



























The General Body meeting of the KUND VIKAS COMSUL field on 19<sup>th</sup> December 2010 at 10:00 AM at the site of the Society at Plot No. 19, Sector-12, Dabarka, New Delhi - 110078. The following members are Present:-

S. NO.	M. NO.	member's name.	Sig.	Member's Name
<b>I</b>	558	A. K. Singh		
2.	399	P. C. Subramanian		
3.	581	A. S. Manojan		
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.				
4.	525	R. N. Kachra		
5.	622	Yash Vardhan		
6.	678	Ajmer Menonirathar		
7.	541	S. P. Tripathi		
8.	552	SAHJEE L. SUMAR		
9.	532	Mahender Singh		
10.	322	ASHWINDER PUNE		
11.	587	HARIEE NNAIR		
12.	551	S. Kumar		
13.	555	NEERAB KHAIRI		
14.	705	Lakshinder Aggar		
15.	628	NARENDAR KUMAR		
16.	551	R. K. Chowdhury		
17.	649	Dr S. K. WADHAWAN		

19/12/10

Sl. No.	M. No.	Member's Name	Sig.	N. Sig.
18	701	Ashis Banerjee		
19	640	Deepak Kumar		
20	671	SANJAY KUMAR PASTI		
21	670	V. SURESH KUMAR		
22	571	Ajay K. Kapoor		
<p>The Quorum was not completed at 11:00 AM Hence:          The meeting was adjourned for half an hour and          the meeting was restarted at 11:30 AM at the same          venue and on the same day.</p>				
23	575	J. S. Bhatnagar		
24	402	B. S. Mahay		
25	537	ARUN KR KUSHRESTHA		
26	675	Dr. Jagmohan Rai		
27	634	Navin Chandra		
28	547	Neena & Naveen Kapoor		
29	663	Vikash Kumar		
30	679	Aniruddha Das		
31	574	Shubhendra Shukla		
32	587	D R Kalra		
33	626	S. Sangwan		
34	377	A. K. HASTIJA		
35	578	Komal K. Gird		
36	523	Deep Saikia		
37	689	Runish Mishra		
38	583	Prasanna Banerjee		
39	611	Satish Gaur		
40	610	CHHARI Gupta		
41	641	K. R. RAVINDRA Kumar		
42	661	Alok Kalra		
43	339	Rakesh Singh & Supriya		



Sr. No.	M. No.	Member's Name	Fig.	H. Sign.
44	644	M. CARIAPA APPAIK & M. ARUNNI	Fig.	
45	593	Jai Kalthur & Nanga Kellu	Fig.	
46	594	Ashok Lupta	Fig.	
47	560	S. S. Sharma	Fig.	
48	635	A. V. S. Srinivasan	Fig.	
49	702	Dr. Shiv Rang	Fig.	
50	566	Sankar Chandra	Fig.	
51	664	Army Gunt & Shaveta Gunt	Fig.	Fig.
52	531	Dr. N. K. Hazra & Dr. Ashok	Fig.	
53	595	PRASANNA SAHOO	Fig.	
54	300	SARABJIT SINGH + (1)	Fig.	
55	567	Ashok Kumar Gunt	Fig.	
56	633	Rashmi Bali	Fig.	
57	658	Mrs. Satish Kumar	Fig.	
58	677	CM Sadei	Fig.	
59	703	Sunita & Pankaj	Fig.	
60	121	Mrs. Neeraj	Fig.	
61	406	Sonika (400)	Fig.	
62	576	Rita Choudhary	Fig.	
63	615	S. C. Mawani	Fig.	
64	620	Deepak Mawani	Fig.	
65	697	Jagan Tiliu	Fig.	
66	666	Rupendra Nath Choudhary	Fig.	
67	619	K. L. Chhetri & Shashi Chhetri	Fig.	
68	681	Jagmukh and Gunt	Fig.	
69	680	Kaushal Kishore	Fig.	
70	669	S. M. Saini Sauraj Saini	Fig.	
71	564	Kusum Chajera	Fig.	
72	538	Sherry Singh	Fig.	
73	652	TARUN LENDRA	Fig.	
74	509	Manoj Kumar	Fig.	

