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GENERAL BODY MEETING: 19.12.2010

The General Body Meeting of the Kunj Vikar Co-operative Group Housing Society Ltd. Was held at its site, Plot No- 19, Sector-12, Gurgaon, New Delhi-110075, as per pre-circulated Programme at 10 AM on 19th 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 thereafter 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 Appiah, Vice-President - Dr. R.K. Chaudhary and the Treasurer - Mrs. Rashmi Bali to the chair and requested the President to start the proceedings.

② The President welcomed all the members and families present. He specially acknowledged the presence of estate M.C. 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
M. CARIAPPA APPIAH
President
The Kunj Vikar Co-op. G.H. Society Ltd.
DR. H.C. SACHDEVA
Secretary
The Kunj Vikar Co-op. G.H. Society Ltd.

The GBM Circulated in advance to all Members.

The minutes of the last GBM held on 11-10-2007 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. Chaudhury from the post of vice-president was placed before all the members for consideration. The President and several members requested DR. R. K. Chaudhury to re-consider his decision and be a part of the M.C. One of the members, namely DR. S. K. Wadhwani requested DR. R. K. Chaudhury to enlighten the members on the reasons for his resignation.

(5) DR. R. K. Chaudhury 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 constructions, 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 M.C. meetings. Subsequently he was not being invited for these meetings.

(6) The President assured DR. R. K. Chaudhury that he was sorry for any misunderstanding and any

Communication gap was not intentional. He requested Dr. R. C. Chaudhary to be part of life and work on it from the fact that the project was completed quickly and Members got benefits.

(7) Thereof for Dr. R. C. Chaudhary, considering the sentiments expressed by the President and other members, agreed to continue as vice-President and suggested that proper procedure should be followed in a transparent manner and that due regard should be given to suggestions made by him.

(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. Anurag Menhata

He raised several issues as follows:

(i) Minutes of GBN/M.C. meetings were not provided to members.

(ii) His several mails / letters to the President /

Dr. R. C. Chaudhary
Secretary
The Raj Vihar Co. P.O. Society Ltd.

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Secretary giving Suggestions and /or raising issues were not replied to.

- (iii) He along with the President, - Mr. M. Cariappa Appiah 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. 90.00 per sqft. Instead of buying these doors and getting it fixed directly by the Society, the M.C. had awarded the work to the contractor at Rs. 1600/- per sq. mtr. 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.

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The Kunj Vihar Co-op. G.H. Society Ltd,

M. CARIAPPA APPIAH
President
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(vi) He objected to the Proposal to convert duplex flats to duplex flats to accommodate more members with duplicate membership.

(vii) He objected to the ~~Construction~~ Construction of flats on the ground floor which were illegal and not as per the sanctioned Plan. However, 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 RES 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-Parking should be free of cost. However part of the land cost should be charged proportionately to the members opting for covered Car-Park.

(B). D.R. 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.

[Signature]
Secretary
The Arya Samaj Society Ltd.

[Signature]
M.C. SINGH, PRAJAH
The Arya Samaj Society Ltd.

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(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 problem 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 M.C. had issued a certificate claiming 80% completion. The present M.C. 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 M.C. to seek proper opinion from the

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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) - B.S. Mahay

(i) He emphatically stressed that the open car park should be free of charge and M.C. should reconsider its decision to charge for the same from members.

(ii) The M.C. should send regular update to members on the progress of work.

(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 carparking should be free and only covered carpark should be charged.

(ii) He also felt that the M.C. should be transparent and all major decisions should be put up on the notice board and also be circulated to the members.

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- (iii) He extended his full support to the M.C. for early completion of the construction work so that members should get possession of their flats at the earliest.

(F) Mr. Deepak Mishra

- (i) He endorsed the views of Mr. Jagmohan Rao.
- (ii) He informed that he had paid Rupees one lakh in 2004 for a covered car park as demanded by the M.C. 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 thousands in 2004, which was also as per the demand of the M.C. 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 M.C. where Mr. Mendiratta and several

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others members were present, the issue raised by Mr. Mandinatta were explained by the President in a clear manner at great length and with proper analysis. All the members present in the M.C. 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 G.B.M.

(iii) He appreciated the efforts of the M.C and some members who were doing their best to complete the Project.

