

GBM : Dated 25-5-2008

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11078

A General Body Meeting of members of The Kany Vihar Cooperative Group Housing Society Ltd was held at its site location at Plot No. 19 Sector - 12, Dwarka, New Delhi. 110078 On 25-5-2008 at 09-30 hrs.

The meeting was presided over by Sh. Satvir Singh, Administrator. The following members have attended the meeting :-

S/NO	M-Ship No	Name	Signature	Nominating Agency
1.	634	Navin Chandra	[Signature]	
2.	588	A.K. Ruy	[Signature]	
3.	525	Dr. R.N. Kalita	[Signature]	
4.	641	K.R. Ravindra Kumar	[Signature]	
5.	678	A.L. Mandiratta	[Signature]	

The quorum was not complete at 09-30 hrs hence the meeting was adjourned for one hour and the meeting was re-started at 10-30 hrs at the same venue and on the same date.

6.	624	VIPIN DPT S/AGM	[Signature]	
7.	648	AKARORA For Dr. VK Wadhawan	[Signature]	
8.	649	DRS. K. WADHAWAN	[Signature]	
9.	575	J. S. BHORIA	[Signature]	
10.	509	MANOJ K. DTS	[Signature]	
11.	574	DR. P. N. DTS	[Signature]	
12.	667	N.M. Sharma of Anil Park	[Signature]	

S.No	Y. Slip	Name	Signature
13	602	Jagan Suman	Jagan Suman
14	652	TARUN KANOSIA	TARUN KANOSIA
15	623	Rashmi Sanyal	Rashmi Sanyal
16	686	KAPIL LOACHA	Kapil Loacha
17	559	D. Sen	D. Sen
18	550	M. Sen	M. Sen
19	588	Bhutan Lal Sahu	Bhutan Lal Sahu
20	600	Dr. H.C. Sachdev	Dr. H.C. Sachdev
21	552	KRISHNA MEHRA & ANTEPURA	KRISHNA MEHRA & ANTEPURA
22	705	Lalini Dasgupta	Lalini Dasgupta
23	669	Sareej Saini & S.M. Saini	Sareej Saini & S.M. Saini
24	537	Mangilaty Chandrasekhar	Mangilaty Chandrasekhar
25	515	X. SANGNY KUMAR	X. SANGNY KUMAR
26	420	Dr. H. Datta	Dr. H. Datta
27	45	Atul Narayan	Atul Narayan
28	121	MRS NEELAD	MRS NEELAD
29	567	Ashok K. Gupta	Ashok K. Gupta
30	670	V. SURESH KUMAR	V. SURESH KUMAR
31	650	Dr. K.D. Bhowla	Dr. K.D. Bhowla
32	689	Punish Mishra	Punish Mishra
33	694	Anurupa Das	Anurupa Das
34	537	ARUN KULSHRESTHA	ARUN KULSHRESTHA
35	690	Deepak	Deepak
36	622	I. M. Gupta / SWARN GUPTA	I. M. Gupta / SWARN GUPTA
37	647	Pradeep Gupta	Pradeep Gupta
38	595	Sujata Sahoo	Sujata Sahoo
39	677	CM Sander	CM Sander
40	377	A.K. Haldaji	A.K. Haldaji
41	322	Ashwini Puri	Ashwini Puri
42	691	Ankur Jain	Ankur Jain
43	620	Deepak	Deepak



Sl. No.	Ship	Name	Signature	Post
37	578	Capt. J. D. Colvard		
41	578	Kamal S. Baidya Guel		
46	580	Kamlesh Kumar		
47	571	S. K. GASSI		
48	504	H. H. Sharma, Assistant Steward		
52	501	K. S. S. S. S. S.		
53	438	Brij Guel.		
54	541	S. S. S. S. S.		
55	554	Basanna Barnali		
56	552	Mohd. de. Singh.		
57	561	A. S. S. S. S.		
58	562	Shreev. S. S. S.		
59	575	K. K. S. S. S. S. S. S.		
60	575	Deep Sarka		
61	601	S. Ramachandran		
62	606	Ashimanyu Chakraborty		ALG
63	608	SATYA SINGHA		
64	634	Ranvir.		
65	535	S. S. S. S. S.		
66	680	B. K. Ramchandra		
67	597	Kamshlye Bhute		
68	618	K. S. Chakraborty		
69	659	Pranod Singh		
70	555	G. L. Khatu		
71	700	K. K. S. S. S.		
72	561	Rajni		
73	572	S. S. S. S. S.		
74	625	S. S. S. S. S.		
75	633	R. S. S. S. S.		
76	666	Rupen Chaudhuri		
77	628	NARENDAR KUMAR		

