

The General Body Meeting of the Kung Vihar C.G.H.S Ltd on 16th of August 2015 at 4pm at the Site of the Society at Plot No. 19 Sector 12 Dwarka New Delhi- 110075 the following Members were present in the Meeting.

Sr. No.	M. No.	NAME	Sign	Remark
1	377	A.K. HASSIJA		
2	571	A. K. Kapoor		
3	585	K. ARISTIA Jol		
4	686	KAPIL WALIA		
5	399	A H C Sachdev		
6	689	Punish Mishra		
7	706	H B humanyu		
8	537	ARUN KUMAR KURHASTU		
9	336	P. S. Teckchandani		
10	426	Col V S Saurav		
11	339	Rakesh Sehgal		
12	705	Lakshmi Singh Astor		
13	605	Manish Goel		
14	631	Anand Mohan Jha		
15	604	Arvind Sharma		
16	637	Kewal Krishan Arora		
17	693	Maha Laxmi Thakur		
18	664	Mrs Shaveta GUPTA		
19	675	Jagdish Rai		
20	588	Arun Kumar Bly		
21	551	Dr R. K. Choudhary		
22	648	AK ARORA for Dr VK Wadhwani		
23	652	Anaadi Gupta		
24	635	Dr V S Srinivasan		
25	664	Anita Shome & Anil Shome		

26	352	Sushil Bhasin	General Bhasin
27	702	Pamly Shame	Pamly Shame
28	658	Satish Kumar	Satish Kumar
29	556	Dr. S.S. Vaidya	Dr. S.S. Vaidya
30	369	Dr. Neelam Rani	Dr. Neelam Rani
31	641	K.R. Ravindra Kumar	K.R. Ravindra Kumar
32	583	Prasanna Barnah	Prasanna Barnah
33	509	Manoj Kumar Das	Manoj Kumar Das
34	420	Dr. Hemant Deka	Dr. Hemant Deka
35	567	Ashok Kumar Gupta	Ashok Kumar Gupta
36	620	S. Swaminathan	S. Swaminathan
37	547	Naveen Khandelwal	Naveen Khandelwal
38	629	Vandana Sethi	Vandana Sethi
39	541	S.P. Zingari	S.P. Zingari
40	595	P.K. Sahoo	P.K. Sahoo
41	644	M. CARIAPPA APPAIAH	M. CARIAPPA APPAIAH
42	628	NARENDER KUMAR	NARENDER KUMAR
43	620	Deepak Marwah	Deepak Marwah
44	575	K. SANJAY KUMAR	K. SANJAY KUMAR
45	669	Saraj Sami	Saraj Sami
46	559	D. Sen	D. Sen
47	548	K. ASOKAN	K. ASOKAN
48	594	ASHOK HUPTA	ASHOK HUPTA
49	555	NEERAJ KHATRI	NEERAJ KHATRI
50	593	Jai Kathman	Jai Kathman
51	2715	Mrs. Supriya Paul	Mrs. Supriya Paul
52	406	Sonu Kaper	Sonu Kaper

The Quorum was not completed at 4 PM
Hence the Meeting was adjourned for one
hour and a Meeting was re-started at 5 PM
at the same venue and on the same
date

53 697 Loganathan

54	665	Sanjay K Singh	
55	587	Haree Nair	
56	575	J.S. Bhatia	
57	692	C.L. Chugh & Veer Chugh	
58	657	Tarun Kanagar	
59	688	Vishal Vahu	
60	663	Vikash Kumar	
61	788	Jyoti S.G.	
62	194	Aash Bandhu	
63	634	Navin Chandre	
64	610	Satish Gaur	
65	614	R.L. Raina	
66	619	K.L. Chhabra	
67	549	M. Dhanraj	
68	578	Ram & Ravindra Gul	
69	598	S.K. Datta / ANKUR	
70	591	Kausalya Bhatia	
71	670	V. SURESH KUMAR	
72	558	B K Sahu	
73	592	Shyam Bhat	
74	558	SANTERU Puma	
75	625	I. M. Gupta	
76	710	Gursh Kinner	
77	709	Vijaya Sarathy	
78	523	Deep Sankar	
79	671	Saiy Kumar Pasi	
80	566	Mrs Sanjeev S. Sharma	

The Kunj Vihar Co-operative Group Housing Society Ltd.