S.No.	M.No.	Members Name	Sing	N.S.
75	690	Ramchander		
76	604	A.K. Sharma & KUSUM Sharma		
77	676	DR. Dinesh Haldar		
78	621	Sandeep Chandel		
79	495	Vandana Singh		
80	299	Dr. Jyoti S. J.		
81	561	RANI HAKIM		
82	597	Kaushal Bhutia		
83	569	S.K. Diwan		
84	506	Maresh Goyal		



## GENERAL BODY MEETING : 19-12-2010

The General Body Meeting of the Kunj Vihar Co-operative Group Housing Society Ltd. was held at its site, Plot No. 19, Sector 12, Dwarka, New Delhi-110075, as per pre-circulated programme at 10 AM on 19<sup>th</sup> December, 2010. Since the quorum required for the meeting was not complete, the meeting was adjourned to 12 Noon on the same day, when it was re-convened with 84 members present. These 84 members signed the GBM register in token of their attendance and there after endorsed all the motions and resolutions passed in the GBM as follows:

1. The Secretary Dr. H.C. Sachdeva convened the meeting by inviting the President Mr. M. Cariappa Appaiah, Vice President Dr. R. K. Chowdhury and the Treasurer Mrs. Rashmi Bali to the dais and requested the President to start the proceedings.
2. The President welcomed all the Members and families present. He specially acknowledged the presence of erstwhile MC members at the GBM. He then requested the Secretary Dr. H.C. Sachdeva to present his report.
3. Dr. H.C. Sachdeva read out the Agenda for the GBM circulated in advance to all members. The minutes of the last GBM held on 11.10.2009 was circulated to the members and read out. These minutes were accepted and unanimously confirmed by members present.
4. The resignation of Dr. R.K. Chowdhury from the post of Vice President was placed before all the members for consideration. The President and several members requested Dr. R.K. Chowdhury to re-consider his decision and be a part of the MC. One of the members, namely Dr. S.K. Wadhawan requested Dr. R.K. Chowdhury to enlighten the members on the reasons for his resignation.
5. Dr. R.K. Chowdhury thanked the members for their request, Further he explained that he had raised certain issues, mainly regarding mobilization of funds for the Society, minimum expenditure on construction, steps to be taken on the legal cases etc. His letters to the President highlighting these issues though answered were not to his full satisfaction. He felt transparency was lacking. Hence he had submitted his resignation and stopped attending MC meetings. Subsequently he was not being invited for these meetings.
6. The President assured Dr. R.K. Choudhury that he was sorry for any misunderstanding and any communication gap was not intentional. He requested Dr. R.K. Choudhury to be part of the MC and work as a team to see that the project was completed quickly and members get their flats.
7. Thereafter Dr. R.K. Choudhury, considering the sentiments expressed by the President and other members, agreed to continue as Vice President and suggested that proper procedures should be followed in a transparent manner and that due regard should be given to suggestions made by him.

*M. Cariappa Appaiah*

*[Signature]*

8. The President then requested all the members present to come forward with queries, comments & suggestions on the Agenda points as well as any other issue concerning the Society so that the same could be deliberated/ clarified.
9. Several members came forward with comments / suggestions and actively participated in the deliberations.

(A) **Mr. Arjun Lal Mendiratta**

He raised several issues as follows:

- (i) Minutes of GBM / MC meetings were not provided to members.
- (ii) His several mails / letters to the President / Secretary giving suggestions and / or raising issues were not replied to.
- (iii) He along with the President, M. Cariappa Appaiah had visited the market even in the hot season to survey the market for tiles and doors to get the best bargain for the Society. Consequently, he had got a quotation for flush doors from M/s. Rama Plywood at Rs. 90 Per sqft. Instead of buying these doors and getting it fixed directly by the Society, the MC had awarded the work to the contractor at Rs 1600/- per sq meter and that too for 200 doors only in May 2010. Now the rates have gone up. The Society could have saved money if all the required doors were purchased at that time since prices are going up.
- (iv) Society had placed orders for lifts on M/s. Johnson & Co. Four lifts had been delivered initially which could not be installed immediately. He questioned the wisdom in advance ordering which result in the items being damaged or collecting dust.
- (v) He mentioned that the progress of construction was slow. The Society should have concentrated on the completion of flats instead of the basement car park.
- (vi) He objected to the proposal to convert simplex flats to duplex flats to accommodate select members with duplicate membership.
- (vii) He objected to construction of flats on the ground floor which were illegal and not as per the sanctioned plan. However, he agreed that if the three flats already constructed on the ground floor was legal and approved, then he had no objection to five more flats being constructed on the ground floor to meet the mandatory RCS requirement of 213 flats.
- (viii) He also informed that the flat cost is based on the super area which includes land cost. Hence open car park should be free of cost. However

*M. Elachandran*

*[Signature]*

part of the land cost should be charged proportionately to the members opting for covered car-park.

