

The General Body meeting of members of the  
KUNS Vikas CGHS LTD held on 25<sup>th</sup> November 2012  
at 10:30 AM at the site of the Society at Plot  
No-19, Sector-12, Dwarka, NEW-DELHI-110078.

The following members are present:-

S.NO	M.No	member's name	Sign.	nominee if any.
1.	528	Anun Kumar Ray		
2.	525	R N Kalish		
3.	628	A.C. Mandalisatti		
4.	366	Dr. Edwards		
5.	555	NEERAS KHATRI		
6.	514	Leena (Neena Kousar)		Leena
7.	541	SP Tripathi		
8.	578	KAMAL KUMAR GOBY		
9.	610	Satish Gaur		
10.	622	Yash Vardhan		
11.	390	<del>Mohit</del> - R. K. Jain (Mohit)		R
12.	391	R. K. Jain (Vivek)		R
13.	667	N.M. Sharma		
The Quorum was not completed by 10:30 AM. The meeting was adjourned for one hour and recommenced at 11:30 AM on the same day and same venue.				
14.	365	Ujjwal Pathak (Vivek Pathak)		Ujjwal
15.	199	Rajesh Saini		
16.	634	Nabin Choudhary		
17.	701	Ashis Banerjee		
18.	547	Neena Kapoor		

19	1/20	Dr. I. P. Datta	21/10/11
20	377	Dr. H. C. Subudh	M. P. Subudh
21	675	Dr. Jagmohan Rao	Dr. Jagmohan Rao
22	650	Dr. K. D. B. S. S. S. S.	Dr. K. D. B. S. S. S.
23	689	Dr. Punim Mishra (S. K. Jha)	Dr. Punim Mishra (S. K. Jha)
24	694	Dr. Anu Kumar Jha (S. K. Jha)	Dr. Anu Kumar Jha (S. K. Jha)
25	377	A. K. Halhi	A. K. Halhi
26	641	Mrs. K. R. Ravindra Kumar	Mrs. K. R. Ravindra Kumar
27	671	SANJAY KUMAR PASTI	SANJAY KUMAR PASTI
28	567	Ashoke Kumar Gupta	Ashoke Kumar Gupta
29	702	Shiv Om Rane	Shiv Om Rane
30	569	S. K. Dikson	S. K. Dikson
31	688	Vinod Kakra	Vinod Kakra
32	558	Bhutan Lal Sahu	Bhutan Lal Sahu
33	557	T. S. Datta	T. S. Datta
34	614	R. L. RAINA	R. L. RAINA
35	550	A. TRIPATHI	A. TRIPATHI
36	637	K. K. Anur Anur Kumar	K. K. Anur Anur Kumar
37	705	Jatavinder Dhillon	Jatavinder Dhillon
38	674	P. L. Rame	P. L. Rame
39	152	Shobhan Choudhary	Shobhan Choudhary
40	677	CM Saggi	CM Saggi

The Quorum was not completed by 11:30 AM. The meeting was adjourned for half an hour and recommenced at 12:00 Noon on the same date and venue.

41	619	K. L. Chandra	K. L. Chandra
42	438	Anil Goch	Anil Goch
43	626	I. S. Sangwa	I. S. Sangwa
44	552	SANJEEV Kumar	SANJEEV Kumar
45	560	S. S. Sharma	S. S. Sharma
46	571	J. S. Bhadoria	J. S. Bhadoria
47	583	Prasanna	Prasanna




