

Shriniketan Co-operative Group Housing Society Ltd.

Plot -1, Sector-7, Dwarka, New Delhi 110075. (Regn.No.583)

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Date: 09-Oct-2022

MINUTES OF THE ANNUAL GENERAL BODY MEETING OF SHRINIKETAN CO-OPERATIVE GROUP OF HOUSING SOCIETY HELD ON 09 OCTOBER 2022 AT PLOT NO,1, SECTOR -7, DWARKA, NEW DELHI — 110075

1. The President Mr Nishit Kumar convened the meeting as scheduled at 11.00 AM but due to lack of quorum, the Secretary adjourned the meeting for 30 minutes.
2. President chaired the AGM. He reconvened the meeting at 11.30 AM and requested the members present to take their seats.

Attendance list of AGM held on 09-Oct-2022

S/N	Member Name	Flat No	Mem No
1	Nishit Kumar	451	166
2	Alok Perti	552	361
3	Jagjit Singh Chawla	285	144
4	P.B. Mongia and Nandita Mongia	145	130
5	Pradeep Kumar	172	150
6	Dinesh Kumar	211	21
7	Pravir Sanyal	162	298
8	Sonia Dua Gulati	275	257
9	Satish Kumar	131	349
10	Poornima Misra	344	27
11	Sudesh Soni	563	252
12	T.P. Madhusudan	364	284
13	Indu Puri	265	124
14	Sanjay Malhotra	551	372
15	K.V. Kunhikrishanan	434	187
16	Sreedhar Varieer	433	313
17	Ajay Midha	233	384
18	Kaushalya Devi	234	385
19	Suman Gupta	371	303
20	Vinod Gahlot	215	244
21	P.V. Mahashabdey	255	389
22	Ankush Gupta	322	376
23	Sucheta Banerji	121	288
24	Rajat Malhotra	571	317
25	S.R. Biswas	312	347



26	Anil Chopra	272	243
27	Sanjay Gulati	275	257
28	Meenakshi Pahuja	383	352
29	Rajeev Bhardwaj	473	245
30	Rakesh Arora	462	341

ITEM 1: Confirmation of the minutes of the AGM held on 28th November 2021.

Minutes of the last AGM held on 28th Nov 2021 were placed before the house and confirmed. The President Mr Nishit Kumar clarified that the extension work of the Balcony area can be undertaken only after getting written permission from DDA. In this regard. Thereafter Mr Mahashabdey (265) offered his help in getting the required clarification and permission from the DDA for the extension of the Balcony area.

ITEM 2: Report of the Secretary.

Mr J S Chawla, Secretary of the society read out his report.

He informed the members about the sad demise of Mr T J S Shantharam (Flat no 254) & Mrs Krishna Pahuja (Flat no 163). He requested all members present to stand and observe two minutes of silence in their memory.

Mr Chawla, on behalf of the Managing Committee, conveyed sincere thanks to the members for giving the management committee an opportunity to serve the Society.

Thereafter he reported the work/jobs undertaken by the Management during last year.

1. Two new sign boards in the front & Back sides have been installed for better visibility.
2. CCTV camera Display for the front gate was enhanced with all the camera's views as directed by the Delhi Police.
3. The office extension Washroom was renovated for the convenience of the staff and the residents.
4. Office Extension Painting and repair work was done.
5. The doors of the Staircase were repaired and wherever needed replaced.
6. The Main Gate guard room was renovated and painted for better visibility through the CCTV cameras.
7. The back gate guard room was Painted and new Counter was constructed.
8. Electrical Grounding of Society Building was redone as and where it was required.
9. With the help of Dwarka CGHS Federation, an Electric car charging point was installed near Front Gate. And as of now, the charging cost will be as per the actual consumed Meter reading.
10. The remaining portion of the road repair was completed.
11. The caretaker's room and washroom were painted and renovated.
12. The basketball pole was replaced.



13. The rear side boundary wall extension work is going on.
14. Exhaust fans were installed in all the meter rooms and storerooms.
15. Drainpipe and Water Pipework is near completion. Only 4 Lines are left which will be completed this year.
16. Holi, Diwali, Valentine's Day, Republic Day and Independence Day functions were organized in the society.
17. The rainwater harvesting system was serviced and maintained.
18. Overhead and underground tanks were cleaned.
19. Cleaning of premises and Horticulture were maintained.
20. Sanitation of the Lifts and common area are done on regular basis.
21. Society in coordination with the Federation is trying that our Municipal ward is transferred to Dwarka for better functioning.
22. Society had given a written request to our MLA for an extra water connection.