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

5

Minutes of The GBM of The Kunj Vihar CGHS held on 16th August 2015 at 4 pm in the basement parking of the Society

The GBM was scheduled to be held at 4 pm on 16th August, 2015 but since the quorum of the meeting as per the provisions of RCS Rules was not complete even at 4.40 pm, it was adjourned and the meeting was reconvened after 20 minutes at 5 pm. Eighty four 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 and regretted the delay in starting the proceedings due to lack of quorum. He 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. The Secretary, Dr.H.C.Sachdeva, then took up the points on the Agenda one after other:

1. Approval of the Minutes of the previous GBM (already circulated) :

The secretary Dr H C Sachdeva read out the complete agenda of the previous GBM based on which the GBM was conducted on the 7th June. He mentioned that the minutes have already been circulated to the members and the minutes may be accepted as passed, if there was no objection. He specifically asked if any member had any objection to any point discussed and elaborated in the minutes already circulated. None of the present members raised any objection the minutes were passed unanimously with a show of hands.

The Secretary then requested the President, Mr.Cariappa to brief the members about the status of allotment, timeline for possession, project cost and the cost to be borne by the members for their flats.

The President informed the members that it was with great pleasure that he was conveying the confirmation of the result of the draw of lots by DDA in respective of 168 members. Further he was also pleased to inform members that the Rule 90 Committee has approved the proposal of the RCS to forward to DDA, the names of 40 more members for allotment.

The President further informed :

(i) Project cost :

The President stated that the members had in the earlier GBMs been informed of the estimated project cost Rs 65 -66 crores. This estimate was made after taking into consideration the expenses already incurred and the estimated cost of balance work, as already approved by the GBM, to be completed. This estimate would cover all construction works, finishing works, common facilities and all administrative expenses.


In May 2009, when the new MC took over from the Administrator, the Society had already incurred an expenditure of about Rs.34 Crores towards land, construction and administration. As regards the construction, partial contract had been given to M/s.Techno Construction and when they were terminated the residual part of the same contract was re-assigned to M/s.HiTech. The construction works completed by these two contractors till 2006, was there for everyone to see.

In early 2009, when the new MC took over from the Administrator, the Mr.Rajat Andley, the Architect appointed by the Administrator, had estimated that about Rs.23/24 Crores would have to be spent additionally to complete the balance pending works. In the first GBM after the new MC took over in 2009, a tabulated estimate had been presented to the members (also circulated along with the GBM minutes) about the estimated expense and the possible sources of funds to meet the same. The MC had therefore proposed, considering that about Rs.7/8 Crores would be coming into the society by way of equalization/interest, upgradation and filling of the then existing vacancies and sale of parking, that only Rs.16 Crores should be raised as additional principal amount from the members.

However, subsequently, in view of the major revision in the scope of work due to regularization of deviations from the originally approved drawings, repair works, extension of some of the 3 B/R flats, construction of additional flats as per the freeze strength of 213, construction of the enlarged basement and water tanks and other common facilities as well as additional administrative expenses to meet statutory requirements, the cost for completing the project, as per the revised scheme approved by the GBM, had gone up to Rs.65/66 Crores.

At the same time, the revised scheme, especially the regularization of the duplex flats already constructed, and construction of 5 additional flats to meet the approved freeze strength, allowed the Society to earn more than the earlier estimated revenue of Rs.7/8 Crores. Therefore the MC did not burden the members beyond the Rs.16 Crores originally proposed in 2009.