S.No.	M. Ship	Name	Signature
25	638	Koushal Kishore Sharma	[Signature]
26	664	Arup. Gupta & Shweta G.	[Signature]
27	690	Vinod Chugh & Vinod Lal	[Signature]
28	703	Sanjay Sharma	[Signature]
29	662	Parth Anand	[Signature]
30	670	DR. Divyesh Haldar	[Signature]
31	702	Al Shih Rang for Manish R.	[Signature]
32	611	CHHAVI	[Signature]
33	640	Mahendra Nath Gupta	[Signature]
34	570	Bhushan Chaudhary	[Signature]
35	569	S.F. Divan	[Signature]
36	593	Jai - Kathuria	[Signature]
37	615	S.C. MARWAH	[Signature]
38	543	Joginder Singh Dhangra	[Signature]
39	682	Ram Singh +1.	[Signature]
40	547	Navin Kapoor	[Signature]
41	626	J. S. Sangwa	[Signature]
42	314	Ashutosh Singh	[Signature]
43	665	Sanjay Singh	[Signature]
44	644	M. CARIPPA APPARU	[Signature]
45	293	Mrs. Anand Verma	[Signature]
46	650	Sahar Kumar	[Signature]



S.D. 3/5/08

**MINUTES OF SPECIAL GENERAL BODY MEETING OF THE KUNJ VIHAR  
COOPERATIVE GROUP HOUSING SOCIETY LTD.  
HELD AT 09.30 HRS ON 25.5.2008**

1. The Special General Body Meeting of the members of the Kunj Vihar Cooperative Group Housing Society Ltd, was held at its site location at Plot No. 19, Sector-12 Dwarka, New Delhi-110078 at 09.30 hrs on 25.5.2008. Since, the quorum, required for the meeting, was not complete by 09.30 hrs, therefore, the meeting was adjourned for one hour and recommenced at 10.30 hrs on the same day and same venue. The meeting was attended by 96 members who signed the SGBM register in token of their presence and resolutions passed in the SGBM. The meeting was presided over by Sh Satvir Singh, Administrator. The following was the agenda for the meeting :-

- (a) To apprise the members about the permission granted by Hon'ble Lt. Governor of Delhi for extension of time for belated construction and to restart construction to complete the balance work at site at the earliest so that process of allotment of flats to the aggrieved members can be completed.
- (b) To appoint contractors to complete all types of balance works at site.
- (c) Any other relevant points.

2. All the members present in the meeting were welcomed by the Administrator. The Administrator spoke few words in appreciation on the working of the members of the Advisory Committee for taking decisions on the quotations received from various firms/ companies for the work namely Internal Civil work & Electrification work, External Development works, Installation of lifts, Fire Fighting systems and ESS and external electrifications. The members present in the meeting, also appreciated working of the of Advisory Committee.

**3. EXTENSION OF TIME FOR BELATED CONSTRUCTION**

The Administrator informed the members that the Hon.ble Lt. Governor of Delhi has granted the Extension of Time for belated construction up to 31.3.2009 and the period for extension of Administrator has been extended upto 30.9.2008. The Administrator further informed the members that although the society has not received any written communication from the office of the Registrar Coop. Societies but the society has now requested DDA for calculation of composition fee for belated construction & Ground Rent upto 31.3.2009 and send the same to the society so that the same can be deposited at the earliest and the drawings may be submitted to DDA for revalidation.


