Vihar CGHS LTD
held on 12th October 2014 at 4.00 PM at the site of the
Society at Plot No. 19, Sector-12, Dwarka, New Delhi-110078
The following members are Present:-

| S. NO | M. NO | member's name | Sign. | Remarks if any |
|-------|-------|--|-------|----------------|
| 1 | 541 | S P Tripathi | | |
| 2 | 585 | KANSOTIA J | | |
| 3 | 624 | Vinod Singh | | |
| 4 | 605 | MAHESH GOEL | | |
| 5 | 571 | Ajay Kumar / Kapoor | | |
| 6 | 644 | M. CARIAPPA APPALAH | | |
| 7 | 604 | A. K. SHARMA | | |
| 8 | 633 | AK Rai + Rakesh Nali | | |
| 9 | 552 | SANJEEV Kumar | | |
| 10 | 588 | Anur Kumar Roy | | |
| 11 | 377 | A.K. HASSIJA | | |
| 12 | 637 | K K Arora / Anu Kumar | | |
| 13 | 631 | A.M. Jha / Kavita Jha | | |
| 14 | 671 | S. K. PATEL | | |
| 15 | 525 | R N Kalita | | |
| 16 | 692 | Vijendra Chugh / Chaman Lal | | |
| 17 | 690 | B.K. Ramachandra | | |
| 18 | 581 | T.M. KUMAR | | |
| 19 | 622 | Yash Vardhan + Riddha | | |
| 20 | 643 | RAMESH KR Rameshwar | | |
| 21 | 636 | Shaulendra Mahawar | | |
| 22 | 634 | Narain Chandra | | |
| 23 | 663 | Vikash Kumar | | |
| 24 | 628 | I. S. - Sandhu | | |
| 25 | 649 | Dr S.K. WADHAWAN | | |
| 26 | 648 | DR Vinod K. WADHAWAN rep by Sh Ashok K. Arora | | |

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|----|-----|---------------------------|-------------|
| 27 | 438 | Anil Goel / Sudha Goel. | Mr. Goel |
| 28 | 621 | Sandeep Sharma - | Sharma |
| 29 | 537 | Arun K. KUSHRESTHA | Ar. K. K. |
| 30 | 669 | Saraj Saini & S. M. Saini | Saini |
| 31 | 592 | K. L. Datta | K. L. |
| 32 | 583 | P. Banerjee. | P. Banerjee |
| 33 | 532 | Manohar Singh | Manohar |
| 34 | 595 | P. K. SAHOO | P. K. S. |
| 35 | 550 | A. TRIPATHI | A. T. |
| 36 | 548 | K. Asokan | K. A. |
| 37 | 557 | T. S. Datta | T. S. D. |
| 38 | 558 | B. K. Sahu | B. K. S. |
| 39 | 582 | R. S. Maniann | R. S. M. |
| 40 | 551 | Shatada | Shatada |
| 41 | 600 | S. Swaminathan | S. S. |
| 42 | 293 | Anand Devi | A. D. |
| 43 | 559 | Debashish Sen | D. S. |
| 44 | 683 | Raman Singh | R. S. |
| 45 | 670 | V. SURESH KUMAR | V. S. K. |
| 46 | 667 | N. M. Sreenivas & Anita | N. M. S. |
| 47 | 697 | Jagan Tiwari | J. T. |
| 48 | 614 | P. L. Ramesh | P. L. R. |
| 49 | 635 | D. V. S. Prasad | D. V. S. |
| 50 | 689 | PUNISH NISHRA | P. N. |
| 51 | 555 | NEERAJ KHATRI | N. K. |
| 52 | 702 | Shiv Om Rao | S. O. R. |
| 53 | 420 | Dr. H. Datta | H. D. |
| 54 | 720 | Mr. Ashis Banerjee | A. B. |
| 55 | 705 | Lakshmi & Anand | L. A. |
| 56 | 658 | Sahib Kunder | S. K. |
| 57 | 566 | Sarav Datta | S. D. |
| 58 | 121 | Anil Datta | A. D. |
| 59 | 703 | Sunil | S. S. |

