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VEENA COOPERATIVE GROUP HOUSING SOCIETY LTD
PLOT NO. 5D, SECTOR 22, DWARKA, NEW DELHI -110077

BY HAND/SPEED POST

No.VCGHS\AGM/2023

Dated: 10th November, 2023

Subject: Annual General Body Meeting of the Veena Cooperative Group Housing Society Ltd. – forwarding Minutes of

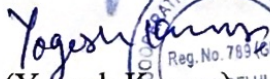
Dear Member,


The Annual General Body Meeting 2023 of the Society was held on Sunday, the 29th October, 2023 at the premises of the Society. The Meeting was chaired by the President.

2. Please find forwarded herewith the Minutes of the Meeting, duly signed by the President and Secretary, as mandated under Rule 52(2) of DCS Rules, 2007 for your kind perusal and records.

Thanking you and with kind regards,

Yours Truly,


(Yogesh Kumar)
Secretary,
The Veena CGHS Ltd.



To: All Members (By name)

Minutes of Annual General Body Meeting held on 29th October, 2023

The Annual General Body meeting of the society was called on the 29th October, 2023 at 10:30am under Rule 51 of DCS rules 2007 and the notice for the same, along with a copy each of the audited balance sheet, Income and Expenditure account, Receipt and Payment account with all its annexures, together with the audit objections thereon relating to the preceding year and the report of the Committee thereon and agenda, was issued to the members vide letter No. VCGHS/AGM/2023, dated the 8th October, 2023. The annotated agenda for the AGM was also issued vide letter No. VCGHS/AGM/2023, dated the 8th October, 2023.

The proceedings of the Annual General Body meeting were also video-graphed as mandated by RCS vide their circular F.No.42/policy/Misc/2015/941, dated the 29th December, 2019.

2. The meeting commenced at 10:30 A.M but, as there were very few members present, it was adjourned till 11:00 A.M. Since the quorum was not complete even at 11:00 A.M, it was adjourned for 15 minutes and the AGM commenced at 11:15 A.M, under Rule 48(3) of DCS Rules, 2007. 40 (forty) valid members attended and signed the Attendance Register for the AGM.

3. At first the Secretary welcomed the members
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Thereafter the President welcomed the members to the AGM and introduced members who were granted membership during preceding year.

In his brief speech, the president read out the agenda items and proceeded to conduct the meeting with the hope that meaningful discussions are held and practical decisions taken on all items of the agenda.

Detailed discussions, deliberations and decisions taken were as follows:

(A) The Final Audited Accounts of the Society:

(i) The final audited accounts of the Society for the financial year 2022-23 were presented to the General Body for confirmation. The President highlighted the important items of the Accounts and replied to the queries of the members. In response to a query, the members were assured that expenditure on electricity for common areas was being regularly checked and controlled by switching off unnecessary lights during the day/night. The members demand that the insurance cover for the building may be suitably increased to make it realistic was discussed and it was decided by the House to increase insurance cover from present Rs 18 crores to 25 crores. The final Audited Accounts were then passed by the House by a voice vote and raising of hands.

(ii) Thereafter, the Annual Budget for the financial year 2023-24 was presented. It was submitted

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GENERAL BODY MEETING ATTENDANCE

SNO	NAME	FLAT NO.	MEM No-	SIGNATURE
1	Kamal Kishore	C-402	398	
2	Sudhin Selu	C-802	403	
3	P C Grover	B-103	346	
4	Yogesh Kumar	C-401	406	
5	KOMAL SHARMA	B-303	292	
6	VK Balyan	D103	381	
7	BHOD DEO SINGH	D202	322	
8	Y. K. Bhagat	D802	367	
9	ROHIT DJNA	A-101	409	
10	Karan Singh	A-303	355	
11	Anoozab Anooja	B-302	427	
12	Nikhil Mittal	D-702	431	
13	Devendra Kumar	A-802	377	
14	Santosh haur	D-402	297	
15	Sagar Hooda	A-202	361	
16	Meenu Rajkumar	B301	394	
17	R. C. Sharma	A603	240	
18	ANIL MANDLA	D-201	305	
19	COL V.S. YADAV	A-703	307	
20	HAR DAYAL MEENA	D-901	400	
21	Roopak Vasht	B-202	410	
22	RATESH KUMAR	C-702	298	
23	Hardeep Ka Chopra	B-803	422	
24	Ritesh Sangani	B-401	419	
25	Ankush Jain	D803	421	
26	Lovely & Yogesh Bihra	D-502	300	
27	SHANTI	B-402	430	

