

Registration No. 789(GH) Delhi

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

BY HAND/SPEED POST/E-Mail

No.VCGHS/AGM/2024

Dated: 01st November, 2024

Dear Member,

It has been decided to call the Annual General Body Meeting of the Society on **SUNDAY, the 17th November 2024, at 10.30 AM sharp** at the premises of the Society. In terms of Rule 48 of DCS Rules, 2007, if within half an hour from the time appointed for the General Body Meeting, the quorum is not present, the General Body Meeting shall stand adjourned for fifteen minutes on the same day, and at the adjourned meeting, no quorum shall be necessary.

2. The Agenda for the Annual General Body Meeting 2024, in brief, shall be as under:

- a) To discuss and confirm the final audited Accounts of the Society for the financial year 2023-2024. (A copy each of audited balance sheet, profit and loss account together with the audit Observations and Suggestions thereon relating to the preceding year and the report of the committee there on, is enclosed.)
- b) To discuss and approve rectification policy regarding issue of seepage from upper floor owners in light of Rule no-106(6) of DCS Rules.
- c) To apprise the house about status of FAR cum Repair work and basement repair.
- d) Any other item with the permission of the Chair.

2. A copy of the Annotated Agenda is also enclosed. You are cordially requested to kindly peruse the Annotated Agenda to enable fruitful discussions on various issues and arriving at concrete viable decisions

All members are cordially invited to the AGM and requested to be present in time to make it a success.

With kind regards and best wishes,

All Members (By name with Flat Number)

Yours sincerely,

(Signature)
Ajay Kumar

Home Secretary



VEENA COOPERATIVE GROUP HOUSING SOCIETY LTD:

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

Annual General Body Meeting on 17th November, 2024**Annotated Agenda****1. Final audited Accounts of the Society for the financial year 2023-2024.**

- (i) A copy of the Audited Accounts of the Society along with the Balance Sheet for the year 2023-24 is enclosed for member's information and approval.

It may be noted that, during the financial year 2023-24, as per the Income and Expenditure Account for the year ended on 31.03.2024, circulated with the Notice, as against an expenditure of Rs. 57,56,749.00, the income totals to Rs. 42,69,819.00, thus leaving a deficit of Rs. 14,86,930.00. Since the deficit includes an amount of Rs.20,09,281.00 on account of depreciation on lifts and other assets, actual status is of surplus of Rs. 5,22,351.00.

- (ii) The Annual Budget for the financial year 2023-2024 has been annexed for approval in the AGM 2023. As a practice most of major expenses are met by way of raising separate demand on actual basis and fund collected through monthly maintenance charges is used for routine/day to day expenses. So there is no proposal to further enhance the maintenance charges.

2. Regular complaints have been received from members about seepage into their flats. This issue has following aspects:-

- (a) Seepage weakens the basic structure of the society.
- (b) Seepage damages the interiors of affected flat(s).
- (c) Rule 106 (6) of DCS Rules 2007 specifies the legal position with respect to redressal of such seepage in a CGHS as below:

"....if due to internal change or damage there is any seepage or structural defect in another flat, the affected member/occupant may make a representation to committee, which shall carryout inspection of the flat within fifteen days and if it comes to the conclusion that the representation is correct, the committee shall advise the concerned member to take corrective steps immediately and if no action is taken within seven days, the committee shall initiate action for getting the defects removed if necessary by taking police assistance for it and approach the Registrar for the recovery of amount incurred thereon as arrears of the land revenue from the member, who had carried out internal changes which has caused harm to another flat."

In accordance with the above, the following "Seepage Rectification Policy" is hereby proposed for approval.

- (i) Affected member will submit an application under Rule 106 (6) of DCS Rules 2007 for damage to his flat due to seepage from another flat.
- (ii) Manager and Plumber will coordinate with both flat owners for site inspection under guidance of MC within 10 days to find root cause of seepage.
- (iii) Based on inspection report Secretary will issue notice to source flat (which is causing the seepage) for rectification under Rule 106 (6) of DCS Rules 2007.
- (iv) If this diagnosis is not acceptable to owner of any two flats, such owner(s) can appoint his/their own expert(s) to diagnose the root cause of seepage. However, in all cases, final decision will be taken by the MC and will be binding on both the members.
- (v) If a society pipeline etc is causing the seepage, it will be repaired by the society as soon as possible.
- (vi) In case of denial of entry to Manager/Plumber/Society representative/ repair team by the source flat, police assistance, if necessary, can be sought by the suffering flat and MC will extend their support.