Date 3

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| 60 | 549 | MADHURAN NARAYANASAMY | Madhur |
| 61 | 575 | Joginder Singh Bhatia | 12/11/14 |
| 62 | 677 | C. M. Sankar | 12/11/14 |
| 63 | 688 | Vinod Kumar | 12/11/14 |
| 64 | 569 | S. K. Dharma | 12/11/14 |
| 65 | 556 | R. S. Vanna | 12/11/14 |
| 66 | 288 | J. D. Singh | 12/11/14 |
| 67 | 495 | Sanjay Vard | 12/11/14 |
| 68 | 652 | Anand Gupta | 12/11/14 |
| 69 | 531 | A. Ashok Kumar | 12/11/14 |
| 70 | 194 | Dash Bhatia | 12/11/14 |
| 71 | 567 | Ashok Kr Gupta | 12/11/14 |

The Quorum was not completed at 4:30. The meeting was adjourned for 15 minutes and meeting was restarted at 4:45 PM at the same venue and on the same date.

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|----|-----|-----------------------------|----------|
| 72 | 547 | Naveen Kapoor/Naveen Kapoor | 12/11/14 |
| 73 | 619 | K.L. Chhabra | 12/11/14 |
| 74 | 23 | BISAY KUMAR | 12/11/14 |
| 75 | 48 | Suman Kr Sagar | 12/11/14 |
| 76 | 609 | J.S. Goh | 12/11/14 |
| 77 | 620 | Shyama Kumar | 12/11/14 |
| 78 | 523 | Mohit Bhargava | 12/11/14 |
| 79 | 365 | Ujjwal Pathak | 12/11/14 |
| 80 | 515 | K. SANJAY KUMAR | 12/11/14 |

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Minutes of The GBM of The KunjVihar CGHS held on 12th October 2014 at 4.00 pm at the Community Hall of the Society

The GBM was scheduled to be held at 4.00 pm on 12th October, 2014 but since the quorum of the meeting as per the provisions of RCS Rules was not complete, at 4.30 pm it was adjourned for 15 minutes and the meeting was reconvened after 15 minutes at 4.45 pm. Eighty members attended the GBM and signed the attendance register in token of their presence and endorsed the resolutions passed in the GBM.

The President welcomed all the members present to the GBM and informed them that he was discharging the responsibility of the Secretary, to the extent of calling the meeting to order, since the Secretary, Dr.H.C.Sachdeva, was absent as he was abroad on urgent government work. The President further requested the Treasurer, Mr.Tripathi to conduct the proceedings of the GBM.

The Treasurer, Mr.S.P.Tripathi sought the approval of the minutes of the last GBM held on April 13th, 2014 already circulated – which the members duly approved and confirmed. He then requested the President to address the members on the other agenda points, especially the allotment process and the progress made in the last few months since the last GBM.

The President started his address by updating the Members on the status of 'allotment'. He explained, that as part of the allotment process, the Society had furnished all the information available with it to the Office of Registrar Co-op. Societies for verification. The RCS office has also verified the documents of the individual members. After taking on record the documents submitted by the Society as well as the members, they have issued a list of deficient documents.

These documents are prescribed in the procedures to be followed by the Society at the time of enrolment of members into a Co-operative Group Housing Society (CGHS). For example, as per DCS Act and Rules, vacancies in a CGHS had to be published in two newspapers, one each in Hindi and English. Thereafter, on receipt of application for membership and the stipulated affidavit, the enrolment of the new Member had to be approved by the then MC through a Resolution. However, in most of the cases in our Society, the application form is not available and in almost all the cases, the MC Resolution and affidavits are also not available. Even the Membership Registers are incomplete, but based on available records, entries can be filled in, atleast to the extent possible. Also in our records, is an MC resolution of February 2005, recommending all the active members in the Society at that time as bonafide members eligible for allotment. Subsequently over a period, this list had undergone some changes, including the time of the Administrator, when he verified the Members and submitted his report to the Office of the RCS. However, the MC has now submitted the updated list of the existing active members to the RCS with the request to consider them as bonafide members.