(ii) Flat wise adjustment of principal amount and final demand:


M.CARIAPPA APPALAH
President
The Kunj Vihar Co-op. G.H. Society Ltd

2

The President clarified that the super area of each flat (to be calculated by the Architect), comprises the actual plinth area of the flat, the respective area of the balconies and extended cupboards and the circulation area (approximately 15% of the plinth area). He reiterated that the amount of principal received from members of all the categories put together (principal demanded uniformly from members of a particular category), would be adjusted among all the members in proportion to the super area of their allotted flats. This would mean that while some members pay a little more in view of the larger area allotted to them, and some members with smaller areas get a cost refund, the Society will not get any additional revenue on this account.

The President also stated that the CA of the Society was in the process of working out the receipts under the heads of principal and equalization/interest. The up to date interest due from members on account of late payment, if any, is also being worked out. Once the CA completes this exercise, the Society will issue individual account statements to all the members for their verification and settlement of accounts. **Possession would be handed over to members thereafter.**

The President also informed that under the head of 'parking' the Society had received nearly Rs.2.9 Crores (Rs.1.4 lakhs from each member). The Society had also received about Rs.1.3 Crores on account of external painting, generators and RO plant. The R.O. for the water treatment is being deferred for the time being since it may take some time for all the dwelling units to be occupied and the amount of water presently being received from the Jal Board is expected to meet the immediate requirement. The Society has ordered for one generator and the order for the second will follow as members start occupying their flats. The external repair and painting will be taken up as soon as the rains subside.

The President stated that the balance works, already approved, has been prioritized on the basis of urgency and cash flow and opined that the completion in all respects as planned would take about 6 months. All pending internal works like repairs, painting and polishing, toilet fittings, finishing works etc would be completed by the Society. However, completion of these works in all the flats would take time, the President requested members who were planning to move into their flats immediately, to inform the Society so that any pending work in those flats could be completed on priority, since members can move into their flats in the coming weeks as the basic amenities like water, electricity, sewage were available in the Society.

The President also said that if any member wanted a change in the CP/Sanitary fittings, they should inform the Society, in which case the Society will not procure the same and the cost can be refunded to the concerned member at this stage. However this will not apply in case these have already been provided in the flat, to meet the DDA's minimum requirement for obtaining the Completion Certificate and after the Society has placed orders for the balance quantities.

2. Apprise members of latest status of clearance of the detained/new members:

The President informed the members that after the clearance by the RCS, the Rule 90 Committee had in its meeting on the 12th of August, 2015, given its approval for forwarding to DDA, the names of 40 more members for allotment. RCS is expected to forward the list of these names to DDA for the draw of lots for allotment, which should hopefully take place in the coming month.

3. Consideration of request of the 2 defaulting members :

The President informed that after the clearance of the first list of 168 members, now, with the clearance of the above 40 additional members, the RCS had totally cleared 208 members for allotment. Hence, now only two members remain in the detained list for reason of 'default in payment'. These two members had submitted a request for consideration of their names also for allotment, on the basis of their undertaking 'to not claim possession of flats, even if allotted, till they clear all their dues'.

The Society had forwarded these two requests to the office of the RCS for settling the issue as per the RCS Rules and Procedure. These 2 members had also directly approached the RCS office with their request. However the RCS has still kept on hold, the proposal for allotment to these two members.

4. Status of filling up of the 3 (three) vacancies in the Society:

The President informed that Society has intimated the RCS regarding the decision of the GBM to fill in the balance 3 vacancies at an average cost of Rs.82 lakhs each. The 'Public Notice' to be advertised by the Society in Veer Arjan (Hindi) and The Statesman (English) during the first week of September, has been forwarded to the RCS, with a request that the same may be uploaded on their website. The proposed closing date for receipt of applications is the 21st of September, 2015.

5. Apprise members of the legal cases:

The Secretary, Dr.Sachdeva informed that the case involving Mr Mendiratta was heard on 28th July, next date is on 1st Sept. The case is in the final stage of arguments.

The case of Ms Ramita Mehta is also in the final stages of hearing, the next date is on 1st October, 2015.

The arbitration case with M/s HiTech is also in the final stages of arguments; the next date of hearing is on 10th October, 2015.