Format for application and Notice will be available in office.



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PLOT NO. 5D, SECTOR 22, DWARKA, NEW DELHI -110077

BY HAND/SPEED POST

No.VCGHS/AGM/2024

Dated: 27th November, 2024

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

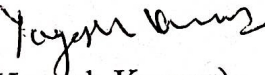
Dear Member,

The Annual General Body Meeting 2024 of the Society was held on Sunday, the 17th November, 2024 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,



To: All Members (By name)

Minutes of Annual General Body Meeting 2024 held on 17th Nov 2024

The Annual General Body meeting of the Society was called on the 17th November, 2024 at 10:30 AM 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 annexure 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/2024, dated the 01st Nov, 2024 along with Annotated Agenda. The proceedings of the Annual General Body meeting were also video-graphed as mandated by R.C.S. vide circular F.No 42/Policy/Misc/2015/941, dated the 29th December, 2019.

The meeting commenced at 10:30 AM but, as there were very few members present, it was adjourned till 11:00 AM. Since the quorum was not complete even at 11:00 AM, it was again adjourned for 15 minutes and the AGM commenced at 11:15 AM, under Rule 48(3) of DCS Rules, 2007. 31 (Thirty one) valid members attended the meeting and signed the Attendance Register for the AGM. Sitting arrangement for the non-members who wanted to witness the proceedings was made separately to ensure orderly conduct of meeting.

At the outset, the President welcomed the members to the AGM and read out the agenda points with brief details. He concluded with the hope that meaningful discussions are held and

and decisions taken, after discussions and deliberations are detailed below:

a) The final Audited Accounts of the Society: The final audited accounts of the Society for the financial year 2023-24 and budget for 2024-25 were presented to the General Body for confirmation. The President detailed in brief the important items of the Accounts and replied to the queries of the members. On a question by a member, it was explained that as per decision of last AGM insurance coverage for the building was increased to 25 crores and premium amount was negotiated and paid less than the comparing to previous year. It was also decided to incur more expenditure on gardening. Service issues in lifts be taken up with service provider to minimize disruption in lift service and lift alarm be connected to guard room for prompt response in case of need. After replying all queries of members, the Final Audited Accounts and Budget were then passed by the House by a voice vote and raising of hands.

b) Rectification Policy regarding issue of seepage from upper floor owners in light of Rule no 106(6) of DCS Rules: House was apprised about seepage complaints received from members and overall effects of seepage on the basic structure of the Society and interiors of affected flat(s). Also under mentioned contents of Rule 106(6) of DCS rules 2007 specifying the legal position with respect to redressal of seepage in a CHS was read out. "If due to internal charge or damage there is any seepage or structural defect in another flat, the affected member/occupants may make a representation to Committee, which shall

ANNUAL GENERAL BODY MEETING - 17th NOV 2024.

S.No	NAME	FLAT No	Membership No.	Signature	Remarks
1	Kamal Kishore	C-402	398		
2	A. N. Khora	D-203	310	ANKhora	
3	Sudhin Selt	C-802	403		
4	Yogesh Kumar	C-401	406	Yogesh Kumar	
5	Samundar Shokeen	D-403	242	Shingh	
6	Anurag Ahooja	B-307	327		
7	Arjun Pathak	A-1001	268		
8	Komal Sharma	B-303	292	Komal	
9	Shazam Kaur	A-702	362	L. Kaur	
10	Ankur Jain	D-803	4215		
11	V. V. Kumar Muthu	D-702	431		
12	Rohit Chhabra	A-101	409		
13	Devender Kumar	A-802	317		
14	RAJNISH GUPTA	B-601	396		Authority Letter by 1st member
15	M. P. SINGH	A-601	73		
16	Santosh Kumar	D-402	297		Authority Letter by 1st member
17	Roopak Vashishth	B-202	410	Roopak V.	Authority Letter by 1st member
18	Normel Kizler	A-401	415	N. Kizler	
19	RAJESH KUMAR	C-702	298		
20	COL. V. S. YADAV	A-703	307		
21	Sandeep K. Chokri	B-803	422		
22	SHARON MISHRA	B-101	418		Authority Letter by 1st member
23	Abhinav B. Bhatia	B-201	301		
24	Kailash Singh	A-303	355		
25	V. K. Balayan	D-103	385		
26	ABHISHEK SHARMA	D-801	408		Authority Letter by 1st member
27	BEENA BRUN	B-501	441		
28	SURJIT SINGH	A-903	369		
29	Sumitra Devi	B-402	430		
30	Milena K.	B-301	394		
31	Chhita Devi	C-102	389		