M. CARIAPPA APPALAIH
President
Kunj Vihar CGHS

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In response to our request, the RCS has only asked us to submit the documents specified as per the DCS Rules for enrolment. In the absence of such specific documents, the MC is in discussion with the RCS to accept other available records of that time to resolve the issue. In this context, the President informed the Members that there were many such issues which the MC had to resolve in bringing the Society to this stage. Even at the time of obtaining the 'Completion Certificate' from DDA, there were many hurdles and issues which had to be resolved. The Society had sorted out all the issues, step by step, logically and with proper technical justification, backed by GBM resolutions, available records, the National Building Code and building Bye Laws. The President assured members, that the MC will adopt a similar approach and clarify all the issues/deficiencies raised by the RCS in respect of the Society. However, in respect of individual documents like ID proof and 3 years address proof, he requested the Members to file the same with the RCS, if not already done.

At this point, several Members came forward to give their views.

Mr. Yashwardhan(M.No. 622): He suggested that a Consultant may be appointed to advise and support the Society to complete the documentation and also assist at the RCS Office to expedite the process.

Mr. AK Kapur(M.571) : He stated that Consultant was not necessary since the MC is pursuing the allotment in the RCS.

Col. Rana(Retd), representing Ms.ManishaRana (M.No. 702) :He felt that the MC should directly take care of the allotment and he objected to the appointment of a consultant for this purpose. He suggested the matter should be put for vote.

Shri Virender Singh(M.No.626) : He came up and wanted to know why the other members of the MC are not on the dais to answer members' queries. He objected to the proposal for appointment of Consultant at this stage when 70% of the allotment process had been completed. He stated that it was a waste of money. He further stated that in the last GBM he and a few other members had been appointed by the GBM to decide the way the Society should manage the work and funds. He wanted to bring to the notice of the GBM as to how the Society Engineer is being retained when there is no work, at a level of salary which was not justified and only a junior supervisor was sufficient.

Shri.Luthra, father of Shri Dinesh Luthra(M 592):He stated that there is no progress in the work and he also did not understand the need of the engineer. He further stated that the Society has demanded 2% payment, even though he has already paid Rs 49 lakh, and 6 lakh as interest and equalization charges for the Flat for which the cost was Rs 43 lakh only. The finishing works in the flats are yet to be completed. He questioned the rationale of the demand which has been issued without any Architect's Certificate and disputed the money demanded by the society.

Shri.T.S.Dutta(M.No.557):He came up and clarified, that in the last GBM, the MC had requested members to come forward to assist the MC in the interest of the Society and for transparency. These members are not expected to oversee the MC which is legally responsible to act as per the DCS Act and Rules and the MC is the final authority answerable to the GBM. He also stated that MC may appoint such staff as it considered essential for allotment and the meeting should not deviate from the main agenda of 'allotment' to other trivial issues. He stressed that the GBM should adopt the requisite resolution which will facilitate the allotment process.

Shri. A.K.Arora representing Mr. Wadhawan (M.No.649) : He stated that he himself was an engineer and had wide experience in handling similar construction projects. He emphasized that a senior and qualified engineer was very much required in the Society to certify and pursue several clearances and works presently needed in the Society. A junior engineer cannot meet this requirement and moreover even a junior engineer would not be available for less than Rs. 30,000. He emphasized that the services of a qualified and experienced Engineer was justified and the services of a senior engineer like Mr.G.S.Arora was essential in the Society.