6. Parking facility allotment:

The car parking space in the in the Society had been increased by the construction of a larger basement for parking after the new MC took over in 2009. Presently, the parking space (open, stilt and basement) had been designed and constructed to meet the prevalent ECS norms of DDA. There was provision in the Society for about 250 car parking spaces, both covered and open. Since neither covered nor open matched the number of dwelling units, the MC in the past had accepted amounts

ranging from Rs.10,000/- to Rs.1,50,000/- to transfer covered parking rights on a permanent basis to some members. The new MC had dispensed with this ad-hoc and non-uniform policy and had demanded Rs 1.40 lacs each from the members, so that initially, all the members have equal parking rights.

The President acknowledged that many members had sought clarity on the parking policy. Some members had suggested that the parking rights for covered parking should be permanently earmarked whereas others had wanted this to be done on a rotational basis.

The MC was of the view, that since presently only a few members would be moving into the Society, ample parking space would be available. At the appropriate time, the GBM could finalise a judicious parking policy to earmark the parking space and as well as the charges for single/multiple cars parking.

The President requested the members to come forward with their queries, suggestions and complaints, if any :

Several members came forward to present their opinion and for discussions:

1. **Mr Arora (on behalf of Mr. V K Wadhawan(648) & S K Wadhawan(649)), Dr Sanjay Kumar(M No515), Mr A K Roy(M No. 588) & Mr Jagmohan Rai (675) :**They came forward and thanked the MC members for their efforts in bringing the Society to the present stage that made the allotment of flats a reality.
2. **Mr Virender Singh (M No 629) :** He particularly thanked those members who had paid their demanded dues in a timely manner so that the financial requirements of the Society could be met and the project completed successfully. He also stressed that with proper financial management unnecessary expenditure could be curtailed.
3. **Dr R K Choudhary(M No551) :**He also congratulated the MC for having brought the Society to a stage where members could get allotment. Further, he said that still some work was left to be done in the flats, which has to be completed before one could move into their flats. He suggested that there should a proper checklist/inventory of the items in the flats. so that whatever work remains to be done by the society would be clearly known. He also emphasized that there should be a fixed time frame for the works to be completed. He also mentioned that while the repair of the exterior of the building was being undertaken it should be ensured that the interior of the flats was not damaged.
4. **Mr Sonu Kapoor (M No 406):** He wanted to know why so much money been paid to the legal consultants for getting clearances from DDA, RCS and other agencies. It appeared to him that the money had been spent repeatedly for the same purpose and was not justified. He was also unhappy that the minutes of the last GBM was not sent to him within the stipulated 15 days. He also said that he had complained about the wrong doings in the Society, especially regarding the allotment of the 3 B/R Category flats and wanted it cancelled. The area of the flats was also not clear to him.

9

At this stage many members came forward - Dr Sanjay Kumar (515), Mr A K Roy(588), Dr R K Choudhary(551), Mr Jagmohan Rai (675); Mr Virender Singh (M No 629)(to name a few :

All of them pointed out that this matter of hiring and payment to the Consultants had been undertaken by the permission of the GBM and it was clearly mentioned in the past GBMs the need for hiring these consultants/contractors, namely due to the irregularities and non-compliance of statutory requirements in the past. It was unfair on the part of the members to fault the MC members, that too when all the members are aware of the problems in our Society. The MC should be complimented for having resolved all problematic issues and ensured that the "allotment" of flats has taken place and "possession" is in sight.

Dr Sanjay Kumar particularly asked him why had he chosen to go outside the society forum when the members could be approached within the society, it was unfortunate and totally unacceptable. Mr Sonu Kapoor is taking this stand when he has already got allotment of his flat -- reflecting his highly selfish attitude. He can see the agitation of members present in this GBM over his behaviour and attitude which clearly reflects that he is not acceptable in the society. If he continues with this behaviour then the members would have no other option but to expel him from the society. These members clearly reminded him that this issue of appointing consultants and contractors for the reasons and services already mentioned had been taken with the prior permission of the GBM. Further the GBM had authorised the President and the MC to take decisions in this regard. Therefore the issues being raised was a closed one and there has to be no further debate on it. We have to move forward so that the balance works can completed with the objective of possession of flats.