**(B). Dr. R.K. Chowdhury from the dais.**


- (i) The internal work should be the priority instead of the basement car park.
- (ii) Since the land cost had already been accounted in the flat cost, the open car parking space should be allotted to members free of cost. Also Society should provide one covered car park to each member.
- (iii) He said flats on the ground floor are illegal and construction of five more flats in addition to the existing ones could be risky and DDA would not allow such construction. Moreover ground floor residents face a lot of problems due to water seepage, garbage being thrown from upper floor etc and members will not be interested in getting allotment of flats on the ground floor.
- (iv) He also suggested that simplex flats should not be converted to duplex flats.
- (v) Further, he pointed out that the earlier MC had issued a certificate claiming 80% completion. The present MC had circulated a certificate from the Architect certifying 77% completion as of now. He wanted to know the correct position, as banks would not disburse loans since a certificate issued earlier reflected a higher level of construction.

**(C) Dr. Amitabh Khanna**

- (i) He suggested that open car parking should be free of cost.
- (ii) He was also of the view that construction of flats on the ground floor was illegal. He wanted the MC to seek proper opinion from the concerned authorities before going ahead with any such plan.
- (iii) He stressed that instead of other areas, we should complete the internal work in the flats first.

**(D) Mr. B.S. Mahey**

- (i) He emphatically stressed that the open car park should be free of charge and MC should reconsider its decision to charge for the same from members.
- (ii) The MC should send regular update to members on the progress of work.

*McLachlan* 



- (iii) No illegal construction should be carried out in the stilt area and it will not be fair to allot ground floor flats to members.

(E) **Mr. Jagmohan Rai**

- (i) Open car parking should be free and only covered car park should be charged.
- (ii) He also felt the MC should be transparent and all major decisions should be put up on the notice board and also be circulated to the members.
- (iii) He extended his full support to the MC for early completion of the construction work so that member should get possession of their flats at the earliest.

(F) **Mr. Deepak Mishra**

- (i) He endorsed the views of Mr. Jagmohan Rai.
- (ii) He informed that he had paid Rupees One lakh in 2004 for a covered car park as demanded by the MC at that time. Therefore he should be provided covered car park.

(G) **Mr. Manoj Das**

He said he had paid Rupees one lakh and fifty thousand in 2004 which was also as per the demand of the then MC. Hence he should be provided a covered car park at a discounted rate.

(H) **Dr. Wadhawan**

- (i) He suggested that cost of open car park should be merged with the cost of the flat.
- (ii) He mentioned that during a meeting with the MC where Mr. Mendiratta and several other members were present, the issues raised by Mr. Mendiratta were clarified by the President in a clear manner at great length and with proper analysis. All the members present in that MC meeting had unanimously appreciated the President for explaining the status of balance work as well as his strategy to complete the project in a logical manner. He suggested that the same clarity should be given to the Members now present in the GBM.
- (iii) He appreciated the efforts of the MC and some members who were doing their best to complete the project.

*Mr. Jagmohan Rai*

*Dr. Wadhawan*



(H) **Mr. Ashis Banerjee**

- (i) He opined that if 10 simplex flats were converted to 5 duplex flats then there would be only 208 flats and 208 members. This would be objected to by DDA/RCS since our Society is approved by RCS as a 213 member Society. Hence we must make 5 more flats in the stilts and induct 5 new members to complete the requirement of 213 flats and 213 members if it is within the permissible FAR.
- (ii) He also mentioned that in the recent past, a number of Group Housing Societies which had completed their construction could not get the POC from the authorities since they did not have sufficient car parking space. He welcomed the decision of the MC for having taken care of this by the construction of the enlarged basement car parking on priority and was confident that the members would get the flats without much difficulty.

(I) **Mr. A. K. Sharma**

He wanted the MC to ensure that the names of the five duplicate members in the duplex category should be deleted before implementing any proposal on converting simplex flats to duplex flats.

