

GENERAL BODY MEETING 22-7-2017

12

The General Body Meeting of Sanyukta
Cooperative Credit Society Ltd. was held in
field at its site location at Plot No. 19
Sector 12, Okhla, New Delhi - 110075 at
10 AM on 22-7-2017 (Sunday). The meeting
was presided over by Sh. Satvir Singh,
Administrator, of the Society.

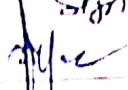

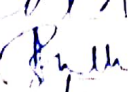

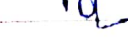

The following members / their nominees
attended the meeting and they have signed
the proceeding Register for their presence
in the meeting. However 122 members were present
in the meeting at 11-0 AM when the quorum was
complete for the said meeting:-

S.No.	M.No.	Name of members	Signature	Nominee Sign.
1.	678	Arjun Lal of Luckheta		
2.	663	Vikash Kumar		
3.	336	F.S. Teekchandani		
4.	597	Kaushalya Bhutia		
5.	569	Mrs. & Mr. S.K. Dhillon		
6.	570	Mrs. & Mr. Bhuvan Choudhary		
7.	701	Ashis Banerjee & Tania		
The meeting was adjourned for one hour as the quorum was not complete and the meeting was re-commenced at 11-00 AM at the same venue and date.				
8.	548	V.K. Wadhawan		
9.	322	Byamrao Pini		

S. NO	ID NO	Name of Member	Signature	Remarks
10	525	Dr. R. N. K. Datta		
11	649	Member for Dr. G. K. Datta		
12	628	NARENDAR KUMAR		
13	366	Capt. D. D. Edwards		
14	702	Col. Shri. Rung.		
15	692	Chaman Lal		
16	538	A. K. Roy		
17	667	Amto, Bhabha/1423200		
18	630	A. M. Jha		
19	642	Vikram Sharma		
20	675	Jagdish Chandra		
21	552	SANJEEV KUMAR		
22	575	Jaginder Singh Bohoria		
23	576	B. K. Ramachandra		
24	625	S. Saha		
25	637	K. K. Arora Anil Kumar		
26	641	K. R. Ravindra Prakash		
27	689	Punish Mishra		
28	548	K. Asoka		
29	629	Vinod L. J. Indraprastha		
30	595	Prasanna. Sahas. Sujata Sahas		
31	661	ALOK KALRA		
32	682	S. Jagdish Chandra Singh		
33	377	A. K. Hossain		
34	671	SANJIV KUMAR PARI		
35	6			

(352)

S NO	PNR	NAME of PASSENGER	Signature	Remarks
35	562	T.V. Siva	[Signature]	
36	697	Jagan 'Nilecan'	[Signature]	
37	651	Toren Ramyan	[Signature]	
38	118	Suresh K. Suresh	[Signature]	
39	29	T. Srinivasan	[Signature]	
40	159	Ashok Kanchi	[Signature]	
41	680	Kanishk Vishwakarma	[Signature]	
42	557	HANNA	[Signature]	
43	760	K.K. Sankar	[Signature]	
44	621	Sandeep Sharma	[Signature]	
45	571	A.K. KASOR	[Signature]	
46	23	BISAY KUMAR	[Signature]	
47	583	Prasanna Baruah	[Signature]	
48	567	Ashok Kumar Gupta	[Signature]	
49	[blank]	TMKUMAR	[Signature]	
50	555	NEERAJ KHATRI	[Signature]	
51	420	DR. HARESWAR DEKA	[Signature]	
52	698	Sushil K.R. Soni	[Signature]	
53	577	Marykaly Chandrabalan	[Signature]	
54	524	Bhupinder Bhatnagar	[Signature]	
55	275	RAMEN PAUL	[Signature]	
56	551	A.R.K. Chowdhury	[Signature]	
57	696	Bisla Agarwal	[Signature]	
58	687	CM SADDI Srinivasan	[Signature]	
59	596	SIR MANGAL	[Signature]	
60	640	Deepak Mishra	[Signature]	
61	603	Chandra Thakur	[Signature]	
62	352	Sulil Bhasini	[Signature]	
63	578	KAMAL K. GOSW	[Signature]	
64	634	Narain Chandra	[Signature]	

S.No.	or NO.	Name of member	Sign	Number of
123	644	M. CARANTHA APPAIAH		Number of
124	556	P.O. Pothan		Number of
125	600	M. K. G. G. G.		Number of
126	314	Abdus Subhan		Number of
127		S. C. Chandra (N. Jay. K. K. K.)		Number of
128	703	Pamby + S. S. S.		Number of

82

198/52

GBM DATED 22.7.2007

A General Body Meeting of Members of Kunj Vihar Cooperative Group Housing Society Ltd, Plot No. 19, Sector-12, Dwarka, New Delhi -110078 was held at Centre for Culture Resources and Training (CCRT) , Plot No. 5A, Sector-7, Dwarka , New Delhi at 11:00 AM on 22.7.2007. Only 7 members joined the meeting by 11.00 hrs and thus the quorum was not complete. Hence the meeting was adjourned for one hours and re-started at 12.00 hrs at the same venue and on the same date.