Mr Virender Singh (629) proposed that members like these who are taking the society to the courts and other forums should be penalized. Why should other members bear the cost of these frivolous litigations and complaints? The expenditure incurred by the Society to contest these matters should be recovered from these individuals and their allotment/possession of flats should be put on hold.

The Secretary, Dr Sachdeva took up the specific issue of Mr.Sonu Kapoor's complaint made to the DDA, RCS and many other authorities.

- (i) Regarding his complaint of common draw in each category, the Secretary stated that this issue was discussed with the members in several meetings with the concerned members and also in the GBMs and going in for a common draw was accepted as the best way to resolve the dispute that was even placed in the GBM during the Administrator's tenure.
- (ii) Also in regard to his grievance regarding the appointment consultants, the Secretary clarified that this issue had also been discussed at length in the GBMs. The amount and the agency/ firm to which the money had been paid had all been mentioned in the GBM minutes already circulated. It appeared that Mr. Sonu Kapoor had not cared to spend time and gone through the details or was not interested to co-operate in the larger interest of the members.

- (iii) As regards the area of the flats, Dr Sachdeva informed that this is clearly mentioned in the drawings given by the Architect and approved by DDA. These drawings had been displayed at the GBMs for the approval of members before submission to DDA, and also in GBMs after approval by DDA. Therefore it was not correct to say that the members had not been informed of the areas of the flats. The area of the flat allotted to the concerned member would be communicated at the time of the "possession of the flat".
- (iv) Dr Sachdeva informed that the GBM minutes had been submitted to the RCS office just 4 days after the GBM, i.e. on 10th July itself; however to the members it had got delayed due to the computer software upgradation, shifting of office and office staff being on leave in between. He regretted the delay and thanked the members for having approved the minutes.

Dr. Sachdeva additionally mentioned - that he hoped that he had now also replied and clarified satisfactorily to Mr Sonu Kapoor's another letter received just a couple of days before this GBM.

After the Secretary's clarification, the President, Mr. Cariappa also said that it was totally unjustified for a few persons to keep accusing the MC when the MC had worked transparently in the larger interest of all the members to complete the project which had exceeded the statutory time limit of 10 years and was bogged down due to irregularities and disputes in the past. The allotment of flats to at least 208 of the 210 members was now confirmed and possession would be handed over soon. Any member was free to comment but it was strange that a few members with hidden motives were indulging in anti-society activities by making allegations of bribes and siphoning of money and seeking the seizure of our records by the authorities and that too, when the Society proceedings and also the accounts were totally transparent. Nothing had been hidden from the members and the GBMs had been kept updated of the developments at the different stages and approvals taken, be it for construction, obtaining required clearances from the concerned authorities as also for the professional services which had been sought for overcoming the impediments.

He further clarified that the deficiencies pointed out by the RCS and the reasons for the rejection of our application for allotment had been communicated to the members. The RCS office has a procedure to follow for allotment, for which documentation called for in the DCS Act and Rules, is required. As these were not documented in the past, the validity of the membership was in doubt, especially since, even the Administrator had intimated to the RCS that the membership of several members were not genuine. There was not a single member whose documents were complete in accordance with the DCS Act. All the members had genuinely obtained membership in the Society and had been paying their dues to the society and allotment of flat was due to them. However due to non availability of the necessary documents in the society/ RCS office/ members to establish this, the RCS had initially rejected our application for allotment. It had also been informed to the members that the approval of memberships had been turned down twice at the RCS office. Steps had to be taken to produce alternative documents and adopt alternative strategies, to satisfy the authorities and

6/11
get the approval for allotment all our genuine members, who have suffered equally. Rather than going for legal recourse and getting into litigation which was expensive and time consuming, the decision of the GRMs, to take the help of consultants for completing the formalities in DDA, PCS and other agencies, has brought immense relief to the members and possession was at hand.