SNO	NAME	FLAT NO	MEPN NO	SIGNATURE
28	Virender Kumar Yadav	A-403	309	Virender
29	ALEX VARGHESE	D-703	402	Alex
30	RAJAT PURI	D-501	303	Raj
31	Bhawal B. Bikhra	B-201	301	B. B.
32	RATNISH GUPTA	B-601	396	Ratnisha
33	Suman Jangra	B-502	319	Suman
34	ASMA Sharme	D-801	408	Asma
35	Archana	A-402	316	Archana
36	chinta devi	C-102	389	chinta devi
37	Sunita Singh	A-903	369	Sunita
38	Neena Sirohi	C-601	360	Neena
39	Hanchale Kaul	A-301	420	Hanchale
40	RAJESH RELAN	B-903	414	Rajesh

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that as a practise most of major expenses are met by way of raising separate demand on actual basis and fund collected through monthly maintenance charges is issued for routine/day to day expenses. So, there is no proposal to further enhance the maintenance charges. However, House was informed during discussion regarding financial health of society that all FDS of surplus fund and amount of interest earned on Building Replacement Fund was exhausted during previous financial year in major projects like lift replacement, refund of facilitation charges, building of dedicated sports area for children etc. Hence there is no contingency fund available as of now with society. The principal amount of Building Replacement Fund now available cannot be used for any other purpose.

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A major liability of balance payment of lift amounting to Rs 788240/- was cleared in current year in three instalments. The annual budget was then passed by House by a voice vote and raising of hands.

(B) Building repair work

(i) The proposal with details for repair and painting of outer surfaces and Common areas of the building including Basement parking area, Replacement/repair of all water/sewage pipes wherever required, Repaving of concrete etc. on driveways and in stilt parking area, and Overhauling of Firefighting system as worked out by reconstituted Building Project Committee was brought for discussion and approval of AGM.

(ii) The House was informed that the total expenditure on above mentioned works is estimated at Rs 1,85,00,000.00. It was proposed that since this expenditure cannot be met from normal maintenance charges, special demand for this will have to be raised in 3 instalments as detailed under:

(a) First installment of Rs 100,000/- before inviting tender.

(b) Second installment of Rs 50,000/- Two months after work started.

(c) Balance amount based on actual expenditure 3 months after second installment.

The proposal was submitted for discussion and approval of AGM.

(iii) Sh. Vijay Kumar Balyan, convener of Building Project
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Committee informed members about different kind of works, types of pipes, paint and other materials considered expected expenditure under each head and approx. time of 9 months required to complete the task.

(iv) During discussion, various queries were raised by members and replied to as detailed below:

(i) How obstacles like temporary sheds erected by members will be dealt with during repair work?

It was explained that members/flat owners will allow clear access for outer repair work, sheds or any other obstacles will be removed by members themselves.

(ii) What will be end point up to which water supply pipes of each flat will be replaced?

It was informed that pipes will be replaced up to the nearest entry point of each flat.

(iii) Is there any proposal about making all balconies facade/symmetrical/vertically straight for ease of future repair works?

It was informed that no such proposal is included in current agenda.

(iv) Whether or not automatic systems of firefighting equipment is functional/appropriate for our society?

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Although some members had apprehensions about maintenance of automatic firefighting system, the House was informed that this is a separate Agenda item and would be discussed subsequently.

(v) Whether unauthorised extensions by members is required to be removed/regularised before repair work?

This query led to a lengthy debate among members. During discussion some members suggested that before going for said repair works society should approach DDA for regularisation of small extensions which will also shield members against possible future adverse order in a current court case filed by one of the members.

