

The General Body Meeting of the KUNJ LKHAR CGHS Ltd on 31st July 2016 at 4 PM at the side of the Society at Plot No. 19 Sector 12 Dwarka New Delhi 110075 the following Members were present in the Meeting :

Sr. No.	M. No.	NAME	Sign.	Remark
1	629	VIRINDER SINGH	[Signature]	4 PM.
2	571	A. K. KAPUR	[Signature]	
3	399	H. C. Sachdev	[Signature]	
4	669	Saraj Sarda S.M. Sani	[Signature]	
5	547	Naveen Kapoor	[Signature]	
6	675	Jagmohan Rai	[Signature]	
7	645	K. R. Ravindra Kumar	[Signature]	
8	406	Sonu Chopra	[Signature]	
9	541	S P TRIPATHI	[Signature]	
10	605	Maheesh Goel	[Signature]	
11	559	SANJEEV KUMAR	[Signature]	
12	710	Gursh Kumar	[Signature]	
13	708	SANJAY KUMAR	[Signature]	
14	562	Rahul Singh	[Signature]	
15	585(525)	R N Kalita	[Signature]	
16	575	J. S. Bhatia	[Signature]	
17	635	Dr VSP Srinivasan	[Signature]	
18	629	KANWATI OP	[Signature]	
19	563	Ramesh Kumar	[Signature]	
20	550	A TRIPATHI	[Signature]	
21	375	K. Sanyal	[Signature]	
22	642	VIKRAM SHARMA	[Signature]	
23	537	ARUN KUMAR KULSIRESTHA	[Signature]	
24	583	Prasanna Bannal	[Signature]	
25	365	Vivek Pathak	[Signature]	
26	551	Dr. K. Chowdhry	[Signature]	4.45 PM

27 531 Dr. Necty Hazar (Dr. Achhikumar)

Achhikumar

28 697 Jagm Tiwari B-15 Damsda.

Jy.

29 542 K. D. Datta B-17

K. D. Datta 5.52

30 569 Mrs. Diwan

M. Diwan 4.47

31 532 Mahender Singh

M. Singh 4.47

32 567 Ashok Kumar Gupta

A. K. Gupta 4.48

33 548 K. Asilcan

K. Asilcan

34 533 SUBE PINGH

The Quorum was not completed at 5 PM Hence the Meeting was adjourned for one and Meeting was restarted at 5 PM at the same venue and on the same date

35 578 Kamal K. Gaur

K. Gaur 4.56

36 377 A. K. HASSIJA

A. K. Hassija 5.00

37 662 N. N. Sharma

N. N. Sharma

38 631 A. M. Jha

A. M. Jha

39 625 S. Saha

S. Saha

40 626 G. D. Sengupta

G. D. Sengupta

41 597 Suresh Pottar

S. Pottar

42 438 Ajit Goch.

A. Goch.

43 339 Rakesh Chhaya

R. Chhaya

44 603 K. K. Thakur

K. K. Thakur

45 634 Anand. Gupta

A. Gupta

46 549 Maheshwar Maheshwari

M. Maheshwari

47 705 Lakshmi Narayan Singh

L. N. Singh

48 588 Anurag Kumar Ray

A. K. Ray

49 701 Ashish Banerjee

A. Banerjee

50 688 Vinod Kumar

V. Kumar

51 595 P. R. Sahoo

P. R. Sahoo

52 515 Mr & Mrs. Anurag Kumar

A. K. Kumar

53 581 Rupa Kumar

R. Kumar

54	677	C M Saggi
55	509	Dr. Ajanta Nigam, Dns
56	634	Narhari Chandra
57	566	Sanjeev Sharma
58	671	SANJAY KUMAR BASSI
59	322	Ashwini Devi
60	642	Narenadre Gupta
61	654	P. L. Kumar
62	420	Dr. H. K. K.
63	591	HIMANSHU [S/o N. C. VERMA]
64	619	K. L. Chhabra
65	152	Rakesh Kumar
66	665	SANJAY SINGH

CM	
Dr. N	
Dr. S	
Dr. P	
Dr. N	
Dr. H	
Dr. K	
Dr. R	
Dr. S	

The Kunj Vihar Co-operative Group Housing Society Ltd.