- a) **Shifting of office:** The flat (B-15) which housed the Society office has been allotted to Mr Jagan Tiwari. Our office will henceforth function from a room on the ground floor of the A Block. Since Flat B-15 has been used by the Society for nearly 10 years, the flat needs more repair and replacement as compared to the other flats. Mr Jagan Tiwari has been assured of this.
- b) **Electric meter connection facility:** BSES has provided a single meter to the Society for drawing electricity for common use, like street light, pumps, office community hall, common passage, lifts etc. Every flat will be provided with a direct connection and meter by BSES, separately, to provide electricity for their own consumption. To obtain a connection, the members have to apply directly to BSES. For the convenience of the members, the application forms have been arranged from the BSES. Members are requested to collect the blank forms from the Society office and return them, duly filled along with the prescribed fees in case they wish the Society office to assist them in getting the connection.
- c) **Members wanting to shift to their flats early because of certain individual problems:** Efforts would be made to speed up the completion of balance works in these flats. The President assured that a proper check list of the works in each flat will be shared with the members so as to ensure completion of the works. The President requested every member to have a check on the works being carried out in their respective flats, so that any pending work/repair is completed satisfactorily.
- d) **Charging of Maintenance fees from the members:** Once possession is handed over, the Society will commence demanding 'maintenance charges' from the members to meet the recurring costs of maintenance, housekeeping, security, staff salaries etc. Even though the expenses are documented, the challenge is in the judicious dissemination of the expense among the members. Especially, what should be the portion to be shared equally by all the members, the portion in terms of category and the portion by the owners actually living in the Society and the portion to be borne by the tenants in the Society. These charges could initially be based on similar charges as in other societies and could be revised after a fresh assessment based on the requirements after about 3-6 months. In any case the MC will place its proposal in the GBM for discussions and a decision.
- e) **Construction of a wall at the rear of the flat:** Mr Swamintathan (M No 600) Pointed out the requirement of construction of a wall at the rear of the flat - this was necessitated as the two flats at the rear adjacent to the kitchen were connected via a common balcony. The President assured

him that this task would be undertaken soon as this involved the privacy and security of the flats and the family therein. The construction would be undertaken in a manner that the access to the shafts through which the pipes were passing remained accessible without disturbing the occupants.

- f) **Repair of exterior cracks and broken plaster/grit :** Mr P Baruah (583) : He pointed out that there were minor cracks appearing on the plaster of the exterior of the building. He also pointed out to the growth of the saplings and small plants on the terrace and the balconies.

The President stated that the MC had already taken note of this and assured that it would be taken care of.

- g) **IGL - cooking gas connection :** Many members came forward and requested that the Society should take steps in a similar manner as for BSES connection. The President whole heartedly agreed to the suggestion, but said the process normally takes more time than for a BSES connection.

- h) **Lifts :** Dr R K Choudhary expressed the sentiments of all members, that at least one lift should be operational in each block, which is not the case at all times presently. It should also be ensured that the lifts be working properly in case of electricity failure - lifts are able to reach next floor-landing properly.

The President stated that the 13 lifts, even though cleared by the Lift Inspector, were not in operation since it was being misused to shift construction material. However he assured that steps would be taken to ensure that one lift/block is functional immediately and the arrangement for AMC of all the lifts is in discussion with the M/s.Johnson. The representatives from the company will visit the Society in the coming days and after assessing the status of the lifts, give their proposal. The AMC would be finalized by the MC thereafter.

- i) **Community Hall/Guest House facility :** Col. Rana on behalf of his daughter Manisha Rana (M No702) wanted the use of the Community Hall and Guest House to be permitted to the members. The members should be able to hold their family functions. He wanted the bookings be taken and requested that the dates be noted. He also wanted that the Guest house should be available for the members as it is nearing completion.