The meeting was presided over by Sh. Satvir Singh, Administrator of the society. The members attended the meeting have signed the proceeding register and confirmed themselves by putting their signatures that the resolutions passed in the meeting have been confirmed by them.

Before, proceeding with the meeting, the Administrator, has read out the agenda of the meeting to all members present in the meeting, which is as under :-

1. The total Construction work carried out so far in each flat
2. Balance work to be carried out in the flats as well as at the site and estimated cost of such balance work.
3. Physical verification of the members
4. Any other relevant points

The Administrator welcomed the members in the General Body Meeting and informed the members regarding progress made on the points mentioned in the last GBM held on 05.05.2007 which was appreciated by all members for taking action on each point mention there in.

JUDGMENT OF DELHI HIGH COURT

The Administrator informed the members that the matter relating to Rules 24(2) of DCS Rules 1973 which was pending since long, has been decided by the Hon'ble Delhi High Court. Though, copy of the same is yet to be obtained but it has been learnt that the said order is in favour of the societies. It was happily accepted by all members. However, the crux of the said order as reproduced below was promulgated in the meeting :-

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PHYSICAL VERIFICATION OF MEMBERS

The Administrator informed the members that the Membership Register which was handed over by the previous Managing Committee was incomplete and the most important column i.e. Signatures of the members, was found blank. Therefore, in order to complete the most important documentation and also to have physical verification in respect of the 200 active members (4 members namely Mr. Sarang Vinod Puri (M.Ship No. 530), Mrs Vandana Singhal (M.Ship No. 495), Mr Vijay Krishan Vaid & Sanjay Vid (M.Ship No 660) and Mr. Vivek Pathak (M.Ship No. 365), are shown to have been expelled ceased from the primary membership of the society. The Administrator further informed that the notices circulars were issued to the members (excluding expelled ceased members) for physical verification. Out of these 209 members, 193 members had appeared in person and got their physical verification done. They also signed newly opened Membership Register.

Out of the remaining 16 members, 3 members namely Mrs. Anumpma Kumar Mr. Rakesh Kumar, Sh Anuj Gupta Mrs Shewta Gupta and Sh Parminder Mendiratta, are reported to be staying abroad. Mrs Anupma Kumar Rakesh Kumar has intimated vide their letter dated 15.3.2007 that they are staying in Ridgeland, Mississippi, USA and due to visa restriction they may be visiting India by May 2007. But they did not do so and no further intimation has been received from them. Sh. Anuj Gupta/ Shevta Gupta has intimated vide their letter dated Nil that they are currently in UK and may come to India in December 2007. As far as Membership No. 678 of Sh. Parminder Mendiratta/Arjun Mendiratta is concerned, only Sh. Arjun Mendiratta appeared and his physical verification completed. No intimation from Sh. Parminder Mendiratta has been received. However, his father Sh. Arjun Mendiratta has intimated vide letter dated 23.4.2007 that it might not be possible for Sh. Parminder Mendiratta to come for atleast next 30 weeks due to international professional commitments. The name of country, where Sh. Parminder Mendiratta is staying, has not been intimated.

With regard to remaining 13 members, Sh. Ajay Kumar Gupta has intimated vide letter dated 10.7.2007 that he will visit the society office in July 2007. Similarly Sh. Anuj Gupta also intimated vide letter dated 3.4.2007 that it will not be possible for him to visit personally due to the professional reasons as he was out of Delhi for another 15-30 days or more. (in this connection it is informed that said Sh. Anuj Gupta is Ex-Hony. President of this society and reported to be underground and wanted by Crime Branch of Delhi Police).

With regard to remaining 11 members, Physical verification of M.No. 300 has been completed only in respect of Sh. Sarabjit singh, Joint member namely Sh. Inderjeet singh is yet to appear for physical verification.

(V) 62
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With regard to the Member Sh. Shekhar Chand Sharma, it is informed that he visited the office once only for inquiries as to how much amount he is required to to the society. Thereafter he never visited society to complete documentation and physical verification by signing the Membership Register.