Plot No.19, Sector-12, Dwarka, New Delhi - 110075

Minutes of The GBM of The KunjVihar CGHS held on 31st July, 2016, at 4pm in the Society

The GBM was scheduled to be held at 4 pm on 31st July, 2016, but since the quorum of the meeting as per the provisions of RCS Rules was not complete even at 4.30 pm, it was adjourned and the meeting was reconvened after 30 minutes at 5 pm. Sixty six members attended the GBM and signed the attendance register in token of their presence and endorsed the resolutions passed in the GBM.

The Secretary, Dr.H.C.Sachdeva welcomed the members and invited the President, M.CariappaAppaiah, Vice President, Dr.R.N.Kalita and the Treasurer, Mr.S.P.Tripathi to the dais. He then requested the President to start the proceedings.

The President welcomed all the members and their families present to the first GBM after elections. He thanked all the members for having elected the new MC. He then requested the Secretary, Dr.H.C.Sachdeva to conduct the proceedings of the GBM.

The Secretary, Dr.H.C.Sachdeva started the proceedings as per the agenda already circulated.

Agenda for GBM

1. Approval of the Minutes of the previous GBM (already circulated)
2. Repair of Shafts on labour rates- with technical inputs for plumbing related issues
3. Status of residual work and closing the contract of M/s Ketan Infradevelopers
4. Policy and Procedure for enrollment of buyers of flats
5. Tinkering with the exteriors by members - calling for required action
6. Clearance of 2 vacancies (liaisoning with RCS) and status of Advertisement of 1 vacancy
7. DDA letter for Payment of Ground rent of Rs 15 lacs
8. Arbitration award in M/s Hitech case and further action
9. Finalisation of individual members accounts and Refund Policy for those having excess in their account
10. Any other points with the permission of the chair

The Secretary then took up the points on the Agenda one after the other.

I. Approval of the Minutes of the last GBM:

The Secretary sought the approval of the GBM minutes, already circulated, from the members and specifically asked the members if any member had objection to passing the minutes. Mr Virender Singh, Mr Sube Singh, Mr. Suresh Bhatia pointed out that they had not

(Signature)

received the minutes. No other member had any issue with the contents of the minutes and the minutes were then taken as passed.

Thereafter, before Dr Sachdeva could proceed with the next point in the agenda already circulated, Mr Sonu Kapoor, Mr Virender Singh and Mr Jagmohan Rai came to the stage and wanted to discuss some of their issues immediately before other points of the agenda are further taken up.

Dr Sachdeva tried to persuade them that the GBM be allowed to proceed as per the agenda. Mr Kansotia also pointed out that procedure had to be followed- i.e. as per agenda. However these members were adamant and wanted to be heard first. So the Secretary agreed to hear them, but he requested them to restrict themselves to a time limit so that there could be maximum participation by the members and he could proceed with the items on the agenda.

Mr. Sonu Kapoor (M No 604) mentioned about the problems being faced by the members due to some problems in flats, that the lifts were functioning without licenses or there no AMCs. There were problems regards to leakage particularly in the shafts.

Mr Virender Singh : wanted to know the money available in the bank accounts of the society and how much each of the member has a liability to pay. He was supported by members - Mr. Jagmohan Rai (M No 675), Mr. Suresh Bhatia, Dr R K Choudhary in this matter. These members further raised the issues that the detailed accounts be provided to the members, all liabilities details should be given to the members, why should the formation of RWC not be heeded to, why should a separate account of maintenance not be maintained and the authorized signatories be separate, the bills for the maintenance should be separate.