	47	597	Kaushegy Blicher.	Kaushegy Blicher.
	48	581	T.M. Kuman	T.M. Kuman
	49	598	A.N. Kuman / S.K. Das	S.K. Das
	50	545	MADHAN MACHANASANY	M. Madhan
	51	649	Seenam Wadhawan	Seenam
2/1/16	52	663	Vikash Kumar	V. K.
	53	572	PRITPAL KAUR	Prithpal Kaur
	54	593	Jai Kattun + George Kellum.	J. Kattun + G. Kellum
	60	652	Anadi Gupta	A. Gupta
	61	666	R. N. Chaudhri	R. N. Chaudhri
	62	699	Jagun Tiwari	J. Tiwari
	63	563	Ramesh Kumar	R. Kumar
	64	595	P. K. SAHOO	P. K. Sahoo
ah	65	670	V. SURESH KUMAR	V. Suresh Kumar
	66	620	Dupre	D. Dupre
	67	633	Reshu Bali	R. Bali
	68	583	Prasanna Baruah	P. Baruah
	69	600	S. Swaminathan	S. Swaminathan
	70	552	S. S. Vann	S. S. Vann
	71	591	N. C. VERMA	N. C. Verma
	72	592	DINESH LUTHA	D. Lutha
	73	658	Satish Kumar	S. Kumar
meed	74	706	Achumanyu	A. Achumanyu
	75	585	Alka KANSOTIA	A. K. Kansotia
	76	48	Suresh Per Sapor	S. Sapor
	77	23	Bhagy Kumar	B. Kumar
1-2	78	293	Suresh Kumar	S. Kumar
	79	288	J. Chit. Choudh.	J. Chit. Choudh.
	80	645	Narendra Gupta	N. Gupta
	81	624	Atul Gupta	A. Gupta

**Minutes of the General Body Meeting of The Kunj Vihar CGHS  
Ltd.(GBM) held on 25.11.2012**

The General Body Meeting of members of Kunj Vihar Cooperative Group Housing Society Ltd. was held at its site, Plot No. 19, Sector-12, Dwarka, New Delhi-110078 at 10:30 AM on 15<sup>th</sup> January, 2012. Since, the quorum, required for the meeting, was not complete by 10.30 hrs, the meeting was adjourned and recommenced at 12.20 hrs on the same day and same venue. The meeting was attended by 65 members who signed the GBM register in token of their presence and endorsed the resolutions passed in the GBM. The meeting was presided over by Sh. M Cariappa Appaiah, President.

1. The Secretary Dr. H.C. Sachdeva convened the meeting by inviting the President, Mr. M. Cariappa Appaiah; Vice-president, Dr.R.N.Kalita and the Treasurer, Mr.S.P.Tripathi, to the dais and requested the President to start the proceedings.
2. The President welcomed all the Members and families present. He then requested the Secretary, Dr. H.C. Sachdeva to present his report.
3. Dr. H.C. Sachdeva read out the Agenda for the GBM circulated in advance to all members and presented the Secretary's report. The minutes of the last GBM held on 15.01.2012 already circulated and Audit Reports for the F.Y 2010-11 was circulated to the members. The GBM minutes and Audit report were accepted and unanimously confirmed by members present. He then handed over the proceedings back to the President.
4. The President then proceeded to give the overall status of the Society and clarification on issues raised by members through emails and letters. He specifically referred to the issues like escalation in cost, delay in completion due to new works, and burdening of members due to interest & equalization and size wise allocation of 3 B/R flats raised by Dr.R.K. Choudhary, Mr.A.L. Mendiratta, Mr.Ravi Kumar, Mr. S K Sapra, Ms Ramita Mehta, Mr.Sube Singh in the recent months. He also stated that it had not been possible to reply individually to all the concerned mails/letters received from the members and he would therefore like to take this opportunity to reply to these queries now, since many other members would also be having similar queries and the issues raised concerned all the members of the Society.
  - i. **Payment of Rs.2.00 crores to the ex-contractor – M/s Techno Construction**  
This issue of payment to the ex-contractor was settled through the Court during the tenure of the Administrator. The matter was discussed by committees formed for the purpose of negotiating with the ex-contractor and the members selected in the GBM were involved in the negotiations. After the MC took over in 2009, the Society requested the ex contractor to accept the payment in installments. A committee comprising Dr. R K Chowdhary and Mrs. Rashmi Bali negotiated on behalf of the Society in regard to schedule of payment with the contractor. The issue was settled and closed.