As regards M.No. 536 in the name of Mrs. Nibha Devi & Mr. Ramesh Pathak, it is submitted that Smt Nibha Devi and Ramesh Pathak informed vide letter dated 13.4.2007 that the first wife of Sh. Ramesh Pathak died on 3.4.2003 and subsequently he was remarried to Smt. Nibha Devi. They also informed that the society was requested at that time itself to transfer the membership. In this connection it is further submitted that as per Membership Form one Ati sundar Devi W/o Sh. Ramesh Pathak was enrolled as member in the year 2002. No Copy of Share Certificate available in the file. Thereafter Sh. Ramesh Pathak informed the society vide letter dated nil that his wife Smt. Ati Sundar Devi has since expired and requested to change the membership in his name. Again vide letter dated nil, the society was requested to convert the membership in the joint names of Sh. Ramesh Pathak and his wife Mrs. Nibha Devi. A copy of the letter signed by both Ramesh Pathak and Nibha Devi is available Membership forms of both Ramesh Pathak and Nibha devi Pathak are also available. As per the Share Certificate No. 50 it was issued on 26.8.2003 in the name of Mrs. Nibha Devi and Ramesh Pathak. Since there is no record to show that whether the membership was firstly transferred from Smt. Ati Sundar Devi to the name of Sh Ramesh Pathak and subsequently in the joint names of Sh Ramesh Pathak and his second wife Smt. Nibha Devi, therefore, the documentation has not been completed .Death certificate of Smt. Ati Sundar Devi is also not available on record, as claimed by Sh. Ramesh Pathak in his letter dated 13.4.2007.

As regards Membership No. 529 in the name of Col. (Retd) G K Gupta, it is submitted that there is no response from him in writing to the 3 notices sent to him for physical verification by signing the Membership Registers. However, said Sh. Gupta once called on phone an employee of the society to know as to when he and his niece

(10) 12 (195) 12

Ms. Shalbya (M.No. 672) to come for physical verification. He was told to talk to undersigned in this connection so that date and time for their physical verification can be fixed. But he never do so.

With regard to remaining members namely S/Sh. Anil Kumar Kaushik, Sanjay Rastogi/Sudha Rastogi, Vikas Mittal, Mrs. Parul Aggarwal, Manoshi Kumar/Dr. A N Kumar, Mrs. Anupma Kumar /Rakesh Kumar, Ms. Shalbya and Manish Nath Srivastava, it is submitted that no response has been received from them.

Further verification as to whether all the procedures were adopted for enrollment of the Active Members, is in progress and further report in this connection will be submitted in due course. *

Status of Construction work in each flats

The Administrator informed the members that it is unfortunate that the Architect, who was awarded the work of physical verification/measurement of each flat, to calculate the plinth/super area of each flat, the work done so far, balance works to be carried out with its estimated cost, preparation of drawings etc, expired suddenly. Due to this unexpected problem, the aforesaid job, has been delayed and could not be completed. However, the job as to how much work has got done so far and the estimated cost, has been got done through one Engineer (Diploma holder). However, to get it authenticated and to arrive at any final conclusion and for other jobs, services of some other registered Architect will be required. The members were also informed that the work done so far in the flats ranging between 57% to 65% only and to complete the remaining work, cooperation of all the members are required. This was resolved unanimously.

Super Area & plinth area of each flat

The Administrator informed the members that the super area & plinth area of each flat has been calculated by the aforesaid Engineer which was explained in the meeting.

Balance cost of works

The Administrator informed the members in the GBM that estimated cost of works in each flat has been calculated by the aforesaid Engineer which includes other ancillaries for completion of project. The flat wise break-up of the balance work along with the estimated cost was read out to all members which was appreciated by the members present in the meeting and passed unanimously. However, the authentic

(11) 12-11-16

figure/report will be communicated only on receipt of the report of registered Architect, to be appointed

Construction work carried out by both contractors

From the physical verification of the construction work carried out in the residential flats, by both the contractors namely M/s Techno Construction and then M/s Hi-Tech Construction, has revealed that in Block-A the work done in maximum flats is 60.5 % and in some flats it is upto 62.70 %. Similarly in most of the flats in Block-B the construction work carried out so far is 63.80% and in some flats it is 65.5%. In Block -C the work carried out so far in most of the flats is 57.05 % , 58.90 % and 59 %. The work done in the flats constructed in stilts is not more than 58.10%. But surprisingly, the certificate of completion of the project issued by Sh. Pawan kumar, Architect and accepted by Managing Committee of the societies indicates 80 % completion of the project.