Mr Luthra: He congratulated the new MC on taking over the reins of management of the society. He remarked that the new MC essentially was a continuation of the previous members. He wondered what was going on in the society as its members were posting so many messages on the social media and what was intention was just not clear. How could the members behave in this manner? A lot of comments were made in such a manner that they would be detrimental to the working of the society. It is possible that some flats may have some work left to be completed, however the cost of the flat would be the same. He presumed that the cost of flat had been calculated by the C.A. which was later confirmed to him by members. So, how is it that the members are now questioning this cost and want CBI probe into the matter? Do these members think that CBI has no other work? Regards the Arbitration case he said - how is it that the society has lost in the case. Has the society not presented the case properly? The lawyer has not properly defended? Regards the escalation of the cost of the flat - he said that the society should earn money through parking lots and also through the shops and should not be charging the members. Regards the checking of the accounts being done again - he wondered why the society should be paying the C.A. this much money when the earlier calculation has been done and GBM has approved it - it is a wastage of money!

Mr. Jagan Tiwari - He wondered why the cost of the flat was being recalculated? He wanted to know, why members were not reacting to this recalculation? He said once the members have paid for the cost of the flat which had earlier been calculated the members should not pay again, in case of increase in flat cost.

(Signature)

Dr Sanjay Kumar: He stated that he could not understand why an RWC was not needed? It should be there and also powers should be given to it. He wanted a proper procedure to be followed for keeping accounts for the maintenance works of the society - there should be a separate account and also separate people should maintain it. These persons should be given powers to certify the works and also to pass the bills. If powers are given to this committee then the problems in the Society can be taken care of.

Mr Jagmohan Rai still wanted a RWC with financial powers so that it could perform objectively and deliver the services that are required. He stated he had heard that the cost of the flat was being recalculated. He wanted the MC to clarify.

Mr Naveen Kapoor came to the stage and explained the details and the nuances why there cannot be MC and RWC at the same time. First of all, parallel managements are neither required nor desirable. Moreover, the RCS only recognizes a duly elected MC, which has to function under the RCS Rules and procedures.

Mrs Neena Kapoor: She stated that she had to intervene to clarify. There was a stage in the past when there were not enough MC members living in the society. However as of today as nearly half the MC members were living in the society premises and the routine work could be looked after very well by these MC members and therefore a separate body was not required to see that the requirements are fulfilled. She gave specific example of some worker who was working in the society but had not been paid as his work was not being certified by some members who were residing in the society (like an RWC). Even the case of malba removal she referred had run into problems, when the previous contractor had stopped lifting malba and she was trying malba removal through different contractor; when some problem was created by the previous contractor, none of the residing members of the society came to her help even though some members knew of the situation - these were the very people who are asking for the powers to be with them and also the financial powers. She was left alone single handedly to tackle the situation when the contractor tried to misbehave. None of these members came forward to her help for this work. She had not come across a situation where a woman was in distress and people had not reacted and come to her rescue. Also, in this case, even the quantity of the malba leaving the society was not being certified by these same members.

Mr Jagan Tiwari came back again and mentioned that regards to the cost of flat he had mentioned why should he make payment (just like others members) when the cost of the flat had been provided to them and they had paid on that basis; he was not taking an individualistic stand on not making a payment.

Mr Virender Singh also echoed similar sentiments and emphasized that why should he be made to pay? He accused the MC members of ruining the society by bringing an Administrator. He said Mr Pradeep Mehta was doing a commendable job for the society and he was implicated.

At this, many members came forward, including Mr Ashwinder, Mr Lakhvinder, Mr Anil Goel, Mr Saini, Mrs Sanjeev Sharma. These members hotly contested the accusations and statements. They said that all the members knew who the person was, who had ruined the Society and cheated the members. The MC deserves to be credited and commended for turning the fortunes of the Society and the members - that the allotment and the possession of flats has been possible. For a short duration there was argument at the stage but the members were persuaded by the President to return to their seats and by this time over 1 hour had passed and only point no.1 on the agenda had been covered.