  
**Dr. HARISH CHANDER SACHDEVA**  
Secretary  
The Kunj Vihar Co-op. G.H. Society Ltd.

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



- ii. **Misappropriation of funds by MC prior to the appointment of the Administrator resulting in escalation of cost of flats –**  
All the members of the Society know quite well the events in the past before the appointment of Administrator by the RCS. These are under investigation by the law enforcing agencies and all clarification sought by the agencies in this regard have been given on the basis of available Society records. Copies of Society records sought by the various investigation agencies have been provided as and when asked for. It would be improper to comment on this matter at the stage when the case is still on.
- iii. **Replacing the pink stone on exterior –**  
This stone had to be replaced on the exterior of the building as these stones had been falling every now and then and it would have been hazardous to be moving around the building under the circumstances. This aspect had been pointed out by many members themselves. It may be mentioned that even the new contractor did not agree to undertake work in the Society unless this hazard was taken care of. Quotation for replacing these stones were called for by the Administrator. The work of replacement with grit wash was taken up after approval in the GBM.
- iv. **Taking up several works in the Society against the minimum required –**  
The present MC has been approaching the construction with the objective of minimum construction only. What is seen and perceived as minimum can vary from person to person and from time to time but the MC has been doing the minimum work required for the completion for the purpose of applying to DDA for POC and for CC. Till date the MC has not undertaken any task which it has not perceived to be necessary. All these have been discussed time and again in the GBM and the MC has not taken up any work without the approval in the GBM.
- v. **Extension of under-ground parking –**  
It is indeed unfortunate and an ill-conceived notion that the basement car parking extension is an unnecessary activity. I would once again like to make it amply clear that adequate car parking is one of the most important and fundamental requisites that the present MC has completed. In fact it is only after the extension, the Society is fulfilling the ECS (Equivalent Car Space) criteria as required by the DDA. If not for this extension, and revised plan for car parking, our Society would never be able to get clearance from the DDA.
- vi. **Making structural changes in duplex flats –**  
The present MC likes to make it clear that the duplex flats had been constructed by the earlier MC prior to the appointment of Administrator and there was ambiguity about the permission and also the permissible area/size of the flat. The present MC has honoured the commitment made by the past MC to the Duplex flat members in order to avoid legal complication and had proposed to DDA to regularize the same after approval in the GBM. The modifications in the duplex flats have been carried out as per the drawings prepared by the architect based on the applicable rules and norms of DDA and DUAC. The cost of getting these structures altered is being fully borne additionally by the concerned members of the duplex flats and no cost is being passed on to the other members of the society on account of these alterations. On the other hand the Society is being benefited by the construction of 5 flats within the permissible FAR, required to be done to maintain the approved strength of the Society in lieu of regularization of the Duplex flat.

*M. Carianappaiah*

**M. CARIANAPPAIAH**  
President  
The Kunj Vihar Co-op. G.H. Society Ltd

**vii. Purchasing lifts at the start of work –**

The members have already been briefed that 9 lifts have been installed and order for balance 6 has already been placed. Installation of lifts is a lengthy process – taking months to years. The Society had followed a tendering process and purchased these at competitive prices from the 0-1 bidder after protracted negotiations and deliberations. Today these lifts are available at a much higher rate and even now the company M/s Johnson itself has asked for an increase of 15% increase in the cost, for the balance 6 lifts yet to be procured. However the Society is in the process of negotiation with M/s Johnsons Lifts Pvt Ltd to reduce the amount of escalation.

**viii. More staff employed in office than required –**

The present MC has continued to employ only as much staff as was during the tenure of the Administrator when there was no construction activity. Considering the construction activity and the preparatory work for DDA and RCS approval, the Society has presently employed additionally 2 engineers only as per the progress of construction activity and status.


**ix. Approval of drawings and subsequent change of design of flats –**

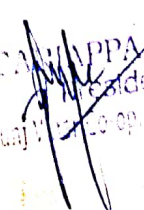
The present MC has to emphasize that nothing is being done which is not as per the DDA rules regarding the drawings and the subsequent construction. The current construction is based on the drawings prepared by the society architect and carried out under the supervision of the society engineers as per the rules of the DDA and submitted to the DDA. The final drawings prepared by the society architect were submitted to the DDA only after it was presented and accepted by members in the GBM held on 15<sup>th</sup> January this year.