The verifications of total work done by M/s Techno Construction and then by M/s Hi-Tech Construction, revealed that excess claim has been made. The most of excess claim have been made by M/s Hi-Tech Construction who was awarded the work after cancellation of contract of M/s Techno construction.

During the physical verification of the residential flats as well as the work carried out at the sites, it has been revealed that there are various defects in the construction. Substandard material is also reported to have been used. The main defects were read out in the meeting.

EXTENSION OF TIME

The Administrator informed that the Layout & Building plan of the society was sanctioned by DDA vide their approval No. F-23(50)/2001/Bldg./3446 dated 18.7.2002 which was further revised on 19.8.2003 for a period of 3 years i.e. upto 18.08.2006. But the previous management committee has not taken any suitable step

(12) (15)

for extension of time for completion of balance construction work and revalidation of drawings from DDA.

The society vide its letter dated 02.03.2007 requested Director (Group Housing), DDA, Vikas Sadan, New Delhi to grant Extension of Time for a further period of two years so that the requisite fee for belated construction can be deposited with DDA and balance work be completed before expiry of extended time. But despite reminders dated 13.5.2007, 29.6.2007 and various personal visits in DDA, nothing has been heard from them so far.

AUDIT OF THE BOOKS OF ACCOUNTS OF THE SOCIETY

The Administrator informed the members that the Registrar Cooperative societies vide their option – cum –appointment letter No. 1562 dated 21.10.2005 appointed M/s H K Khanna & Co. (CA) to conduct statutory audit of this society for the period 2005-06. But no audit report was handed over by the previous MC to the Administrator.

The Administrator further informed that the previous MC had paid an amount of Rs. 50,000/- to the above CA as advance on 12.1.2006 for conducting audit for the said period of the society. There is no provision under the DCS Act, and Rules and society bye-laws to pay any audit fee in advance. In this context, it is submitted that the bill for audit fee is always submitted alongwith the audit report at the time of forwarding the same to the office of the Registrar and the payment is to be made subsequently. It is not understood under which circumstances provision the previous MC has paid such huge amount to the auditor in advance.

In order to obtain the Audit Report from the aforesaid M/s H K Khanna & Co. They were requested vide letter dated 11.3.2007 to submit the Audit Report without any further delay. A copy of this letter was endorsed the office of RCS. Despite repeated verification of books of accounts of the society by one Sh. Suresh Singh of

(13) 152

M/s H K Khanna & Co. several times and various reminders in writing as well as on telephone, audit report has not yet been furnished by the audit firm.

Keeping in view the attitude of the CA firm, the office of RCS was requested vide my letter dated 16.6.2007 to issue directions to M/s H K Khanna & Co. to return all the documents/papers of the society and also refund of Rs. 50,000/- paid to them as advance on 12.1.2006. But no communication has been received from office of the RCS so far. Since the audit of the last year has not yet been completed therefore, the audit for the F.Y 2006-07 could not be done.

DEFAULTERS

The Administrator informed the members there were several defaulters who had not made payments as demanded. Two notices were issued to the following members/defaulters to make payments:-

S.No.	M.No.	Name
1	13	Gopal Krishan Bhargava
2	209	Harvinder Kaur
3	300	Sarabjit Singh
4	303	Sanjay Rustogi
5	352	Sushil Bhasin Mrs.
6	408	Vikas Mittal
7	578	Kamal Goel / Kavita Goel
8	613	Deepa Mahajan
9	623	Radhey Shyam
10	627	I. M. Gupta/Swaran Lata
11	654	Mrs. Trishla Devi Jain
12	655	Mr. Sunil Kumar Jain
13	656	Ms. Taru Jain
14	671	Sanjay Kumar Passi
15	683	Mr. Raman Singhal
16	152	Shekhar Chand Sharma
17	194	Deshbandu
18	199	Mr. Rajesh Kumar Sapra
19	225	Ajay Kumar Gupta
20	511	Kishore Kanti Majumdar
21	704	Mr. Manish Nath Srivastav

(141) 52

The Administrator further informed that there are two more chronic defaulters namely Sh. O P Bhargava and Sh. Anil kumar kaushik, who have paid Rs. 100/- each only so far. But surprisingly, no notices were issued to them by Managing Committee. The files namely 'defaulters files', of both these members are also not made available by the Managing Committee to the undersigned.