(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 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 site and include 5 members to complete 213 flats 213 members if it is within 213 members the permissible FAR.

(ii) He also mentioned that in the recent past, a member of Group Housing Societies which

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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 m.c. 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) Mrs. A. K. Sharma

He wanted the m.c. 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 still-area.

(ii) She suggested that instead of flats and shops society should consider making a nursery, school etc. in the still-area.

(K) DR. Anupama Khanna

(i) She enforced the view of Mrs. Supriya Sehgal

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for proper Utilization of the SHL area instead of flats which would have seepage and would be unhygienic.

(ii) He suggested Utilities in the SHL area, like Mother Dairy Booth, Community Centre and grocery shops.

(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.

(ii) He recommended that a Community Centre in the SHL 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 rains would have filled the earlier excavated area which would have weakened the foundation and affected the constructed building itself.

(iv) He requested all the Members to appreciate the efforts of the M.C and the other Committees and support them to complete their Project—
quickly.

DR. HANU SACHDEVA
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M. CAJAPPAIAH
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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 M.C. 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 by the Society could go in for POE by end May 2011.

(ii) Priority for POE

The President once again emphasised that for obtaining the POE, 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 POE) and install at least 6 lifts (2 per block). Hence the M.C. is concentrating on these. The internal finishing of the flats would gather momentum after an application for POE is made.

(iii) Transparency and updates

The President appreciated the efforts being put in

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M. CARIAPPAN APPALAH
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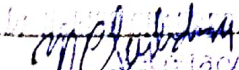
by Members of M.C. And various Committees as well as some others who were putting in time and effort to complete the Project. In spite of difficulties in co-ordination, whenever there is any issue, it is resolved collectively in the best interest of the Society. He requested members to come forward to help and support the M.C. 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. Ravindrakumar and Mr. Suresh who are professionally associated with leading MNC's 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 m/c resolution. Any important decision made by M.C. should also be displayed in the notice board.

(iv) Cost of Car Park

He informed that after the completion of the


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Government, the cost were analysed and it was the recommendation of the M.C. to charge 2.25 lakh for Covered Car parking. As regards the interchange on Cover Park under the head of associated land cost, the President expressed that whether open or Covered, each car would utilise the equal land area. However it is clarified that if any member opts for more than one car park, then the aspect of an additional interchange could be considered. He suggested that the M.C. could examine all these issues, including the policy to be followed regarding members who have paid Proposal-1's share 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 G.M.s.

(V) Duplex flats.

- a. The President confirmed to the Members that the Society had enrolled home 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 2 duplex 2, 3 & 4 B/R flats.
- c. Even though the Contiguous / Duplex flats had been constructed in the B-Block by integrating

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Contiguous / Flats.

- 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 requirement of 213 flats And 213 members as per the sanction of the RES.
- f. However, the President emphasized that the above Proposal, if approved by the General Body, would be implemented only after approval by the DDA & RES.
- g. Further the President agreed with the Suggestion of Mr. A. H. Sharma that this will be taken up only if 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 / RES 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.

Dr. HANU M. S. DEVA
Secretary
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(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, re-validation of drawings and also pay surcharge towards the DDA/EWS fund.

b. The earlier approved drawings, valid for 5 yrs., have expired.

c. In order to meet the mandatory requirement of car parking space in the Society and for practical reasons, the M.C. 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 Vastu Shastra, 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 re-worked 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

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Still area if meeting norms and regulations of the DBA/RES.

- g. The m.c. would utilize the services of the Architect additionally as an independent consultant to liaise with DBA for obtaining clearances related to revalidation of drawings, POC, EOC and Completion Certificate.

(vii) Utilisation of Stalls

Apart from utilization of stalls for parking, shops and flats as approved by DBA/RES, the m.c. would study the possibility of using space in the Society for common facilities like community hall, nursery school, milk booth etc. If there are practical and permissible then the m.c. would present a proposal for consideration of the Members in a GBM.

(viii) Members Records

The President emphasized that the m.c. 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

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to the RES 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 RES for allotment. He suggested that the services of a consultant with experience and knowledge of - RES regulations could be taken to help the M.C 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 RES for allotment.

(ix) Society Funds.