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The President, Mr.M.CariappaAppalaiah addressed the gathering. He requested members not to get agitated. He appealed for harmony. There are many teething problems and members should work together to solve them. That is the essence of a co-operative Society. However he could understand the frustration of members. Money due to some members was not being refunded, money due to the Society is not coming in. Certain materials to be procured for completion of internal and external works had been adversely affected. In spite of the best efforts of the MC and several resident members, many works were still pending.

This was primarily due to two reasons.

One, the main contractor had not mobilized enough manpower and resources to complete the contracted works, due to which the MC had decided to short close his contract except for some finishing works and external repair and painting and look for alternative petty contractors.

Secondly, due to not updating the interest due to/payable by members, there were discrepancies in the accounts statements of members. The delay in correcting the same, had affected the payments and refunds and completion of works in the Society. However, the Treasurer along with some members and the CA were working on this and the President expected that updated accounts statements would be ready soon.

The first and foremost priority of the MC had been to go ahead with the allotment and possession of the flats – when the allotment/possession letters of the flats were to be issued he was away to his home town for his daughter's marriage. Despite his being away from the city, the allotment/possession was given top priority. The MC is happy that all the eligible members have been allotted the flats.

As regards the allegation and rumour mongering that the cost of the flat was being increased from Rs.1650/- per sq.ft. – he emphasised that there was no basis for this. There are vested interests who are not happy that the Society has come up and still wish to derail it. Spreading rumours and making baseless allegations with ulterior motives are detrimental to the welfare of the Society.

He reminded members that in the GBM held on 18th October, 2015, when the details of project costs incurred and to be incurred and the cost of the flat had been placed before the General Body by Sri.A.K.Kapoor, who had gone into the accounts, the President had specifically asked members if there were any reservations and if anyone wanted to re-check the cost calculations. In fact he requested some professionals present, like Mr.Ashok Gupta, Mr.K.R.Ravindra, MrAlokKalra to come forward and look into the matter expeditiously, so as not to delay possession. None of the members had come forward to look into this issue and all the members had unanimously approved the cost of the flat and had authorized the MC to go ahead with the "allotment/possession" of the flats at the approved rate of Rs.1650/- per sq. ft.

The President reminded members that even at that time it was mentioned that the MC had calculated that about nearly Rs.63 crores had already been spent on the project and about another Rs.3 crores would be needed to complete the balance works already approved. This meant that the total projected cost was around Rs.66 crores. Even then the MC had proposed that only about Rs.52 crores (including the cost already incurred prior to 2009) will be the principal amount to be demanded from the members, since the Society was expecting additional revenue from equalization, interest, upgradation and enrolment of new memberships against vacancies. It was not the whole project cost but only this part amount that was divided

by the total of the super area of the all the individual flats to arrive at the rate. The super area of a particular flat as certified by the Architect multiplied by the rate would give the cost of that particular flat, which members could work out for themselves.

Members having larger flats have to pay more and those who have smaller flats have to pay a lesser amount. From the time land was allotted to the Society in 2001, the Society demanded money from time to time till date as principal to cover the flat cost and an average amount towards car parking. Added to this was charging of interest in case of delay in payment as per the DCS Act and Rules which stipulates interest rate of 12%, 15% and 18% (varying as per period of delay) till 2005 and thereafter 9%, 9.5% and 10%. Further, in the case of members who were enrolled after 2001, that is after the Society had already issued demands to meet the cost of land and construction, then the newly enrolled members were charged equalisation at a rate of 18% even though the DCS Rules allowed 24%. In 2007, the Administrator had worked out the principal/interest/equalisation for all the members. Subsequently, after the new MC took over from the Administrator, the Society issued further demands to complete the balance works as approved in the GBMs. Since some members defaulted in payment, the Society accepted excess payments from members to maintain the cash flow and complete the works required for obtaining the "C.C." and get allotment. Even though the DCS rules don't mandate this, in order to give benefit to members who had money in the Society in excess of money demanded at a particular time or had loaned the Society, interest was credited to such members, at the rate corresponding to the rate of penal interest in case of late payments. All the members are aware of this policy since it was discussed and finalized in various GBMs.