(J) **Mrs. Supriya Sehgal**

- (i) She wanted to know the policy to be adopted for 5 more flats that would be constructed in the stilt area.
- (ii) She suggested that instead of flats and shops Society should consider making a nursery, School etc. in the stilt area.

(K) **Dr. Anupama Khanna**

- (i) She endorsed the view of Mrs. Supriya Sehgal for proper utilization of the stilt area instead of flats which would have seepage and would be unhygienic.
- (ii) She suggested utilities in the stilt area like Mother Dairy Booth, community centre and grocery shop.

(L) **Mr. Sarabjit Singh**

- (i) He suggested that if shops are made in the Society, then it should be open only to the members of the Society and not to outsiders.

*M. G. Chaudhary*

*[Signature]*

- (ii) He recommended that a community centre in the stilt area was a great idea.
- (iii) He appreciated the completion of the basement car park. He emphasized that if the Society had not completed this, the recent heavy rain would have filled the earlier excavated area which would have weakened the foundation and effected the constructed building itself.
- (iv) He requested all the members to appreciate the effort of the MC and the other committees and support them to complete the project quickly.

(M) **Mr. A. K. Hasija**

- (i) He requested the members to make positive suggestions and support and strengthen the MC to complete the construction at the earliest.
- (ii) He appreciated the MC for trying to resolve several issues in the larger interest of the society especially the issue of duplex flats for which memberships already existed in the society.
- (iii) He said the society would be at a loss if the number of flats and memberships were not filled in as per the strength approved by the RCS.

As the members came forward with suggestions and comments as above, the President M. Cariappa Appaiah during the course of the deliberations clarified many of the issues raised by the members:

(i) **Slow Progress of work**

In spite of finalizing the appointment of the Architect and Contractor with the approval of the Members in the last GBM, the work could not start till the completion of measurements, of earlier work done in the Society, by Mr. Y.D. Nagar the local commissioner appointed by the Delhi High Court in the matter of Hi-Tech (earlier contractor) versus Kunj Vihar CGHS. Even Justice C.K Mahajan the Arbitrator, directed the Society to withhold the commencement of construction. Subsequently in February 2010 after the measurement process was over, the MC decided to start minimum internal work, external development and work on the basement car-park.

However the President assured that the works in different areas are in various stages of completion and he expected the work to be completed fast and if payments are made by members regularly the Society could go in for POC by end May 2011.

(ii) **Priority for POC**

*M. Cariappa Appaiah*

*[Signature]*

The President once again emphasized that for obtaining the POC, it was mandatory to complete the roads, services like sewage, water lines, under ground tanks, fire fighting systems, basement car-park, all external doors and windows in the flats, one functional toilet per flat and flooring (tiling not mandatory before POC) and install at least 6 lifts (2 per block). Hence the MC is concentrating on these. The internal finishing of the flats would gather momentum after our application for POC is made.

(iii) **Transparency and updates**

The President appreciated the efforts being put in by Members of the MC and various committees as well as some others who were putting in time and effort to complete the Project. In spite of difficulties in co-ordination, whenever there is any issue, it is resolved collectively in the best interest of the Society. He requested Members to come forward to help and support the MC in a positive manner.

He assured members that except for the records of the individual members all other information and records are open to all members. He suggested that members after prior intimation should visit the Society to check their records and documents for allotment as well as scrutinize progress and verify procedures for their satisfaction and to make suggestions. He also suggested that members with relevant experience in Finance and Legal such as Mr. Ravindra Kumar and Mr. Suresh who are professionally associated with leading MNCs to come forward to go through the procedures and practices adopted in the Society as well as peruse the contracts awarded and make appropriate suggestion/recommendation. -

He agreed with the suggestion that the members must be sent regular updates on the progress of work and MC resolutions. Any important decisions made by MC should also be displayed in the notice board.