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

- (i) Payments from defaulting Members.
- (ii) Payments against new demands to be issued
- (iii) Interest due from members against delayed payments (this was being worked out by C.A. and demand against this would be issued shortly).
- (iv) Sale of car park

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- (v) Sale of vacant flats/shops (This would be taken up at a 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 Res)

The President requested all the Members to send in their pending payments - Promptly so that the M.C. could meet the target of going in for P.O.C by May and for allotment by July/August.

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

He then requested DR. H.C. Sachdeva to summarise 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 M.C. was authorized to regularize the different

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Category of those including the Director/Paradigmatic Category. After following all the rules and regulations of R.C. and B.H.

ii) As regards the Director/Paradigmatic Category, as suggested by members the M.C. should carefully study all the aspects in consultation with B.H. and R.C. 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.

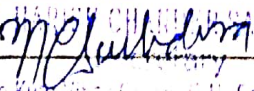
b) They will meet all the costs to complete the above formalities.

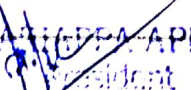
c) They will make all the payments along with interest as demanded by the Society.

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 M.C. will initiate action as per the DCS Act and rules against defaulting members. The M.C.

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M. C.  APPAIAH
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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 M.C. was authorized to submit revised drawings to DDA for approval/revitalization which is mandatory for obtaining the POC. The M.C. may seek the services of Consultant/agency experienced in these matters to assist the Society to obtain various approvals from DDA.

4. Documentation for allotment

The M.C. was authorized to start the process of preparing documentation required to apply for allotment. The M.C. will also call from members the specific documents required to be submitted. The M.C. 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 Rs. 3.00 lacs which was arrived at based on the actual cost of construction.

Dr. M. S. CHANDRA DEVA
Secretary
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M. C. APPALAH
President
The Kalyan Chhaya G.H. Society Ltd.

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The M.C. 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 P.m. on the same day.

Dr. HARISH CHAND & SACHDEVA
Secretary
The Kurni Vinay Co-op. G.H. Society Ltd.

~~M. CARIAPPA APPAIAH~~
~~President~~
~~The Kurni Vinay Co-op. G.H. Society Ltd.~~

(M. Cariappa Appaiah)
Hony. President

Secretary's report to the GBM of The Kung Vihar CGHS Ltd on 19th 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. Kannaljit 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 lifts 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,

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demands were raised and schedule of payment were framed.

(F) Members Shramdan : Accordingly some members were included in various teams such as Construction 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 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, lift is 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

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have been deposited with BSES. The BSES work is expected to commence very soon. In respect of ESS/Power back up BQs 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~~ 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 affects alteration in other interlinked specifications such as lay out of roads, etc.

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

Dr. HARISH CHANDER SACHDEVA
M. Sachdeva
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before you.

485. 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 RES office for the needful. Regarding imposing of interest, it will be as per DCS Act which stipulates 9% for up to six months, ^{9.5% for 6 months} to 1 year and 10% for more than one year. *M. J. Subramanian*

6. Legal Cases:

i) Arbitration Case filed by m/s High Tech. (Previous Contractor):

Members were informed during the last G.M., 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 has 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:

Dr. PARISH CHANDER SACHDEVA
M. J. Subramanian
 The Kalyan Co-op. G.H. Society Ltd.

She is now claiming her membership. Neither the Society's records nor the Audit reports reveal that Ms. Nandini Arya has membership in Kung Vihar CGHS since last decade or so. The money paid by her was also returned to her about 10 yrs. back. The Society had contested the case successfully in the Court of the Registrar Co-op 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. Ramvir Toor

Mr Ramvir 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 yrs. 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 yrs. 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

By: Mr. Sachdev
 The Registrar Co-op Soc. Ltd.

2 financial years by Messers Grover, Lal & Mehta after due approval from RCS. The Audit report has been submitted to the RCS for the approval, which on its 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 G.M. It was decided that Dr. Choudhary would be asked to reconsider his decision. However, Dr. Choudhary persisted with his decision of resignation. Accordingly, the M.C. accepted to place the resignation before the G.M.

Dr. HARISH CHANDER SACHDEVA

[Signature]
The Arya Samaj Co-op G.H. Society Ltd.

Secretary