#### 4 Compromise with M/s Techno Constructions

The Administrator apprised the members, present in the meeting, regarding the resolution passed in the last General Body Meeting held on 01.3.2008 relating to compromise with M/s Techno Constructions in Arbitration case pending before the Arbitrator Mr. Justice (Retd) Anil Dev Singh. The Administrator informed the members, present in the meeting, that the members of the Negotiations committee, formed in the last General Body Meeting with the approval of the SGBM, held negotiation with Sh. Vinod Kumar Singhal of M/s Techno constructions on 02.03.2008. The following members of the Negotiations committee in question attended the meeting of negotiations committee

1. Dr. R K Chowdhury
2. Mr. A K Roy
3. Mr. Mahesh Goel
4. Mr. Navin Chandra
5. Mr. A K Sharma
6. Mr. Sarabjit Singh
7. Mr. Anil

5. Remaining members of the negotiation committee namely Ms. Kavita Jha , Mr. Manoj Dass , Mr. A K Kapoor and Mr. S K Passi, did not attend the meeting of the negotiation committee despite telephonic information to them. Besides the aforesaid 7 members of the negotiation committee, S/Sh M. Cariappa Appaiah, Mr. Virender Singh and Ms. Kusum Sharma W/o Sh. A K Sharma, also attended the meeting of negotiation committee. After detailed deliberations and discussions and perusal of relevant papers and documents and after considering all pros and cons, the members were of the view that they should try to minimize the amount to be paid to Sh. Vinod Singhal of M/s Techno Construction as compromised amount. Accordingly Sh. Singhal was also called in the meeting. All the members of negotiation and Advisory committee, as mentioned above, discussed the matter with Sh. Singhal in detail and after detailed deliberations, various compromise formula including interest, the final settlement was made at Rs. 2 Crore only as a full & final payment to M/s Techno Constructions being the compromise amount. After detailed and prolong deliberations, Sh. Vinod kumar Singhal agreed to said amount of Rs. 2 Crore and terms & conditions. The members of the negotiation committee and other members of advisory committee as mentioned above further decided that payment will only be made after preparation, and filing the compromise document in the court of Arbitrator Mr. Justice (Retd) Anil Dev Singh and award by the Arbitrator.

6. The Administrator further informed the members, present in the meeting, that during the meeting of Advisory Committee held on 24.05.2008, also discussed the modalities/ manner in which the amount of compromised and negotiated amount of Rs 2 Crore will be paid to M/s Techno Constructions in terms of full & final settlement with them in the Arbitration Case pending before Mr. Justice (Retd) Anil Dev Singh. The following members of the Advisory committee attended the meeting:-

- 
1. Dr. H. C Sachdeva
  2. Sh. M. Canappa Appanah
  3. Sh. Ashwinder Pal Singh
  4. Sh. Lakhvinder Arora
  5. Sh. Alok Kalra
  6. Sh. K. K. Luthra
  7. Sh. R. L. Kalita
  8. Sh. Virender Singh

7. Beside the aforesaid members of the Advisory Committee, following members of the society also participated in the said meeting:-

9. Sh. A. K. Roy
10. Sh. J. K. Jain
11. Sh. P. K. Sahoo

8. After due discussions and deliberations the members of the Advisory Committee and other members of the society, as mentioned above, took the final view that an amount of Rs. 80 Lakhs as deposited in FDs with Hon'ble Arbitration Court plus accrued interest, may be paid immediately after the Award by the Hon'ble Arbitration Court and the remaining amount may be paid to M/s Techno constructions in next three months subject to approval in the forthcoming General Body Meeting.

9. The Administrator put the aforesaid decisions of the negotiation committee dated 1.3.2008 as well as Advisory Committee dated 24.5.2008 to the members present in the meeting as to whether the decision taken by them are acceptable to the General Body or not. All the members present in the meeting, except Sh. Arjun Lal Mendiratta, agreed and passed the resolution accordingly. The Administrator further informed the members present in the meeting that now the compromise agreement with M/s Techno Constructions can be prepared and filed in the Court of the Hon'ble Arbitrator on the next date of hearing fixed on 30.5.2008 to pass the consent award on the aforesaid terms & conditions and also various others terms & conditions, as may be suggested by the counsel of the society. All the members except Sh Mendiratta agreed for the same and passed the resolution accordingly.

## **10. Quotations for Fire Fighting System**

The Administrator informed the members, present in the meeting, that initially the quotations for fire fighting works were called from the following firms' companies:-

1. M/s Dynapro Fire Safety System (P) Ltd.
2. M/s Firetech Engineer & Consultants
3. M/s Global Fire Protection
4. M/s ACE Fire Systems (P) Ltd
5. M/s Deva Naraina Fire System



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11. But out of the aforesaid 5 firms, only M/s Global Fire Protection submitted the quotation. Therefore, it was decided to call for quotations from other companies so that the rates can be compared. Accordingly, the quotations for this work were called from the following firms/companies :-

- (a) M/s Millennium Engineers
- (b) M/s JBM Engineering Projects.
- (c) M/s Mangalam Engineers.