(iv) **Cost of Car Park**

He informed that after the completion of the basement, the costs were analyzed and it was the recommendation of the MC to charge Rs. 2.25 Lakhs for covered car parking. As regards the surcharge on covered park under the head of apportioned land cost, the President opined that whether open or covered, each car would utilize the equal land area. However he clarified that if any member opts for more than one car park, then the aspect of an additional surcharge could be considered. He suggested that the MC could examine all these issues, including the policy to be followed regarding members who have paid Rupees 1-1.5 lakhs

*M. S. Chakraborty*





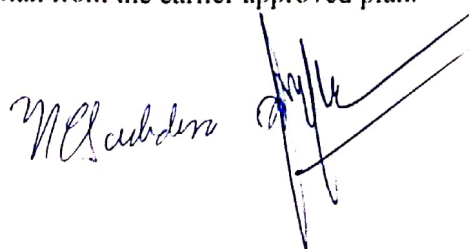
between 2003-4 as well as the suggestion to keep the open car park free, and give its recommendation for consideration in one of the forthcoming GBM.

(v) Duplex flats

- a. The President confirmed to the members that the Society had enrolled some Members specifically for contiguous/duplex category flats and had received payment as demanded by the Society from them.
- b. These categories were not part of the original approved drawing which had only Simplex 2, 3 & 4 B/R flats.
- c. Even then these contiguous/ Duplex flats had been constructed in the B - Block by integrating contiguous flats / rooms.
- d. If the Society is obliged to provide these flats, there may be a need to submit revised drawings to DDA detailing these flats which had already been constructed.
- e. In that case, it may be mandatory to construct 5 more flats on the ground floor and enroll five new members to comply with the requirement of 213 flats and 213 members as per the sanction of the RCS.
- f. However, the President emphasized that the above proposal, if approved by the General Body, would be implemented only after approval by the DDA & RCS.
- g. Further the President agreed with the suggestion of Mr. A.K. Sharma that this will be taken up only if the members who had opted for these special category flats undertake that they have only one membership in the Society and that the second member/name was added after splitting their on jointly allotted area into two. Therefore, if the Society received an approval from DDA/ RCS to allot the on jointly allotted area then the second member would have no claim on the membership in the Society and should complete all the legal formalities in this regard.

(vi) Revised Drawings

- a. Apart from the construction related work required for POC, the Society also has to get from DDA, the extension of time for construction, revalidation of drawings and also pay surcharge towards the DDA/ EWS Fund.
- b. The earlier approved drawings, valid for 5 years, have expired.
- c. In order to meet the mandatory requirement of car-parking space in the Society and for practical reasons, the MC had decided with the approval of members in the last GBM, to go in for a larger basement car-park than earlier proposed. Hence there was a change in the basement plan from the earlier approved plan.



- d. Considering Vaastu Sastra, the location of water tanks in the Society had been shifted. Moreover, the capacity of the water tanks had been revised based on the Society's reworked requirement as recommended by the Architect.
- e. The location of the Duplex Flats already constructed will have to be incorporated in the drawing if approved by the GBM/DDA/RCS.
- f. Location of 5 additional flats and 2 shops in the stilt area if meeting norms and regulations of the DDA/RCS.
- g. The MC would utilize the services of the Architect additionally or an independent consultant to liaise with DDA for obtaining clearances related to revalidation of drawings, POC, EOT and Completion Certificate.

(vii) **Utilisation of stilts**

Apart from utilization of stilts for parking, shops and flats as approved by DDA/RCS, the MC would study the possibility of using space in the Society for common facilities like Community hall, nursery school, milk booth etc. If these are practical and permissible then the MC would present a proposal for consideration of the members in a GBM.


(viii) **Members records**

The President emphasized that the MC was committed in its endeavor to hand over possession of quality flats with minimum expenditure to all members who have made regular payments to the Society. However he informed all members that on a preliminary examination of the records of the members, it was found that the documents to be submitted to the RCS for approving individual members eligibility for allotment, were incomplete in most cases. Moreover the Administrator had not taken any steps to complete the documentation for allotment. Therefore in the interest of all the Members, it was necessary to start work in this direction so that there would be no hurdle when the Society applies to RCS for allotment. He suggested that the services of a consultant with experience and knowledge of RCS regulation could be taken to help the MC in this task. The President informed the members that the Society would be requesting members to individually come forward to complete the documentation required by RCS for allotment. .

(ix) **Society Funds**

The President clarified that funds were expected from the following sources.