At this point **Mr.S.P.Tripathi** (Treasurer) clarified that the Society, after obtaining various clearances including the completion certificate from DDA, had just obtained permanent electrical, water and sewage connections and Mr.Arora had co-ordinated with various agencies and technically supervised the work of such connections. Further, the Society is arranging to take over the balance lifts, as well as complete the balance works and services of an experienced engineer were absolutely essential for technical supervision. He has also to certify the contractors bills from technical angle after checking records from Measurement Books. Thus his contribution should not be underestimated.

Mr. Kansotia , husband of Mrs. Alka Kansotia(M. 585) : He appreciated the MC for having brought the Society to the stage where the allotment is within our grasp. Considering the manner in which the MC had sorted out issues and obtained the 'Completion Certificate' from DDA, he felt that the MC is competent to decide the manpower and other steps necessary to get the allotment and complete the project. He wanted the MC to take up the allotment on priority and suggested that the GBM should pass all the resolutions to facilitate the process of allotment. He emphasised that the GBM should discuss the issues relating to this only and the MC should take decisions on the other items of the agenda as they were already authorized to do so.

Mr. A.K. Roy(M. 588): He stated that he is also a member of the committee constituted in the last GBM. He visits the Society often and is aware of the dedicated work and appreciated the manner in which the MC functioned. He wanted the members to support the MC to get the allotment instead of creating issues. Moreover, he felt that the issues regarding the allotment only should be discussed in the GBM and the MC should decide the other issues in the interest of the Society as in the past.

At this point **the President** stated that the anxieties of the members were justified since the project has taken a long time for completion. After a long struggle and the best and honest efforts of the MC and the



co-operation of all the members, the Society had crossed several hurdles and reached the stage where we can expect the allotment to take place. At every stage the MC had directly followed up cases on a daily basis with various agencies. At the same time, the Society had to utilize the advisory services of contractors/consultants/agency with relevant expertise in legal interpretations, procedures and/ or legal / financial documentation to save time and ensure speedy clearance. No separate demand was issued to the members for this since it was merged in the construction costs as already informed in the earlier GBM.

However, in the case of the deficiencies pointed out by the RCS, even though the issues raised by the RCS would be clarified with proper justification by the MC, timely advice and support to sort out the contentious issues would help in expediting the process. Hence, the services of a contractors consultant/agency with requisite expertise was a practical requirement.

Col. Rana, Retd. (M.No. 702) : He again came forward and stated that considering the clarification provided, he also agrees with the proposal that there is a definite need for the appointment of a consultant to facilitate the allotment process at RCS and DDA and wanted other members to also give their views.

Dr S K Wadhawan (M.No.649) : He supported the proposal for appointment of a consultant and suggested that even some incentives may be paid to the Consultant if he is able to get the list of members cleared for 'allotment' from the RCS office by this year end. He further stated that they had full confidence in the MC and that the MC was competent to take decisions in the best interest of the Society. He suggested that the GBM should discuss the issues related to the allotment and how it could be expedited and other issues may be decided by the MC.

He was supported vociferously by many other members.

Mr.Ashis Banerji (M.701) : He requested the deficiencies pointed out by the RCS may be read out and the requisite resolution for taking action as discussed to expedite the allotment process may be adopted. He also suggested that the GBM had already empowered the MC to complete the works and the MC should decide how it should be implemented, and the GBM should discuss only the issues related to allotment.

The President agreed with the suggestions of the members and asked the Treasurer to brief the members about the deficiencies and the required resolution from the Members in the GBM.

Mr.Tripathi, Treasurer, read out the letter received from the RCS office regarding the deficiencies pertaining to 'allotment'. He also gave a general briefing about the documents required from the individual members and the Society. He also explained that the Society was working out the reply in respect of deficiencies of Society documents and also informed that individual status as intimated by the RCS, was being notified to each of the members and they would receive this within the next 3-4 days. He requested the members to furnish the requisite documents within a week of getting the information, so that a consolidated reply could be sent to RCS by month end. He also requested members to

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kindly clear their dues as demanded by the Society, as failure on this account would make them defaulters and entail the RCS withholding their names from allotment.