He cited the case of his own flat and the relevant calculation; as per his own tentative calculation, based on the approved policy, he estimated that he would be liable to pay nearly 3 lacs at the time of possession of the flat. However when he was shown the "cost-cum-demand letter" and "possession letter" he was surprised that only a demand of Rs 16,000/- had been shown. He did not take the possession of the flat and spoke to Mr A.K.Kapoor, who had gone into the cost calculations earlier. Mr.Kapoor advised him not to take the possession of the flat, as later any member would allege that he had manipulated the figures for his benefit. Mr.Kapoor therefore had the costs re-verified by the accountant who had said that the cost calculation was totally correct. Subsequently he took the possession of the flat. However, when allotment/possession for the 40 members was being done, members were shown to be having paid in excess of the demand - this was not possible - as the 2nd list of members largely included the defaulters. How could the defaulters have made excess payment and be eligible for refund payments? It was then noted that the interest calculations in accordance with the approved policy and payment details were not properly updated in the individual members' ledger accounts. Now that the MC has appointed a new accountant, this exercise has begun and is expected to be completed soon. The President further stated that the individual accounts statement of members would thereafter be issued to all the members. In case of any discrepancy, members could meet the Society accountant and get the same reconciled and rectified.

Dr.Jagmohan Rai came to the dais and wanted to speak again, he was requested both by Mr.Cariappa and Dr.Sachdeva that being an MC Member, he could speak later but he refused

to go, it was pointed to him that he had already spoken at length and other members should be given a chance to speak. Mr. Sube Singh got up and said that Dr. Jagmohan Rai should be allowed to speak. Mr. Jagmohan said he wanted the MC to provide the accounts of the last 7 years, he said in the past he was nominated in the GBM to look into the accounts but he did not get some information that he wanted. He felt the MC is not working in a transparent manner.

Mr. Cariappa replied that all along these years, the MC with him as its President, has been working in a transparent manner. The MC meetings have been conducted in an open and transparent manner. All the members were welcome to participate in the proceedings. The decisions were taken after discussion and in consultation with the members and the MC members. Like in any democratic set-up, differences of opinion could be there, but once a decision was taken it was adhered to. Except information pertaining to individual members, all other information is available to members who are interested. As regards information not being given, it is possible that the information sought is not readily available. Except for details of individual members, all other information is available to any member who is interested.

As regards the demand of some members that the accounts of the last seven years has to be looked into, he was not sure why the members wanted it. The MC has been getting its accounts audited regularly at yearly intervals as per the provisions of the DCS Act and Rules - and these reports are submitted at the RCS office. In fact, in the GBM in October last year, when a similar demand had been made, he had offered to have the accounts and costing examined by members, particularly professional accountants. The matter was treated as closed as no member came forward for that exercise and the GBM accepted the costing. He does not see any reason or need this now. However if some members are wanting he would provide the summary of the expenditure of the last 7 years when he was the President. However some members said that it was not related to him or his tenure and it should be provided from 2001 when land was allotted and construction began, so that members will have an idea of the costs incurred in the project. The President informed the members that the Society would provide the members with a summary of the accounts and expenditure under various heads from 2001 available in the audit reports. In case any member wanted any specific detail, they were welcome to come to the office for these. The Members agreed to the proposal of the President.

As regards the overall management of the Society the President mentioned that in the last GBM he had himself suggested the formation of a "committee" of the residents to function like a residents welfare association. This proposal had found considerable support from the resident members. This had been considered necessary due to the fact that at that time none of the MC members were residing in the society premises. Today, after the election of the new MC, the situation is very different - several members of the MC are residing in the society premises. These MC members can coordinate the various activities needed for the routine management, for pending works and also the works envisaged for the betterment of the society. The MC is an elected body of the members, the elections having been conducted by an Election officer appointed by the RCS Office and the election process saw active participation by the members just 2 months back. This is the first GBM after taking over by the new MC, there are 3 new members in this MC. Since there are about 60-70 families are residing in the society, maintenance was an important issue and the MC members are seized of it. The President requested some of the willing residents who could spare time to come forward and

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support the MC in solving the contentious issues in the Society. He specially thanked Dr. Chaudhary for his suggestions and for personally sorting out several issues in the interest of the residents.