12. Accordingly, all the aforesaid three firms submitted the quotations. The quotations received from the aforesaid three firms as well as from M/s Global Fire Protection, which was received earlier, were opened by the members of the Advisory Committee on 11.5.2008.

13. The Administrator further informed the members present in the meeting that M/s Mangalam Engineer has quoted lowest rates. M/s Millanium Engineer was second lowest and M/s JBM Engineering was highest. Since, M/s Global Fire Protection has not submitted their project profile/technical bid etc., therefore, their quotation has not been considered and the comparative statement was prepared showing rates of the aforesaid three firms only. In order to negotiate, M/s Mangalam Engineers and M/s Millenium Engineers were called for negotiations on various occasions. Some additional items, which were required for this work, which were not included in the quotations, were also included by the lowest M/s Mangalam Engineers, amounting to Rs. 7,68,325.00. Initially, M/s Mangalam Engineers negotiated at Rs. 64,82,396.00 which include the cost of additional items. But after prolong discussion, negotiation and deliberation M/s Mangalam Engineers accepted the quotations at Rs. 63.50 lacs including all items. The members of the Advisory Committee in the meeting held on 20.5.2008 decided to accept the quotations of said M/s Mangalam Engineers subject to approval by the SGBM.

✓ 14. Accordingly, the Administrator put the aforesaid proposal/ decision of the members of the Advisory Committee before the SGBM and wanted to know whether the quotation of M/s Mangalam Engineers may be accepted or not. All the members, present in the meeting accepted the same and passed resolution accordingly.

#### INSTALLATION OF LIFTS

15. The Administrator informed the members present in the meeting that the quotations for installation of lifts, were earlier called from M/s Schindler India (P) Ltd, M/s KONE Elevators India Pvt Ltd and M/s OTIS Elevators India Pvt Ltd. But out of these companies M/s KONE Elevators India Pvt Ltd and M/s Schindler India Pvt Ltd had submitted the quotations. However, these quotations were not opened earlier as the members of the Advisory Committee decided in the meeting held on 27.2.2008 that the quotations for lifts will be opened and considered only on receipt of quotations from M/s OTIS Elevators. The Administrator further informed the members present in the meeting



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that the quotations for lifts were opened by the members of the Advisory Committee on 14.5.2008 after receipt of quotation from M/s OTIS also. M/s OTIS quoted total amount of Rs. 2,42,58,000.00 for 12 passenger lifts and 3 goods lifts. M/s KONE quoted an amount of Rs. 3,03,42,000.00 and M/s Schindler quoted an amount of Rs. 2,84,25,000.00. The Administrator further informed that M/s OTIS and M/s KONE Elevators were short listed by the members of the Advisory Committee for further clarifications and negotiations. Subsequently, M/s Schindler was also called for negotiations and clarifications. Negotiations with M/s OTIS by the members of the Advisory Committee were not considered as they were reported to be supplying only geared lifts and for gearless lifts they will have to contact their China's office. They were also asked to submit the revised quotations as the quotations submitted by them were not valid on account of revision in the rates with effect from 14.5.2008. As per the prolonged discussions, negotiations and deliberations by the members of the Advisory Committee with the officials of M/s OTIS, M/s KONE and M/s Schindler, following submitted the revised offer as below :-

- (a) M/s KONE Elevators offered Rs. 17.80 lacs per lift for 13 passengers gearless lifts and 20.00 lacs per lift for 15 passengers (Goods).
- (b) M/s Schindler Elevators offered Rs. 15.45 lacs per lift for 12 passengers gearless lifts and Rs. 17.15 lacs each lift for freight elevators.

✓ 16. The Administrator further informed the members present in the meeting that keeping in view the revised offer, as mentioned above, the members of the Advisory Committee in their meeting held on 24.5.2008 arrived at the conclusion that the lifts of M/s Schindler will be economical & safe and therefore decided to accept the offer of M/s Schindler subject to approval in the SGBM.

✓ 17. The Administrator put up this decision of the members of the Advisory Committee before the members present in the meeting as to whether they accept the offers of the M/s Schindler or not. All the members present in the meeting agreed for the same and passed resolution accordingly.