**x. Process of dismantling/extension in 3 bed room flats –**

It is important to note that even though the original approved drawing shows that all the 3 B/R flats in the Society had a uniform area, it was found that subsequently 3B/R flats of different sizes had been constructed in the society. The difference between the smaller and larger size 3B/R flats was about 200 sq. ft.. To aggravate the problem the previous MC had arbitrarily grouped 3 B/R members in various sizes for the purpose of allotment without adopting a transparent & uniform procedure. Some members had represented against this to the previous MC, and RCS office and subsequently the to the Administrator also after he took over. The Administrator in the GBM held on 05.05.2007 had deferred a decision on this matter to a future date with the recommendation that it should be resolved amicably by the member since it was an internal issue.

When the new MC took charge, this matter was once again brought up for resolution. As the issue would have a serious implication during the allotment process, the MC decided to resolve this issue by having a meeting of all the 3 B/R category flats members and call for suggestions to find a solution. Simultaneously, the MC approached the society architect and the engineers to explore the possibility of narrowing down the difference in sizes of the 3 B/R category flats. In the meeting of 3 Bed Room members held on 22.09.2012, the most preferred solution was to reduce the difference in sizes to the extent possible in consultation with the Architect and to bring all the member into a single category as it existed originally in the Society at the initial stage and also that the 3 B/R category flats would be allotted by a single draw of lots. The Architect, after examining the structure has proposed that extension of

  
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smaller the 3 B/R flats in A & C Block could be carried out and also balconies could be constructed so as to narrow down the difference in sizes of these flats. This alteration would narrow down the difference to appx. half the existing difference in area. The cost for the alteration of these flats would actually be borne by the members of the 3 B/R category flats who are allotted these flats, in view of the increased area.

**xi. The construction pertaining to present extension in 3 B/R would lead to delay in POC/allotment –**

Members are aware that the application for POC has already been filed with DDA. Moreover the present construction is expected to be completed by early 2013 and hence would not delay the process of allotment. In fact this was a prime consideration before evolving this proposal.

**xii If similar demand for expanding the size of 2 B/R flats by member in future is raised by a member –**


The alteration in the 3 B/R category flats has been necessitated because of the large difference in sizes of these flats and the manner in which the proposed allocation/allotment was done and the members complaint to the RCS office in this regard. The extension was carried only after it was approved by the Architect and the structural engineer in line with DDA Norms. Further the difference in sizes of 2 B/R category flat are the same as prepared in the original drawing and no changes has occurred during the constructing process. Neither the members of 2 B/R category flats nor the present MC has reported any disparity in allocation/allotment of the 2 B/R category flats.

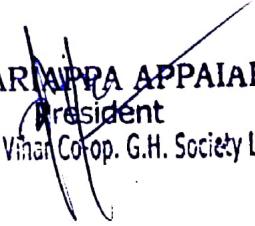
**xiii Unnecessary expenditure in organizing meetings: MC,GBM causing loss of funds –**

It has to be understood that the MC has to work in a manner as per the procedure of the RCS Act and Rules, where the decisions have to be taken collectively by the MC / GBM. Therefore, a certain number of MC meetings have to be conducted every month and atleast three GBMs have to be mandatorily held every year. This procedure can't be bypassed. Infact, it is necessary for a healthy democratic functioning of a cooperative society. Moreover this is the forum where the members get an opportunity to freely express their opinion, discuss issues collectively and assess the functioning of the MC and the progress of the project. No funds are being spent in a manner that can be termed frivolous, eg, even today's GBM is being conducted in the society's driveway/lawn and the arrangement for lunch has been made in the stilts(no tents. etc.). Every effort is being made to utilize the money efficiently – the MC fully realizes that this is members' hard earned money. No money has been spent on routine lunches/dinners for the MC members during meetings in the Society.

**xiv. Correct status of construction –**

The correct stage of construction can be given by the architect – the professional competent in this field. The MC has no say in this matter and has to go by the assessment of the architect. The certificate for 95% construction completion attained is based on the existing drawings already approved.