As regards the maintenance, the President stated that it is an accepted fact that there are routine maintenance activities going on in the society for which expenditure is incurred and charges have to be levied. There are many group housing societies in Dwarka and maintenance activities are regularly taken up - therefore there was nothing new in this. Every society has a list of items/heads which come under the maintenance account. Accounting practice mandates that separate maintenance account be maintained. Even the C.A. has advised the MC to keep the maintenance expenditure separate.

The expenditure in our Society can be divided under 3 basic heads, namely :

- i) Project cost, appx. Rs 65-66 crores
- ii) Repair and maintenance works and new works which emerge after members have taken possession and started living in the Society. e.g. the repair of shafts, tanks, security systems, cleaning and service of drainage and lifts etc, and additional/new work and facilities
- iii) Day to day maintenance and regular periodic maintenance which includes housekeeping, routine preventive and corrective maintenance, facilities and services, depreciation etc

The project works and costs have already been discussed in the past GBMs. Some finishing, repair and painting works in the common areas, already approved, are still pending. Some fittings are yet to be issued to members. In addition to certain internal finishing work, the Society is yet to procure one more backup generator. Since payments are expected from defaulters and new members, the MC will complete these works on priority.

As regards the repair and maintenance works and new works, the MC will take up the same since it is essential for the proper living conditions in the Society. The cost of these works would be assessed and finalized and collected from members in accordance with the DCS Act and Rules applicable to repair and maintenance fund for Housing Societies.

As regards the routine maintenance account, the MC had last year calculated the estimated expenditure for maintenance. Some of the other members had also participated in that exercise and it was calculated that about Rs.5-6 lacs per month would be required. Presently the Society had demanded maintenance charges, at the rate of Rs 3,000/- per month, for the months of April, May and June 2016. So far only about 60 members, have paid. This amounts to around Rs.5.4 lacs, whereas the actual expenditure towards maintenance during this period has been about Rs.15 lacs. Therefore to say that the MC is diverting the funds meant for the maintenance is totally wrong, in fact it is contrary to the stated allegation. Had it not been for the construction money, the maintenance would not have been possible.

Regarding seepage and the leakage occurring in the shafts and other areas, which are coming up after the members have started residing in the Society, the President said that this is being

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rectified. He referred to the genesis of this problem, namely the construction being as old as 12-13 years, particularly in relation to the plumbing works as the pipes get corroded over a period of time - start leaking and the joints also give away. These would have to be repaired or replaced at a large scale and that exercise is already underway. The shafts are being repaired one by one - this exercise is will be completed insome time.

The other problem being faced by the members relates to electrical wires. This problem at present relates to some wiring being deficient, at some places members have reported faulty connection. Some members who have not been residing here have reported and complained that they are getting bills for an amount for the electricity consumed which they have not used at all. He has also come to know that some members are getting bills which are of ridiculously low amount. There have also been cases where the members have been using the facility at the expense of the society. He realizes all these problems are genuine and he is himself facing while getting work done in his flat. The problems are similar and therefore he can appreciate the members being upset.

Replying to another allegation - that the lifts do not have licenses. He mentioned that it is not true. The lifts do have licenses. Those members who spread these kind of rumours are actually damaging the society and in the long run it harms and brings disrepute to the Society. However, even though the lifts are under AMC, the lifts need repair and service to ensure proper functioning. This has been taken up with the lift company and special efforts will be made by a team of members to monitor the service and performance. He wanted members to come forward and support the MC. He said that if we put our shoulder together, all these teething problems can be easily overcome.