Thereafter, the following Resolutions wereread out and adopted unanimously:

1. "Resolved that the present 206 members, included in the list forwarded to the RCS, may be treated as bonafide members eligible for allotment, subject to meeting individual requirements as per RCS Rules. Due to non-availability/partial availability of records in the Society, such as the MC resolution at the time of their enrolment, original application and original affidavit stipulated by the RCS in the DCS Act for clearing the membership, the MC may submit available documents and membership register to establish membership of the existing 206 members. Also the Membership Registers, Share Certificates and Receipts for payments towards application fee and membership fee, in respect of these 206 members, should be updated by the MC based on available records and submitted to the RCS. Further the General Body hereby also authorizes the President/Vice President/Secretary to file an affidavit/indemnity bond on behalf of the Society, as called for by the RCS, to complete the process for allotment, and the General Body will ratify the same".
2. "Resolved that the MC should appoint a Consultant on such Fee and terms as the MC finds fit, to advise, guide and facilitate the allotment in a time bound manner. The Members further express their confidence in the President and the MC and reiterate that while allotment will be given top most priority, all other pending works as per the discussions in the GBMs will be taken up and completed at the earliest".

The President thanked all the Members for their co-operation and assured that priority would be given for 'allotment'. As regards the time frame for allotment sought by members, the President clarified that, after the final approval of membership by the RCS, the allotment will have to be approved by a Committee of the Delhi Government, under Rule 90 of the DCS Act and Rules. Thereafter, the draw and confirmation of allotment would be done by the DDA. Since the Government procedures are complicated, a time frame cannot be spelt out, but the MC with the help of some members would make all efforts to get the allotment process expedited. He acknowledged the help given by Mr.Virender Singh and Mr.A.K.Kapoor at the RCS office in this regard.

On the issue of filling up of vacancies in the society, the MC had taken this up with the RCS as discussed in the last GBM. The MC has submitted the necessary clarifications as sought by the RCS and hoped that vacancies for 7 flats of two bedroom category, advertised and withdrawn prior to the last GBM, would be advertised again shortly, in accordance with the discussions in the last GBM and in compliance with the RCS procedure.

In conclusion, the President reminded members that even after fully incurring the earlier estimated cost of Rs.33 crores, the Society was only partially completed till the time, new MC took over in 2009. Even though the total revised project cost as per the revised scheme was estimated at Rs.65 Crores at that time, the MC had recommended that only around Rs.16 crores were needed to be raised additionally from members, since some funds would also be generated through interest, equalisation, upgradation and filling of vacancies. Even today there is no change in this estimate and demands had been issued accordingly. However, since the funds from the various planned sources come in parts, the work in the Society has to be prioritized by the MC. With the available funds, the Society had completed on priority, the works required to obtain the approval of the Fire Department, the BSES, the Delhi Jal Board, the sewage department, Airports Authority, Environmental clarification, Delhi Urban Arts Commission approval and completion certificate from DDA and other mandatory approvals which are pre-requisites for allotment. Consequently, a lot of finishing work within the flats as well as the common areas are held up. Even the utilities are to be put in place. The President assured members that all the works would be completed as per the approvals given by the GBM once the allotment process is set on track. Even non-priority pending works under earlier contracts, which are to be short closed since the contracts lapsed, will be completed.

He asked members to appreciate the total work done in the Society, and expedite their payments, without linking payments/ demands to selected works in isolation, which is not justified since only part of the cost was being demanded from members.

Mr. K. K. Luthra, father of Mr. Dinesh Luthra (M.No.592) : He once again came forward and commended the MC and appreciated the way the President had sorted out several issues especially the issues relating to the Duplex flats.

The President once again reiterated that the MC was committed to completing all the works and getting 'allotment' for all bonafide members without any prejudice and humbly requested members to make their payments and submit their individual documents, if not already done, to avoid any issues being raised by the RCS.

After the President's closing remarks, the members were requested to proceed to the Community Hall Lawns for Snacks and Tea.


M.Cariappa Appaiah
President