  
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xv. **Demands raised by the Society, its payment and charging of equalization and interest –**

Time and again the members have raised this issue, even in the last GBM this year in January it was made clear that equalization and interest are payable as per the rules of RCS and members have to abide by it. Otherwise, not only will it be illegal, but also a great injustice would be done to members who pay promptly especially since the project is progressing with their money only. It has been heartening that a large number of members have come forward and paid their dues. However some have continued to rake up this issue to avoid payment and a few members have lodged cases in the RCS office against the Society. Only the RCS order will clarify whether they are being charged wrongly.

xvi. **Statement of accounts given wrongly –**

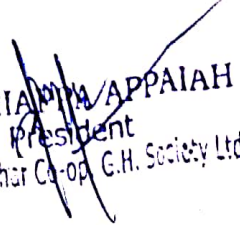
The Society sends the statement of accounts to members periodically. The MC would like to make it clear that the policy for principal demand/interest/equalization is the same for all the members and it has been applied uniformly without any discrimination. The Rules and rates will be applied as per the DCS Act & Rules. There is a possibility that mistakes can happen. Members have been time and again requested that if there is any discrepancy they are welcome in the office so that they can reconcile the accounts. In case of any discrepancy, the amount will be corrected.

xvii. **Allotment of flats –**

The Society has made an application to the RCS office for allotment. Necessary files and documents have already been submitted to the RCS office. It is important for all the members to be aware that only those members, who have cleared all the dues and whose documentation is complete, will be considered for allotment. Members who have filed cases against the Society will be considered for allotment only after their cases are settled. **The society has to submit an affidavit at the RCS office for allotment to take place that the eligible members have cleared their dues and that no dues are pending against them.** As requested by members in the last GBM the Society will put up the list of members against whom the Society records show that payments or documents are due. This will provide an opportunity to the members to reconcile the position with the Society. In case Payment / documents are actually due, members are requested to complete necessary formalities pertaining to documents required and also clear their dues at the earliest. The MC is keen that maximum members are recommended by the RCS to DDA for draw of lots.

The President then requested the members to continue to repose their confidence and trust in the present MC. That the MC has worked relentlessly, needs to be appreciated and because of this we have reached this stage. It is needless to say that we need to have patience at this crucial stage when the society is in the final stages of completion and the process of POC and allotment is in progress with the concerned authorities. It is expected that formalities would soon be over and the possession is given to the members finally. He informed the members that despite his preoccupation with his own office work, he had to find time to visit the Society everyday to take care of the work which is at crucial stage. Since his office was in Noida it was extremely strenuous for him to travel for atleast 3-4 hours to cover the distance to & fro. In order, therefore to ensure that he could save travel time and devote more time towards the Society work at this juncture, a proposal to request his office staff to report to him at Society in Dwarka was contemplated to save time. This was possible because most

  
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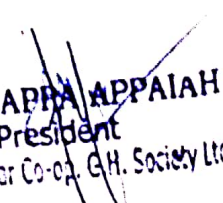
of his company employees are based in the field all over India and only 3-4 office staff are stationed in Noida. Even though this was disturbing his present business and his staff, on the request of several members and the MC, he had agreed to this proposal only for a short period at the critical juncture, on the condition that he himself will meet all expenses for refreshment to his staff even though they will be used occasionally for the Society work also. Further the President stated that he would shortly shift his residence to Dwarka, as it is very inconvenient to return at late hours to his present residence at Vasant Kunj. This would also enable members, if required, to meet to him in Dwarka on all days, except when he is occasionally out of Delhi.

The President then requested all the members present to come forward with any further queries, comments & suggestions on the Agenda points as well as any other issue concerning the Society so that the same could be deliberated/ clarified.

Some members came forward with comments / suggestions and actively participated in the deliberations.