MrMahadevan (M No 509): He congratulated the new MC on its taking over. He commented that he was shocked by the level of the rumour mongering that was going on in the society. He was totally taken aback when he was told that members were liable to pay about Rs 10 lacs each. How can members be spreading such false information. The members should see that these rumour mills come to a stop. Regards the Arbitration case with M/s HiTech, it is time that we take the case to the next level, i.e. appeal in the High Court. It is incorrect to blame the lawyer for not presenting the facts correctly or blaming the MC for the judgement not being in its favour; the fact is that it is due to the "admissions and decisions made by the MC at that time" - when work was on by M/s HiTech. Regards the calculation of the individual accounts statement he said - if there are errors, which the members themselves have pointed out and some mistakes have been noticed then these have to be corrected and the correct status reconciled with the members, mistakes have also been noticed in relation to the interest calculation which in some case have not been credited to members accounts. This issue must be looked into and corrected.

Mr.Virender Singh came again to the dais and wanted to know what the bank balance available with the society was?

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Dr R.K.Choudhary mentioned that in the MC meeting of 16th July he was told that the current checking of the accounts would be completed soon and be available to the members? How is it that these statements are not being given today to the members? The individual accounts statement should be given to all the members of the society. Pertaining to the arbitration case - he said that we should understand the liabilities clearly, what is the amount payable in principal as demanded by the claimant, what is the interest liability, what are the damages ordered. He reminded that members had given an affidavit as per the Hon'ble Delhi High Court order, there that would stand the society in its position to overcome the situation. As per his assessment the society was liable to pay about Rs 2.2 crores to its members as refund. Now, DDA has also sent in a demand of Rs 15 lacs payable as Ground rent charges. He alleged that the society was spending in a lavish manner. He had earlier pointed out that Mr Arora was not needed; not only this, we have another employee to take care of the work in the society. Pertaining to the works in the shaft, he asked what the estimate was and what was the time frame, what is the progress of the work? Who are the workers engaged in this exercise? He said that he felt insulted when he was not informed that his services were not required and that RWC was not needed. He tried to work for the benefit of the society. Some of the works that he could do the result was evident, particularly cleaning up of the society. He reminded that this was a cooperative society and that there should be no room for personal rivalry and ego problems.

Mr.Suresh Bhatia spoke about the problems being faced by him - the seepage coming from the flat directly overhead. He had spoken to the member initially regards this problem but of no avail, later he had come to know that the flat had been sold, how would the problem be solved of seepage? He also said that the society should have electrician, plumber and caretaker be readily available to overcome the problems faced by the members promptly. He alleged that proper stock/inventory of the material of the society was not being maintained. He also mentioned some thefts were taking place in the society as proper stock was not being maintained. The material/ stock of the society would be taken away by the workers engaged in the renovation of the flats of the members for the use in the flats.

Mr.Sonu Kapoor came to the dais demanding to know the bank balance and himself stated that as per his information only about 70,000/- is available.

MrKansotia pointed that there was no necessity of repeating the same demand and the figures should come from the concerned office bearers and he had no business to quote figures.

Dr.Jagmohan Rai wanted a clarification whether the accounts were being recalculated or re-examined.

Mr Cariappa reaffirmed that the policy was clear and transparent. Individual statement of accounts would be updated and corrected as per this and sent to all the members soon and members would be requested to reconcile. The bank balance of the society was appx. Rs 1.35 lacs appx.(Mr Tripathi, treasurer updated him).

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We all know there are problems in the society and members are seized of it. Whenever we move forward there are more problems to be overcome, it is time that we all move forward unitedly in the same direction and overcome these problems and not squabble amongst ourselves. There can be differences in opinion about approaching a problem; there can be multiple ways to solve a problem. However we must strive to overcome the problems and he solicits the cooperation of all the members. He emphasized that priority is being given to the repairing, particularly the shafts, the work is already on, some shafts have already been repaired and the MC is trying that it is done economically and quickly. He reiterated that the MC was working towards winding up the construction works being done by M/s Ketan Infrastructure except for some specified works. The contracts would be short closed and accounts, payments and retention would be settled by the MC in accordance with the contract conditions after due process and verification.