### **ESS & EXTERNAL ELECTRIFICATION WORKS**

19. The Administrator informed the members present in the meeting that the quotations for the aforesaid work were called from the following firms/companies :-

- (a) M/s Lohia Electric Co.
- (b) M/s Enkey Electrical Pvt Ltd.
- (c) M/s Pieco Power Projects.
- (d) M/s Johnson Engineers.

20. All the aforesaid except M/s Johnson Engineers, submitted the quotations and were opened by the members of the Advisory Committee in the meeting held on 24.2.2008 but could not take decision earlier as the quotations for main work namely

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Internal Civil & Electrification works could not be finalized. The Administrator further informed that the members of the Advisory Committee in their meeting held on 11.5.2008 considered the quotations of M/s Lohia Electric Co., M/s Enkey Electrical and M/s Pieco Power Projects which were opened earlier on 24.2.2008. The Administrator further informed that M/s Lohia Electrical quoted the rates amounting to Rs. 2,57,52,285.00, M/s Enkey Electrical quoted rates amounting to Rs. 1,57,09,311.00 and M/s Pieco Power Project quoted rates amounting to Rs. 1,53,51,870.00. Thus the members of Advisory Committee short listed Pieco Power Project and M/s Enkey Electrical for negotiations and rejected the quotation of M/s Lohia Electricals being the highest quote.

21. The Administrator further informed the members present in the meeting that the quotations called for the aforesaid work were in respect of single point connection for which the society has to arrange every thing including transformers etc. But it has been ascertained from the BSES that they have now stopped providing single point connection and are providing only multi point connections as per approved proposal of the society. For the multi point connection, the society is required to construct ESS room as per the drawing of BSES and thereafter hand it over to BSES for further actions including providing and installation of transformers etc. and the society is required to make payment to the BSES for the same. Accordingly, various items including supply and installation of transformers and other related items were deleted from the quotations already received and opened. After deletion of such items the quotations of M/s Pieco Power Project comes to 1,03,24,370.00 and the quotations of M/s Enkey Electrical comes to Rs. 1,05,82,020.00. And thus M/s Pieco Power Projects still lowest. Accordingly, the members of the Advisory Committee negotiated with M/s Pieco Power Project on 24.5.2008. After prolong discussion, negotiations and deliberations with M/s Pieco Power Project, the firm offered 9% rebate for the aforesaid amount on the following payment terms :-

1. 5% Advance with order.
2. 55% on receipt of material at site.
3. 25% on installation of material.
4. 5% on getting approval of electrical connection (demand note) from BSES.
5. 10% after testing, commissioning and getting power supply and getting approval from all statutory authorities.

✓ 22. The Administrator further informed the members present in the meeting that after due consideration and deliberations at length, the members of the Advisory Committee and some other members of the society decided to accept the offer of M/s Pieco Power Project subject to approval in the SGBM.

✓ 23. The Administrator put up this decision of the members of the Advisory Committee before the members present in the meeting as to whether they accept the offers of the M/s Pieco Power Project or not. All the members present in the meeting agreed for the same and passed resolution accordingly.



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**BALANCE INTERNAL CIVIL & ELECTRIFICATION WORK AND  
EXTERNAL DEVELOPMENT WORKS**

24. The Administrator informed the members present in the meeting that for this work the quotations were earlier called from the following firms companies :-

- (a) M/s MUDIT Buildcon
- (b) M/s Mathura Dass Ahuja & Sons
- (c) M/s Pramit Infrastructure
- (d) M/s H B Agarwal
- (e) M/s Satya Narayan
- (f) M/s Bhasin Construction Co.

25. The Administrator further informed that out of the aforesaid, only M/s Mudit Buildcon, M/s H B Agarwal and M/s Bhasin Construction Co. submitted their quotations. The quotations were opened by the members of the Advisory Committee on 24.2.2008. In this connection, the Administrator further informed that M/s Mudit Buildcon and M/s Bhasin Construction Co submitted the quotations as conditional. The following conditions were laid by M/s Mudit Buildcon in their letter dated 20.2.2008 :-

1. Retention money shall be maximum five lakhs as the work left out is only finishing items.
2. No insurance shall be made as it is required for structure as the same has been done by some other Agency.
3. Water and Electricity at one point shall be given free of cost.
4. Performance Guarantee shall not be given by us.
5. Payments of Running Account bills submitted by us shall be released 75% within three days and balance within ten days from the date of submission of bills.
6. Mobilization advance of twenty five lacs shall be paid the same shall be deducted on pro-rata basis from our IIIrd bill onwards.