The President assured the members that the use for both the community hall and guest would be made available for the members. These would be made functional as soon as possible. The guest room was almost complete and would be furnished ready for use. The community hall was under preparation and the major works namely central air conditioning, false roofing were already in process. Subsequently the tiling and painting would be undertaken. He assured the members that the work will be speeded up, and would do his best to make it ready for use by end October.

13

14

The availability would be based on first-come, first serve basis. As regards the charges to be levied for their use, the MC/GBM could initially decide some nominal amount and then review based on response and actual operational costs.

- j) **Elections for the MC of the Society:** The President informed that the RCS is expected to announce the appointment of the Returning Officer in the coming week. At the same time he has also been told by the RCS officials that an Administrator could also be appointed. It was his personal opinion that an Elected MC would be better placed to undertake the exercise of "Possession of flats" for the members. However, he would leave this decision to the GBM. Many members came forward at this stage - Dr Sanjay Kumar, Mr A K Roy, Dr R K Choudhary, Mr Virender Singh, Mr A K Kapoor, Mr Jagmohan Rai (675), Mr Arora (on behalf of Mr. V K Wadhavan & S K Wadhavan) and vociferously demanded that the present MC should continue and if necessary be re-elected. An Administrator at this stage would be detrimental to the members and also, if an MC comprising new members takes charge -- it would be difficult for the new MC members to immediately understand the complexities and the rational for some of the decisions pertaining to the ongoing work and this would delay or confuse the process of completion, allotment and possession.

These members proposed to the GBM that the present MC should continue to function and if elections have to conducted mandatorily by the RCS then this MC should be re-elected unopposed and unanimously – this proposal was passed and endorsed loudly by the GBM unanimously.

However, the President also informed the members that at present the elections are conducted by a Returning officer-appointed by the RCS office. Once the allotment is completed, the elections are conducted for the MC in the GBM by a Returning officer appointed by the Society itself from outside. So, considering the present need of the Society, even if the same MC is re-elected, the President suggested that they should bring in a new MC by the end of the current financial year. Further, he suggested that even if the present MC continues now, there should be a sub-committee of members, drawn from the members actually residing in the Society after allotment, to take care of the maintenance, housekeeping and security, as they would be the best suited to manage this. In any case, it was for the GBM to decide taking into consideration the members' interest and the DCS Act and Rules.

- k) **Security and the installation of camera and surveillance:** Members, particularly Mr Anadi Gupta (M No652) emphasized this need, considering that they would now be shifting into the Society. They suggested that the strength of the guards deployed for duty be increased and also the cameras be installed along with monitoring and surveillance facility. Also as members would be getting work done in their flats, labour force from outside would be coming and this also needed more supervision. There was also a demand that armed guards be available for duty during the night. The intercom should also be made functional so that the

M. CAKRA APPA
President
The Kunj Vihar Co-op. S.H. Society

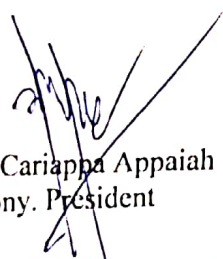
15

members can remain in touch and also the security guards could be reached over the phone. The President assured the members that the MC would take up these issues also on priority, as it concerned the safety and well being of the residents.

- 1) Terrace rights over the 10th floor: Mr A K Kapoor (M No 571) wanted to know the status of the rights of the members occupying flats on the 10th floor. He was informed that no members had any exclusive right over the terrace. He then requested that the society should take adequate steps for the prevention of seepage from the roof of the building; and also since the roof would be exposed to the sunlight directly, steps be taken so that there would not be excessive heating of the flats of the 10th floor. He was assured that necessary steps would be taken.

Thereafter the President once again asked Members if they had any comments, suggestions or objections. As no member came forward, the President requested the Secretary to conclude the meeting.

The Secretary, Dr. Sachdeva, thanked all the members for their presence and active participation and taking the decisions in the interest of the Society. The meeting concluded at 6.55 pm. The members then proceeded for refreshments arranged by the Society.


M Cariappa Appaiah
Hony. President

M.CARIAPPA APPAIAH
President
The Kunj Vihar Co-op. G.H. Society Ltd