S.No.	NAME	FLAT No.	Membership No.	Signature	Remarks
26	Kuldeep Kumar	B-401	419	Kuldeep Kumar	No further action

Carry out inspection of the flat within fifteen days and it comes to the conclusion that the representation is correct the committee shall advise the concerned member to take corrective steps immediately and if no action is taken within seven days, the committee shall initiate action for getting the defects removed if necessary, taking police assistance for it and approach the Regis for the recovery of amount incurred thereon as are of the land revenue from the member, who had carried out internal changes which has caused harm to another flat.

After discussion, the following "Seepage Rectification Policy" was approved by raising of hands and voice vote.

- (i) Affected member will submit an application under Rule 106(b) of DCS Rules 2007 for damage to his flat due to seepage from another flat.
- (ii) Manager and Plumber will coordinate with both flat owners for site inspection under guidance of MC within 10 days to find the root cause of seepage.
- (iii) Based on inspection report Secretary will issue notice to source flat (which is causing the seepage) for rectification under Rule 106(b) of DCS Rule 2007.
- (iv) If the diagnosis is not acceptable to owners of any of flats, such owner(s) can appoint his/her own expert(s) to diagnose the root cause of seepage. However, in all cases, the final decision will be taken by the MC and will be binding on both the members.
- (v) In case of denial of entry to Manager/Plumber/Society representative/repair team by the source flat, suffering from

owner may write to MC for police assistance based on which MC will take appropriate and necessary support from police. It was further informed that format for application and notice will be available in MC office.

Further it was decided that if a society pipeline etc is causing the seepage, it will be repaired by the MC at the earliest (in any case within 90 days) subject to its being within MC's financial power and where separate demand is not required to be raised. In other cases SGBM may be called based on urgency of matter.

(C) Status of FAR cum repair work and Basement Repair:

Members were informed that tenders were invited for basement repair work and 10 valid tenders were received on 16th, 2024 which will be discussed with building project committee and further action will be initiated accordingly. Regarding FAR it was informed that 70 members have paid the amount demanded for FAR expansion work as well as basement repair work. 17 members have communicated unwillingness for FAR expansion work and have paid for basement repair work only and 13 members have not paid any amount so far. It was also conveyed that preliminary finalized drawings will be shared with members very soon.

4. Other points

- a) Delay in Payment of dues by members - MC sought opinion of house in case of delay in payment of dues by members. After discussion it was decided that a final notice to clear the dues within 15 days be sent to such members and after 15 days a list of left over defaulters be displayed on notice board & whatsapp group. The request from members to waive off interest charges for late payments was brought before the house however it was unanimously agreed that interest waive off cannot be agreed upon as it would amount to incentivize the defaulters.

b) Regulation and Control of two wheelers in Society - It was brought to notice of the house that in absence any charges or permission system we have no records of two wheelers lying in the society. After long discussion it was decided that all owners of two wheelers will register their vehicle in MC office and as a first step Rs 100/- per month per two wheeler will be charged with effect from 1st Jan 2025 in quarterly bills. There is also an issue of many "out of life" two wheelers lying in the society. Members not having any four wheeler and using allotted permanent car parking will also register his vehicle but will not be charged this amount. The issue of regulating charging bicycles was left for further discussion in future meeting.

c) Miscellaneous General Points - In the end, issue of partially letting of some flats, action against wrong parking, painting of iron doors on terrace to stop rusting, improving house keeping services, allowing separate space to guards for changing their uniforms were also raised by members. President assured members that these matters will be looked into and suitable action will be taken.

5. Then President thanked all the members present for their patient hearing, meaningful discussions and co-operation all the time during AGM and announced the conclusion of the meeting.

(Kamal Kishore)

President

(Yogesh Kumar)

Secretary