- (A) Mr. Arjun Lal Mendiratta : He wanted to come to the podium and speak but the Secretary, Dr.H.C.Sachdeva denied the same stating that Mr. Mendiratta has already filed a case against the Management and the issues raised by him were sub judice. However, the President, Mr.M.Cariappa requested Mr.A.L.Mendiratta to come to the dais and speak on any other issues he felt important. However, Mr. Mendiratta declined to come to the dais even on persistent request by President, Mr.Cariappa, stating he had nothing further to add, but wanted the President/Secretary's words to be recorded, stated that all the proceedings would be recorded.
- (B) Mr.Kamal Goel (578) : he spoke on several issues:
- a. **The society building be insured –**  
The Secretary Dr. H C Sachdeva replied that the buildings and all the other construction related works in the society were already insured.
  - b. **The amount being spent on courier services could be curtailed if the society hosted a website of its own and periodically kept it updated –**  
The secretary informed that the feasibility would be looked into and also whether discontinuing sending the letters to members was permissible in view of the procedures define in the DCS Act & Rules.
  - c. **The interest paid/penalty charged did not seem correct to him –**  
He was again informed that any discrepancy in accounts could be rectified and he was welcome in the office even now for the same. All the members were once again requested to reconcile their accounts with the Society Office.
- The Treasurer, Mr.S.P.Tripathi sought the approval of the GBM for the following:-
- i. **Considering the urgency of the list of members to be finalized for submission to the RCS office for allotment –**  
The list of defaulting members would be put by 16.12.2012 on the society notice board and the defaulting members would be individually notified to clear their dues. Enough time has already been given to the defaulting members to clear their dues so that they are not listed as defaulters. However, some more time till 15<sup>th</sup> December 2012 is still available to these defaulting members to clear their dues. Subsequently,

  
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the society will send the list of members eligible for allotment to the RCS office.  
Names of members who do not clear their dues, cannot be forwarded to the RCS office for allotment, as per RCS Rules.

- ii. **Notice for expulsion –**  
Members who have been defaulting have been issued reminders and notices for the payment due over the last many years. It was decided that the MC, particularly the office bearers be authorized by the GBM to issue the notices for proposed expulsion and give them an opportunity to give their clarification to the MC as provided in the RCS act and rules. He expressed anguish that because of the defaulting members the members who have been making payments in a sincere and timely manner are suffering and there has to be an end to it. The members approved the proposal unanimously.

- iii **Shortage of funds –**  
As a large amount is still payable from the defaulting members and the construction is going on very fast , funds are required for this purpose in a timely manner. It is proposed that the Society may borrow funds from the Society members and pay them interest on this amount, *rather than borrowing it from banks/financial institutes. Borrowing of capital from banks/financial institutes entails formalities and may hinder the process of allotment – as necessary clearance is needed from these agencies for allotment. The above proposal was approved unanimously.*

The MC invited more suggestions from the members. There were no further suggestions from members and the meeting ended with a vote of thanks to the chair at 1.30 PM on the same day. The members then proceeded for lunch arranged by the society.



(M. Cariappa Appaiah)  
Hony. President

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



**Secretary's report to the GBM of The Kunj Vihar CGHS Ltd on 25<sup>th</sup> Nov. 2012**

Mr. President and respected Members, I extend a warm welcome to you all to the first General Body Meeting (GBM) of the unanimously elected new MC. The previous GBM on 27.05.2012 was called by Mr. R.K. Mehra - the Election officer appointed by the RCS office to announce the result of the election for MC conducted by RCS office. Since the agenda circulated pertained to election results only, no other matter was taken up.

The GBM was planned to be held in the month of October but members requested for postponement as they were busy with the then oncoming celebrations and festivals in this month. Now with your permission, I would like to share with you the progress we have made since the GBM held on 15.01.2012. May I proceed as per the agenda circulated in advance:

**1) Approval of Minutes of last GBM :** In the last GBM held on 15.01.2012, eight issues were broadly covered. Copy of the GBM minutes has been already been mailed to you and circulated today again for ready reference and perusal and may we resolve that the GBM minutes are passed unanimously.

**2) Audit of the Accounts of the Society :** The Society's Accounts have been audited for the financial 2010-11 year by Messrs. Grover, Lalla & Mehta. The Audit report has been accepted by the RCS and is placed before you for approval. As per rules an auditor can conduct audit of society a maximum for three years only. Messrs. Grover, Lalla & Mehta had conducted audit of our society for three years. Therefore, a new auditor M/s DSP & ASSOCIATES was appointed after seeking approval from the RCS office. He conducted audit of our society for the period 2011-12 and audit report for the said year has been submitted to the RCS for approval.