The Administrator also informed that in response to the notices Sh. Gopal Krishan Bhargava (M.no. 13), I M Gupta/Swarn Lata (M.No 627), Mrs. Trishla Devi Jain (M.No. 654), Sanjay Kumar Passi (M.No. 671), have since paid the demanded amount. The members namely Sh. Kamal Goe/Kavita Goe (M.No. 578), Mrs. Deepa Mahajan (M.No. 613), MR. Radhey shyam (M.No. 623), Mr.Sunil Kumar Jain (M.No. 655), Mr. Taru Jain (M.No. 656), and Mr. Raman Singhal (M.No. 683), have made partly payment. There is no response from the following defaulters who were required to pay the default amount as shown against each:-

S.No.	M.No.	Name	Amount Demanded
1	152	Shekhar Chand Sharma	2,089,046.00
2	194	Deshbandu	1,852,373.00
3	199	Mr. Rajesh Kumar Sapra	2,329,281.00
4	225	Ajay Kumar Gupta	1,944,399.00
5	511	Kishore Kanti Majumdar	1,793,389.00
6	704	Mr. Manish Nath Srivastav	1,584,309.00
7	299	Harvinder Kaur	361,625.00
8	300	Sarabjit Singh	521,825.00
9	303	Sanjay Rustogi	344,875.00
10	352	Sushil Bhasin Mrs.	745,735.00
11	408	Vikas Mittal	1,101,515.00

The Administrator sought the suggestion from the members present in the meeting regarding further process with regard to the defaulters who still fail to pay their outstanding dues despite repeated reminders/notices as mentioned above. The members suggested the Administrator to initiate the legal proceedings as per existing DCS Act & Rules for cessation of their membership from the society. This was unanimously resolved by all members present in the meeting.

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Temporary connection from BSES

The Administrator informed the members that the society is facing problems due to non-obtaining of temporary electric connection. For day to day works, generators are being used, which are defective & non economical. The Administrator further informed the members that the society has applied temporary electric connection with BSES on 22.5.2007 but despite repeated personal requests the authorities are not responding favorably. The Administrator also appreciated Mr Kriappa who has also assisted the Administrator at many stage for completion of other formalities for applying the temporary electric connection with BSES..

Legal Cases

The Administrator informed the members that some of the legal cases are in progress in different courts which are as under :-

- (a) Vivek Pathak Vs Society
- (b) Techno constructions Vs Society
- (c) Kishore Saxena & 48 other members Vs RCS & Society
- (d) Expulsion of members Vs Society in RCS

Sub Committee

The Administrator informed the members that the society has invited the names of members for Advisory Committee who are having knowledge in the field of society and can assist the Administrator especially at the time of recommencing of construction work. The Administrator informed that only few members have forwarded their names to the society office but most of them have mentioned the qualifications and experiences etc as per their nature of works being carried out by them in the present job which do not meet the requirement to provide assistance and advise in the field of construction work to be carried out in the society. The Administrator further requested the members present in the meeting to come forward

16 189

who can devote time as and when required for the betterment of the society. The following members have given their names for inclusion in the list of Advisory Committee and given their assurance to devote themselves as and when they are called for any works relating to society affairs :-

- (a) Mr B S Mahey
- (b) Mr Alok Kakra, CA
- (c) Mr K K Luthra
- (d) Mr M Cariappa
- (e) Dr H C Sachdeva
- (f) Mr S Ramachanderan
- (g) Mrs Inder Pal Kaur
- (h) Mr Ashwinder Pal
- (j) Dr R N Kalita
- (k) Mr. Lakhvinder Singh

The Administrator further informed that the members of Sub Committee shall be informed atleast one day in advance alongwith the detail of agenda/works to be discussed out in the committee.

Termination of Contract of previous contractor

The Administrator informed the members that on the basis of out come of the physical verification of the flats and sub-standard and defective work carried out by the previous contractor the contract deserves to be terminated after obtaining authentic report from some registered Architect. It was resolved unanimously.

Invitation of tender for balance work

The Administrator informed the members that till receipt of time extension from DDA, no construction work can be re-commenced. Some of the members suggested that if construction work is not recommenced in the absence of EOT from DDA but

(17) 82 f

the works for invitation of tenders for remaining work and other home work can be completed, if rules permit. This suggestion was welcomed and resolved unanimously.

Holding of election in the society

All the members present in the meeting in one voice informed that till the balance work and allotment of flats is completed, there should not be any election of Managing Committee

There was no other points from the members and the meeting was adjourned at 2.30 PM with a vote of thanks to the Chair.

Dated : Jul 2007


(Satvir Singh)

ADMINISTRATOR