- (i) Payments from defaulting members

*M. G. Gubalov* 

- (ii) Payments against new demands to be issued
- (iii) Interest due from members against delayed payments (this was being worked out by CA and a demand against this would be issued shortly)
- (iv) Sale of car-park
- (v) Sale of vacant flats/shops (this would be taken up at the appropriate time after the policy and procedure in the best interest of the Society is approved by the General Body and following Rules of the RCS)

The President requested all the members to send in their pending payments promptly so that the MC could meet the target of going in for POC by May and for allotment by July/August.

The President thanked all the Members for their suggestions and participation in the deliberations and expressed his happiness that all the members were coming together as one family to complete the project.

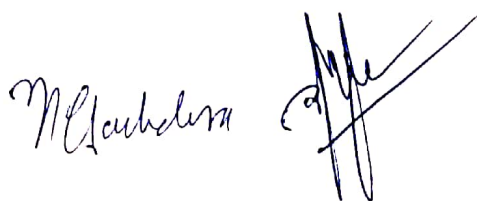
He then requested Secretary Dr. H.C.Sachdeva to summarize the various motions and resolutions based on the opinion and suggestions of members. The following resolutions summarized and announced by the secretary were unanimously accepted by the members present without any member present expressing any dissent:

**1. Approval of category of flats:**

i) In order to avoid any issue from members on category of flats already confirmed to them and paid for by members as per the demands issued, the MC was authorized to regularize the different category of flats including the Duplex/contiguous category after following all the rules and regulations of RCS and DDA.

ii) As regards the Duplex/ contiguous category, as suggested by members the MC should carefully study all the aspects in consultation with DDA and RCS and go ahead with the regularization, if it does not hinder the allotment process, and the concerned members who opted for these categories undertake that:

- a) they will complete all the legal formalities and documentation for the purpose
- b) they will meet all the costs to complete the above formalities
- c) they will make all the payments along with interest as demanded by the society





d) The second name which was incorporated in the Society's record when the originally allotted area was halved, would have no claim on the membership in the Society.

**2. Action against defaulting members**

The MC will initiate action as per the DCS act and rules against defaulting members. The MC is authorized to take the maximum possible action so that the shortage of funds does not hamper construction activity.

**3. Approval of revised drawings**

The MC was authorized to submit revised drawings to DDA for approval/revalidation which is mandatory for obtaining the POC. The MC may seek the services of a consultant/agency experienced in these matters to assist the society to obtain various approvals from DDA.

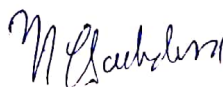
**4. Documentation for allotment**

The MC was authorized to start the process of preparing documentation required to apply for allotment. The MC will also call from members the specific documents required to be submitted. The MC would employ the services of a knowledgeable consultant/agency to advise the society in the allotment process to ensure all legal requirements are fulfilled and documentation is completed before application.

**5. Sale of Car parking**

The cost of the Covered car parking was reduced from the earlier estimated cost of Rs.3.00 lacs to Rs. 2.25 lacs which was arrived at based on the actual cost of construction

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 3.00 PM on the same day.



(M. Cariappa Appaiah)  
Hony. President

**Secretary's report to the GBM of The Kunj Vihar CGHS Ltd on 19<sup>th</sup> Dec, 2010**

Mr President and respected Members, I extend a warm welcome to all of you to the General Body Meeting (GBM) and with your permission, I would like to share with you the progress we have made since the last GBM i.e 11-10-2009

**1. Approval of Minutes of last GBM** In the last GBM held on 11-10-2009 broadly following issues were covered:

- (a) Appointment of new Architect: Consequently Sh. Kanwaljit Singh of M/s Environ Design was appointed as Architect.
- (b) Award of Contract to M/s Raj & Associates for External Development work & basement car parking and balance Internal Civil Work.
- (c) Award of Contract to M/s Associated Engineers for balance Internal Civil Work in block C.
- (d) Award for Supply, Commissioning & Maintenance of Lift to M/s Johnson Lift Pvt. Ltd for 12 passenger lifts & 3 Service lifts.
- (e) Revised tentative cost and Schedule of payment: consequent upon approval from members, demands were raised and schedule of payment were framed.
- (f) Members shramdan : Accordingly some members were included in various teams such as Constructions team, Tender Evaluation team, purchase team and coordination team, etc

**2. Status of construction** : Needless to mention that the status report on construction has already been sent to you last month by the President. As also the revised tentative projected cost of the society construction project in view of the necessary changes required for POC/ allotment has also been communicated in the letter. Some flats have been ready and the members are requested to inspect them and give suggestion for further improvement in the remaining flats. I would however briefly state that Basement Car Park is nearing completion, Lifts installed : 2 nos. ( both passengers) & under installation are 4 nos. & 3 nos. more lifts have been ordered for.