(vi) Some members also cited a resolution passed in SGRM held on 25th September, 2022 wherein the extensions by way of unauthorised constructions by members without any approvals and unauthorised/unapproved extensions by builder before allotment were to be got regularised from DDA under the scheme of extension of FAR. However, the same was resisted by some other members.

(vii) After a prolonged discussion and considering multiple and interpleading views of members, the Chair proposed a vote of the House on adoption of the Agenda item. There were very few members in favour of adopting the agenda item in its current form in spite of sharing a unanimous view of urgency of repair work.

(viii) Considering importance and urgency of repair work it

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was then proposed by the President to consider and approve work related to replacement of water pipe lines which get damaged very frequently causing immense inconvenience to members. The same also did not find favour among members due to likely increase of cost as scaffolding would be erected again for rest of the work.

(ix) Most members were vociferous in pressing for regularisation of extensions carried out by members and also initial built-up areas which were not part of initial Building Plans approved by DDA. Members were willing to approve repair works subject to such regularisation.

(x) The president, citing earlier experience where resolutions passed by majority were not implemented for the sake of maintaining harmony among members, requested to try and arrive at common view about regularisation/repair work.

(xi) Thereafter, a few members volunteered to work for and arrive at uniformly accepted work plan, within 45 to 60 days, based on which approval could be sought from members in next general body meeting. The members who volunteered were Sh. Sagar Hooda, Sh. Virendra Kumar Yadav, Sh. Roopak Vashisht, Sh. Rajesh Kumar and Sh. Vivek Kumar Mittal.

(xii) After a detailed discussion and considering various views expressed by members, the House decided by voice vote and raising hand to let volunteers work for an

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agenda accepted by all and submit their recommendations. The suitable proposal would then again be brought before the house for approval in next meeting.

(C) Procurement / Retro fitment of DG Sets

(i) The proposal to convert existing DG sets to dual / CNG / PNG fuel mode or to procure new NGT compliant DG set by raising separate demand in the wake of Commission for Air Quality Management orders was brought before the house. The urgency of decision was conveyed to members.

(ii) After detailed discussion the house decided that CNG / PNG based power generator may not be viable financially / technically and instead approved by voice vote procurement of one new DG set of CPCB IV standard, which is NGT compliant, from a company of repute and simultaneously dispose of both old DG sets to offset cost of new one.

(D) Redesigning of Rain Water harvesting system as per new norms

(i) The proposal was brought before the house for redesigning of rain water harvesting system as per directions of Hon'ble NGT wherein it is mandated to connect only roof top rain water to RWH system and water from balcony and paved / parking area need be separated from the RWH system.

(ii) To meet the expenditure of new DG Set and RWH work, separate combined demand of Rs 30000/- from each member

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was proposed to be raised in the month of November. It was also proposed that any shortfall or surplus would be adjusted in demand for the next project work.

(iii) After discussion house agreed and passed the proposal by raising of hands and voice vote.

(E) Parking of all visitors cars outside society

(i) Difficulties and issues in managing all visitors' car parking in society due to limited space was conveyed to members. It was also elaborated that guards find it difficult to control entry of vehicles without stickers. Often members and guests experience unpleasant incidents in case guest parking need goes beyond designated parking slots.

(ii) It was, therefore, proposed that all visitors' car/cars without stickers be parked outside and instruct security guards to allow entry of vehicles with stickers only which will improve security control.

(iii) In reply to query of members about responsibility for security of vehicles parked outside, it was clarified that these vehicles will be parked outside at owner's risk. However, during upgradation of CCTV system, main gate and nearby areas will be brought under CCTV surveillance. Simultaneously guards will be instructed to be vigilant as far as possible.

(iv) Members suggested to include proposal of installation

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of automatic boom barrier with this agenda to effectively manage entry of vehicles. Considering current financial constraint of society members were ready to contribute Rs 1 Lakh @ Rs 1000/- per member for installation of automatic boom barrier.

(v) It was however desired by members to effect the change in guest parking area after installation of boom barrier.