26. M/s Bhasin Construction Co. laid down the following conditions:-

1. As always huge amount of security is pending with the society, so there is no requirement of performance guarantee and we will not provide the same.
2. 75% payment shall be made within 3 days after submitting the bill & rest 25% after checking the bill within 7 days.

Since, the quotations of aforesaid M/s Mudit Buildcon and M/s Bhasin Construction Co were conditional especially that they were not providing any performance guarantee which is considered to be the most important condition to safe guard the interest of the society, therefore, the quotations were not acceptable to the

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members of the Advisory Committee as decided in the meeting held on 27.2.2008. As per quotations of M/s H B Agarwal is concerned, the Administrator informed the members present in the meeting that initially, they accepted all the conditions including 10% performance guarantee but, subsequently, they offered 1% performance guarantee in place of 10% in the shape of bank guarantee/FDR as per their letter dated 29.2.2008. Again, vide their letter dated 6.3.2008 they offered 3% performance guarantee on total project cost in place of 1% as mentioned earlier in their letter dated 29.2.2008.

27. The Administrator further informed the members present in the meeting that the members of the Advisory Committee and other several members of the society again discussed the quotations of M/s H B Agarwal in the meeting held on 3.5.2008. After prolonged discussion/deliberations among the members of the Advisory Committee and members of the society decided that since the technical bids of M/s H B Agarwal was not upto the mark to take up such a big project and apprehended that if the work in question is awarded to said M/s H B Agarwal, they may not be able to execute the same efficiently and as per schedule. And thus they decided to reject quotations of M/s H B Agarwal also and to call for fresh quotations from different firms/companies.

28. The Administrator further informed the members present in the meeting that after due discussions, deliberations and perusal of profiles made available to the society by members of this society as well as other society, fresh quotations for internal civil & electrifications works and external development works, were called on 3.5.2008 from the following firms/companies to submit the quotations by 14.5.2008 and also decided to open the same on the same day :-

1. M/s Emkay Buidleon
2. M/s Delhi Engineering Construction Co.
3. M/s Gupta Bros (India).
4. M/s Compliance Construction Contract (Pvt) Ltd.

The Administrator further informed the members present in the meeting that out of the aforesaid firms, only M/s Emkay Buidleon and M/s Delhi Engineering Construction Co submitted the quotations within the stipulated period. On being contacted, M/s Compliance Construction refused to submit the quotations and M/s Gupta Bros (India) informed that they may be submitting the quotations by 18.5.2008 or 19.5.2008. Since only two quotations have been received, therefore, the members of the Advisory Committee decided in the meeting held on 14.5.2008 to wait for the quotations of M/s Gupta Bros (India) and open all the quotations on 19.5.2008. The Administrator further informed that since M/s Gupta Bros did not submit their quotations even by 19.5.2008, and informed that they may be submitting the quotation by morning of 20.5.2008, therefore, the members of the Advisory Committee decided to open the quotations of M/s Emkay Buidleon and M/s Delhi Engineering Constructions Co on 20.5.2008. But M/s Gupta Bros again failed to submit the quotations on 20.5.2008 also and therefore, the members of Advisory Committee opened the quotation of M/s Emkay Buidleon and M/s Delhi Engineering on 20.5.2008. The Administrator further informed the members present in the meeting that M/s Delhi Engineering Construction Co had not



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submitted various pages of the BOQs along with the quotations which were, however, submitted by them subsequently. The rates quoted by M/s Emkay Buildcon were amounting to Rs. 11,77,55,471.00 for both the works and total rates quoted by M/s Delhi Engineering for both the works were amounting to Rs. 13,05,96,085.00.

29. The Administrator further informed the members present in the meeting that since M/s Emkay Buildcon quoted the lowest rate, therefore, the members of the Advisory Committee called them for further negotiation on 21.5.2008 and accordingly, after prolong discussions and deliberations with Sh Mobin Khan of M/s Emkay Buildcon, they submitted the revised conditions vide their letter dated 23.5.2008 which are as follows :-

1. Performance guarantee will be submitted at 2.5% on the tender amount.
2. Mobilization advance shall be released and the same may be recovered from our R/A bills at pro-rata basis.
3. 75% secured advance shall be released on the material laying at site.
4. 2% rebate may be considered on electrical items on behalf of M.S. Boxes fixed.