The Management Committee (MC) has tentatively fixed the charges of the Open Car Parking at Rs. 50,000 & Covered Car Parking at Rs. 3,00,000 subject to approval by the General body of the members.

For electrical connection/work the charges/fees have been deposited with BSES. The BSES work is expected to commence very soon. In respect of ESS/power back up BOQs have been finalized and the work is being awarded.

Fire Fighting Works has been Awarded to M/s Fire Tech Consultancy Engg and the work is in progress.

For the supervision & monitoring of the works progressing in the society, Project supervisors & Project engineers were appointed as per the requirements.

**3. Approval of revised drawings by DDA etc.** We visited the concerned offices of DDA, Delhi Fire Services department to know the requirements in view of the revised drawings for the society project. DDA engineer was invited to our society and he informed that without covered basement parking it would be very difficult to get allotment in view of the mandatory parking space requirement. When we change specifications of covered parking area it effects alteration in other interlinked specifications such as lay out of roads, etc.





Therefore all these inter-related requirements & designs have been redone. The Architect has prepared drawings for basement parking, fire work, ESS etc. The drawings are presented before you

**4 & 5. Action on defaulting members for the payment due** is to be taken. Option considered to be most suitable is not to forward their names in the List of draw of Allotment of the Members to be forwarded to the RCS Office for the needful. Regarding imposing of interest, it will be as per DCS Act which stipulates 9% for upto Six month, 9.5% for 6month to 1year and 10% for more than one year.

**6. Legal Cases:**

**i) Arbitration case filed by M/s. Hi Tech, (previous contractor).**

Members were informed during the last GBM, regarding the Arbitration case filed by M/s. Hi Tech. In order to prepare a proper reply to the claim made by M/s. Hi Tech, the Society had applied to the court for joint measurement to determine the status of construction in the Society. Unfortunately till this was completed, the internal construction work in the Society could not be carried out. Consequent to the joint measurement by the High Court appointed Local Commissioner, the Society has filed its reply to the claim and a counter claim to it. The case is in progress in the court of the Arbitrator, Hon'ble Justice K.C. Mahajan. The next date of hearing is on 19.01.2011.

**ii) Membership case filed by Ms. Nandini Arya**

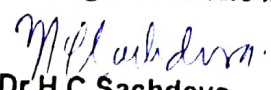
She is now claiming her membership. Neither the Society's records nor the Audit reports reveal that Ms. Nandini Arya has membership in Kunj Vihar CGHS since last decade or so. The money paid by her was also returned to her about 10 years back. The Society had contested the case successfully in the court of the Registrar Coop Soc. (RCS) earlier this year. She has now filed a review petition with the Tribunal against the RCS order. The Society is again contesting the case and we are very hopeful & confident that decision of the case would be in favour of the society again. The case is to come up for next hearing on 11.01.2011.

**iii) Mr. Ranvir Toor**

Mr Ranvir Toor has filed a case in the State Consumer forum – demanding Refund of Money from the Society. The Society had refunded the amount received from him as per the Society's accounts about 10 years back. Now he is demanding more Refund of Money from the Society, which he had paid to the Society – to the Office bearers about 6 years back appx. (but he has no receipt for it). In the Society's accounts there is no record of this transaction. We are again confident & hopeful of the decision being in favour of the Society. The case is to come up for next hearing on 07.02.2011.

**7. Audit of the Accounts of the Society** : The Society's Accounts have been audited for the last 2 financial years by Messrs. Grover, Lalla & Mehta after due approval from RCS. The Audit report has been submitted to the RCS for the approval, which on it's receipt shall be placed before the members.

**8. Resignation by Dr. R.K. Choudhary**: Dr. Choudhary had desired to resign from the post of Vice-President, his request for resignation was put forward before the members in the last GBM. It was decided that Dr. Choudhary would be asked to reconsider his decision. However, Dr. Choudhary persisted with his decision of resignation. Accordingly the MC accepted to place the resignation before this GBM.

  
**Dr. H.C. Sachdeva**  
Secretary