In conclusion, the President requested all the members to work together to make this a good society. The President said that he and the other MC members had sacrificed a lot to bring the Society to the stage. He sought the co-operation of all the members to complete the unfinished tasks and overcome the teething problems.

He then handed over the proceedings to Dr. Sachdeva.

Dr. Sachdeva remarked that so much time has been spent debating, with the actual agenda having not been taken up one by one in a proper procedure, and most of the time has been taken up just a few/handful members, to the extent when request was made to these members that they spare time for others, the request was not acceded to.

Agenda 3. Policy and Procedure for enrollment of buyers of flats - He reminded members that in the previous GBM it had been decided those members selling the flats would have to inform the society and also undertake to follow the procedure as per the DCS Act and Rules. The members who have purchased flats would be required to deposit 1.25% of the cost of the flat based on the Circle rate notified by MCD. However none of the members had followed the RCS Rules regarding sale of flats. He would remind the members again to follow the DCS Act and Rules and adhere to the decision taken and adopted in the GBM. He would also request the new entrants who have purchased flats from the original allottees to adhere to the procedure.

Agenda 4. Tinkering with the exteriors by members - calling for required action: He wished to remind the members once again not to alter the fundamental structure of the structure of the society or the fascia, that this could harm the structure as well as look of the building. The members are also liable for disciplinary action from RCS and DDA. He hoped that these members would not compel the MC to take serious adverse action.

Agenda 5. Clearance of two vacancies (liaisoning with RCS) and status of Advertisement of one vacancy: He informed the GBM that application - schedule VII has been made to the RCS that 4 members be given allotment (2 existing members + 2 new vacancy memberships), it is hoped that the RCS office would process these. There remained 1 membership vacancy to be filled up and the RCS office has been requested to process it.

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Agenda 6. DDA letter for Payment of Ground rent of Rs 15 lacs: A letter has been received from DDA that appx. Rs 15 lacs have to be paid as ground rent, however the relevant period has not been mentioned. This will be ascertained and it is also pertinent that many members have got their flats converted from "leasehold" to "freehold" and paid the charges for the same. The calculation therefore has to be looked into.

Dr. R. K. Choudhury wanted to know why the Certificates were issued for the purpose of this conversion, for he believed that after getting their flats converted to "freehold" the members would sell them. The Secretary replied that the certificates had been issued for conversion and nothing as per rules prevented a member from getting this done.

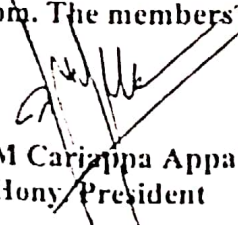
Agenda 7. Arbitration award in M/s Hitech case and further action: He mentioned that operative part of the award had already been mailed to the members and further course of action from the members was to be decided by the members today. The members in one voice, particularly.

Mr. Virender Singh wanted the MC to approach the Hon'ble Delhi High Court and further contest the matter. Mr. Virender Singh wanted a complete copy of the arbitration order to be provided to him and that he would like the matter be discussed with him before taking up the matter further. He was asked to collect the complete award order copy from the office and he was welcome to discuss the matter.

Mr. Sube Singh wanted to know what the basis was for approaching this action. He explained that the Arbitrator has looked into the main aspect of the dues payment, certain aspects are to be looked into are in the domain of the Hon'ble Delhi High Court.

Mr. A K Hasija wanted to raise the issue – how could the maintenance charges be same for 2/3/4 B/R flats. Dr. Sachdeva replied that the issue could be taken up by the members and charges be decided by the members. These charges had been decided by the members in a GBM meeting.

At the end, the President, thanked all the members for their presence and active participation and taking the decisions in the interest of the Society. The meeting concluded at 7.50 pm. The members then proceeded for refreshments arranged by the Society.


M Cariappa Appaiah
Hony President