The Administrator further informed the members present in the meeting that the members of the Advisory Committee and three other members of the society (namely S/Sh A K Roy, J K Jain and P K Sahoo) perused the revised offer of M/s Emkay Buildcon and found that from the conditions laid down by M/s Emkay Buildcon, it can be seen that there are some hidden intentions of said M/s Emkay Buildcon which include the conditions of 75% secured advance. Further they have offered performance guarantee to the extent of 2.5% only against 10%. Further, it was also found that while Sh. Mobin Khan has signed the Cheque of EMD for Rs. 2 lacs as proprietor of the firm whereas their profile indicates that the firm is a partnership firm of S/Sh Mobin Khan and Balraj Kapoor. It created doubts and confusions in the minds of the members in question and apprehended that if the work is awarded to them, they may not be able to complete the work as per schedule and society may again face serious problems. Accordingly, the members of the Advisory Committee and other members of the society took view that the quotations of M/s Emkay Buildcon are not acceptable and hence rejected in the meeting held on 24.5.2008.

30. In this connection, the Administrator further informed the members present in the meeting that M/s Gupta Bros also sent their quotation by courier on 24.5.2008 received at 1.15 PM. Since the quotations for the work in question were already opened, therefore the quotations now received from M/s Gupta Bros have not been opened and will be returned to avoid any unpleasant situation. On this, S/Sh Virender Singh, Manoj Das, Kamal Goel and few other members suggested to open the quotations of M/s Gupta Brothers also and take decision. After, the Administrator told them the consequences of opening of such quotations now, the members agreed for the same i.e., not to open the quotations and return the same as it is and passed resolution accordingly.

31. Now, the Administrator informed the members present in the meeting that all the quotations for Internal Civil & Electrification Works and External Development Work

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received, opened and assessed by the members of the Advisory Committee, are stand rejected and invited the views from the members on this subject. The Administrator further informed that since the Hon'ble Lt Governor has granted time extension for completing the balance construction work by 31.3.2009, therefore, the construction work should be started, immediately after completion other formalities/requirements i.e. revalidation of drawing by DDA etc. without any further delay. On this S/Sh Arjun Mendiratta, Anil Goel, Manoj Dass and Sanjeev Kumar wanted to know whether the tenders were called by publishing in the newspapers. The Administrator informed the members that as advised by members of Advisory Committee & in order to avoid delay and any entry of problem creators, the quotations were called from the limited contractor firms after obtaining their profiles through various members of the society. These members further suggested that since no good offer has been received for this work, therefore, now, opened tenders may be called by giving advertisement in the newspapers. But this suggestion was opposed by majority of members present in the meeting and suggested to call more quotations from good companies by sending the quotations to them. The Administrator invited the members to make available the profiles of good companies known to them so that the quotations can be called without wasting any time. On this Dr S K Wadhawan and Sh A K Sharma suggested that this process may cause further delay as the quotations so received may also be not good and it may be never ending process. They alongwith S/Sh Jagan Tiwari, A K Roy, Ashok Kumar Gupta, Sanjeev Kumar and various other members suggested that instead of calling the fresh quotations, the society may issue quotations to old contractor namely M/s Techno Constructions and ask them to quote the rates as they may be in a better position to complete the balance work at the earliest since they have already done the maximum construction work of the society. This suggestion was strongly opposed by S/Sh Arjun Lal Mendiratta, Anil Goel, Mahender Singh, S M Saini and few others saying that the society went into trouble due to those persons only and therefore, the society should not invite further such problems.

32. Keeping in view, the seriousness and very sensitive matter, the Administrator did not accept the suggestions of aforesaid members to send the quotations to M/s Techno Constructions and assess the same. But the aforesaid members and various other members namely S/Sh K R Ravindran, Virender Singh, Dr H C Sachdeva, K K Luthra, A K Hassija, S K Passi, Alok Kalra and various other members stood and desired to explore the possibility of good and favorable quotations from the old contractors. On this most of the members present in the meeting stand up from their seats due to which a chaos was created. On this the Administrator requested all the members present in the meeting to sit on their seats and maintain peace and harmony. Thereafter, when peace prevailed, the Administrator put before the members present in the meeting asking them to raise their hands who are in favour of obtaining the quotations from the old contractor namely M/s Techno Constructions. Most of the members raised their hand in token of giving their consent to obtain the quotations from the old contractor in question. In order to know the members, who were not in favour of calling quotations from M/s Techno Constructions, the Administrator asked the members present in the meeting that the members who are not in favour of calling the quotation from M/s Techno Constructions may raise their hands. On this S/Sh Mendhiratta, S M Saini, Anil Goel, Mahender Singh,