**3) Status of construction :** The present status of construction achieved is there before you all to see. The project works are in the final stages of completion. The electrical work - BSES related has been completed and the transformers have been installed; the non-BSES electrical work is also almost complete - with some work pending in common areas and the electrical meters are to be installed - which the individual members would have to do on their own to some extent on account of procedural formalities/reasons with the BSES; the street lights have also been installed and can be made operational anytime. A total of 15 lifts are to be installed in the society, out of which 9 lifts have been installed. 8 of these lifts have been certified fit and are operational, only 1 lift remains to be certified, which is under process and the necessary clearance from the Fire Safety department would then follow. The final order for delivery of balance 6 lifts has already been placed. The work for the development of park has nearly been completed and some more plants and trees for this purpose have been taken from the Horticulture department for plantation. The construction for the proposed 5 new flats in the stilts has deliberately been put on hold so that the necessary funds can be used judiciously. Tap water supply, sewerage system, rainwater harvesting system is all in place. The connections for water & sewerage is being obtained from the civic agencies.

The MC had filed for approval of the revised drawings shown to you in the last GBM - with the DDA. The approval of these drawings was held up due to repeated and persistent complaints by Mr. A.L. Mendiratta to the DDA and the Vigilance department pointing out irregularities and illegal activities of the MC related to construction and funds of the society. He had also accused officials of DDA and RCS of having taken bribes from the society in his complaint. These agencies had sought explanation and clarification from the society to enable them to go into the merits of the complaints. The MC replied to these agencies clarifying the facts and putting the matter in proper perspective. However, this has taken a lot of time and has resulted in a significant delay in processing our society's case for more than one year.

Pertaining to construction may I inform you that the society has also deposited the necessary EOT (Extension of time) charges as demanded by the DDA. The Labour Cess has also been deposited.

  
**Dr. HARISH CHANDER SACHDEVA**  
Secretary  
The Kunj Vihar Co-op. G.H. Society Ltd.

The President Mr. M.A.Cariappa Appaiah in due course of the proceedings shall be glad to address to and update you on the following points on the agenda:

4) Status of application for POC and ratification of revised drawings at the DDA office.

5 & 6) Application for allotment at the RCS office & decision to be taken and Application of RCS Rule of non clearance of membership for allotment on account of

- a) Members being defaulter
- b) Non submission of affidavit & other documents
- c) On account of court cases

This has to be implemented as per the provisions of the DCS RULES-2007, S No. 15 of Schedule VII (Sub rule (1) of Rule 90).

7) **Legal Cases:**

a) **Arbitration case filed by M/s. Hi Tech, (previous contractor)** : Members were apprised in the last GBM about the Arbitration case with M/s. Hi Tech. The last hearing was held on 05.10.2012 and 06.10.2012. At present the owner is being cross examined in minute detail how the project was executed. The next hearing is due on 29.11.2012, the claimant has been directed to file the documents/affidavits supporting his statement of the claim.

b) **Case filed by Mr. A.L.Mendiratta** : He has disputed the demands raised on him by the society and has filed a case in the RCS office. The Society is contesting the case; the case is to come up for arguments on 27<sup>th</sup> November.

c) **Case filed by Mr. G.K.Bhargava** : He has disputed the demands raised on him by the society and has filed a case in the RCS office. The Society is contesting the case; the case is to come up for arguments on 26<sup>th</sup> November.

**Meeting of members of 3 B/R room category:** I would like to inform you that a meeting of all the members of the 3-BR (bed room) category flats was held on 22.09.2012. This meeting was called in reference to the resolution passed on 05.05.2007 in the GBM during the Administrator's tenure pertaining to the discrepancies in the allocation/booking of the different sizes of the 3-BR category flats. Some members in this context had represented to the past MC, the present MC and also to the RCS office pointing discrepancies seeking redressal. In this meeting it was resolved unanimously to narrow down the difference in the area of the flats of the 3 B/R Category – flats of smaller area would undergo changes to increase their area. This change in area was brought about as per the rules of the DDA and the proposal of the society's architect and engineers. It was also resolved unanimously that there would be one single draw of lots for these 3 B/R category flats. The minutes of this meeting has since been circulated to the members and also submitted to the RCS office.

Lastly, I would be happy to update you on one more achievement – that the current members list of the society has been updated on the RCS website. Needless to mention that this would facilitate in processing of papers of members for allotment purpose.

  
(Dr.H.C.Sachdeva)  
Hony Secretary

Dr. HARISH CHANDER SACHDEVA  
Secretary  
The Kunj Vihar Co-op. G.H. Society Ltd.