(vi) After discussion house agreed and passed both proposals, by raising of hands and voice vote, to be implemented simultaneously. Demand for this expenditure will be sent along with other demand in the month of November itself.

(F) EV charging point in society

(i) Proposal to set up 2 to 4 EV charging points in the society was placed before the house.

(ii) Members discussed and opined that currently there is no immediate need for EV charging point. The same can be installed as and when need arises.

(iii) After discussion this proposal was dropped by voice vote.

(G) Rationalisation of Penal charges on delayed payments

Proposal to rationalise penal charges on delayed payments, from current rate of Rs 400 per head per month for first two months and thereafter Rs 1000.00 per head per month to 18% per

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annum (1.5% per month) on outstanding amount, was placed before the house. It was explained that under new method interest will be calculated on all outstanding payments after due date and it will cover all delays. Accordingly, total amount of penal charges will be proportionate to delayed time and amount.

After discussion house agreed and passed the proposal by raising of hands and voice vote.

(H) Upgradation of Fire Fighting system and obtain NOC from fire Department

(i) Proposal to upgrade fire fighting system with all norms and obtain NOC at the earliest was placed before house. It was explained that NOC from fire department is a mandatory requirement for continuous occupation of building. Ever since the building contractor obtained initial Fire clearance, it has not been renewed.

(ii) Although some members had apprehensions about maintenance of automatic fire fighting system, there was general acceptance of keeping and maintaining fire system ready to avoid unexpected fire incidents.

(iii) It was agreed to take view of expert service provider, find financial and technical feasibility of up gradation for the purpose of obtaining NOC from fire department and raise separate demand accordingly.

(iv) After discussion house agreed and passed the

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proposal by raising of hands and voice vote.

(G) Upgradation of CCTV surveillance system

(i) The importance of effective and reliable CCTV surveillance system under prevailing security concerns was explained to members. It was brought to the knowledge of members that present CCTV system has become obsolete and needs to be upgraded.

(ii) Members ~~suggested and~~ discussed and shared the concerns of MC proposal of a member to consider PTZ cameras was declined due to high cost, non-feasibility/non requirement of real time surveillance in the society premises.

(iii) It was suggested to maintain current set up of CCTV system as long as possible and add new set up with increased area coverage by increasing number of cameras. The same was agreed subject to technical/cost effectiveness.

(iv) It was agreed to take views of expert service providers, ascertain financial expenditure of upgradation and raise separate demand accordingly.

(v) After discussion house agreed and passed the proposal by raising of hands and voice vote.

(vi) The president thanked all the members present for their patient hearing, meaningful discussions and cooperation all the time during AGM and announced the conclusion of meeting at 3:00 PM.

(KAMAL KISHORE)
PRESIDENT



(YOGESH YADAV)
SECRETARY

VEENA COOPERATIVE GROUP HOUSING SOCIETY LTD.

PLOT NO. 5 D, SECTOR-22, DWARKA, NEW DELHI-110075

No. VCGHS/Demand/2023

Dated: 12 November, 2023

Subject: Demand for installation of new DG Set, Automated Boom Barrier and redesigned RWH system in the Society - regarding

Dear Members,

1. As you are aware, the Annual General Body in its Meeting held on 29th October, 2023 unanimously approved to raise a demand of Rs 31000/- from each of our esteemed members (Totaling Rs 31,00,000/-) for the following projects:

(a) Rs 30000/- for Installation of new DG Set (one) and redesigned Rain Water Harvesting system.

(b) Rs 1000/- for installation of Automated Boom Barrier.

2. All members are now requested to kindly pay through RTGS/NEFT/IMPS/Bank Draft/Cheque issued in the name of The Veena CGHS Ltd. at the earliest and in any case, **before 11th December, 2023 to avoid late payment charges and to enable us initiate the projects.**

Continued cooperation and support of all Members is cordially solicited.

Thanking you and with regards,

Yours Truly,


(Yogesh Kumar)

Hon. Secretary



Circulated to: All Members - By Name/Notice Boards.