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Manoj Dass and 6-7 other members only, who were sitting on the back rows, raised their hands. And thus, it was resolved that quotations may also be called from the old contractor firm namely M/s Techno Constructions. On this Sh A K Sharma came on the mike and requested Sh Mendiratta and other members present in the meeting to give profiles of other companies also known to them so that the quotations can be called from them also. But Sh Mendiratta expressed his inability to provide any profile. There was no response from other members also. Few members namely S/Sh Sanjeev Kumar, Dr S K Wadhawan, A K Sharma etc., suggested that few more stringent conditions may be imposed while calling quotations from M/s Techno Constructions to safeguard the interest of the society. Accordingly, it was resolved by the majority of the members present in the meeting to issue quotations to M/s Techno Constructions with few more stringent conditions immediately so that decision can be taken expeditiously. S/Sh A K Roy, Jagan Tiwari expressed their views before the members present in the meeting that the quotations can be given just now to M/s Techno Construction and the decision may be taken today itself. But this suggestion was not accepted by various members present in the meeting. On this, various members suggested that the quotations may be issued to M/s Techno Constructions and decide the same maximum within a week. In this connection Sh A K Sharma suggested that a negotiation committee may be formed who will open the quotations so received from M/s Techno Construction and assess the same. The said committee will also negotiate with M/s Techno Construction and submit their report. However, the final decision will be taken in the next GBM only. It was passed unanimously. Thereafter, the Administrator requested all the members present in the meeting to volunteer themselves to become the members of the negotiation committee in question. However, the names of the members for this committee are to be approved by the members present in the meeting. Dr S K Wadhawan suggested that the members of the negotiation committee may be those member who have not so far attended any meetings of either Advisory Committee or the Negotiation Committee. Thereafter, the following members give their names to become the members of the negotiation committee which were approved by the members present in the meeting:-

1. Sh K R Ravindra
2. Sh Jagan Tiwari
3. Sh S Ramachandra
4. Sh S P Tripathi
5. Sh B K Ramachandran
6. Sh Suresh Bhatia husband of Smt Kaushalya Bhatia
7. Sh Sube Singh
8. Sh Ashok Kumar Gupta
9. Sh Ravi Kumar
10. Sh Navin Chandra
11. Sh Sanjeev Kumar husband of Smt Kavita Mehra

The name of Sh Arjun Lal Mendiratta was also suggested by Sh Anil Goel, as one of the member of the Negotiation Committee but it was not approved by the SGBM.

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33. The Administrator informed the members present in the meeting that, as decided in this SGBM, the quotations will be issued to M/s Techno Constructions with few more stringent conditions within 2-3 days and thereafter, on receipt of quotations the aforesaid members of the Negotiation Committee will be informed telephonically one day in advance to visit the society's office, open the quotations, assess the same and negotiate with M/s Techno Constructions. It was resolved unanimously.

34. Sh Arjun Lal Mendiratta wanted that the defaulters, who have not cleared their dues, should be dealt with strongly so that society may get handsome amount to re-start the work. The Administrator welcomed his suggestion and informed the members present in the meeting that despite notices, the defaulters have not cleared their dues and asked them to clear their dues without any further delay to avoid any action as per DCS Act & Rules and also to avoid delay in re-start the construction. The members present in the meeting appreciated the same.

35. Dr S K Wadhawan suggested that for smooth progress in the construction work, a Project Management Consultant may be appointed in the society for which he suggested the name of one Sh Sunil Kala (s/o a member Sh Radhey Shyam) who is an Architect and can provide some names of efficient persons who can work as Project Management Consultant. The Administrator welcomed the suggestion and informed that the action will be taken at an appropriate time, if required. There was no other points/suggestions from any member present in the meeting.

36. The meeting was ended at 1.30 PM with a vote of thanks by Sh A K Sharma.

Dated :

  
(Satvir Singh)  
ADMINISTRATOR