He also informed the members that the case between Society and Mr. Deshpandey (flat no 543) regarding parking is going on in the court of the Arbitrator. MC conveys its gratitude to Mr Avneesh Kumar Sharma for helping the society in presenting its case before the Arbitrator.

On behalf of the management committee, the Secretary gave a special thank to our security Guards and office staff who worked tirelessly and unhesitatingly during the COVID period and helped all families where there were COVID-positive patients by providing all the required essentials needed by them.

He informed that The Managing Committee is aware that a few challenges remain:

1. Balcony Drain and water line replacement.
2. Shaft Repair
3. Pest control of All Flats.
4. CCTV in All Lifts.
5. Automatic Boom Barrier for Gate

He also took this opportunity to put on record the effort put in and the valuable contribution made by his colleagues in the Managing Committee.

He also thanked the cultural team of our society for their effort in enriching the social and cultural life of the Society.

He thanked the Horticulture team for maintaining the beautiful garden.

He thanked our office support staff Ranjeet and put on record his appreciation for the contributions made by Devraj, Rinku, Manas, Jai Prakash, Sulender, Santosh, Rajesh, Raju, Om Prakash, Ajit & Surender in the functioning of the Society.

He requested all members to come forward and work for the development of society.



He conveyed his gratitude to President Mr Nishit Kumar, Vice President Mr Alok Perti, Members Mrs Leena Midha, Mrs Sonia Gulati, Mr Sudesh Soni, Mr Prakash Gondole, Mr Pradeep Kumar, Mr S R Biswas & Mr Rajat Malhotra for their efforts in running the society.

In the end, he thanked all the residents for supporting and sharing their valuable suggestions

ITEM 3: Adoption of Audited account of the society for the year ended 2021-2022:

Audited accounts of the society for the year 2021-22 were placed before the house for adoption. Since no comments/objections were raised by any member, the annual audited accounts of the society for the year ended March 31, 2022 were adopted.

ITEM 4: Approval for annual Budget for FY 2023-24 :

The budget for FY 2023-24 was discussed. The highlight of the budget are:

- There is no change in maintenance charges this year. It will remain the same as Rs 2600/- for members and 3100/- for tenants. Also Sinking fund of Rs 2500/- remain unchanged.
- Mr Gahlot asked how the amounts for different heads were derived for the budget. It was explained that the amounts are calculated on the basis of expenses done in the previous year.

Since no further comments/objections were raised the proposed budget for 2022-23 was approved.

ITEM 5: Any other Item:

- Mrs Suman Gupta raised the concern about parking. Mr Sanyal commented that Parking is not an exclusive right of the owner. He also mentioned that Parking cannot be added to the sale deed of the flat. He also mentioned that the extra parking space should be monetized. Mrs Suman also suggested that if there are multiple parking with the flat and the owner wants to shift one parking to some other flat that should be allowed. Mr Chawla clarified the above:
 - Parking space cannot be sold.
 - Parking space is not a property of a flat owner.
 - Parking space is only right to Park.
 - If any member has 2 parking spaces and that flat is getting sold, both the parking will be shifted to the new owner.



- Mrs Suman also raised the issue of usage of the parking area for running temporary kitchen for parties and private functions. President Mr Nishit clarified that as per the fire safety rules this decision was taken. Currently kitchen is provided near the back gate only and this is mentioned in the form which is being signed by the members when they book the Office Extension or Area near the generator room. Mr Nishit informed that MC will discuss this matter and if found feasible will change the rule.
- Mrs Banerjee queried whether two cars can be parked in the parking space allotted to the flat if the space is big enough to accommodate two cars. Secretary explained currently, if there is a space where members can park 2 cars, it is allowed. Mrs Suman suggested that in this case resident should pay for the 2nd car. Mr Nishit said that they will discuss this issue and if any changes were proposed, MC will revert back to the members on this Issue.
- Mr Chawla Brought up the point of Balcony Drain repair and replacement. There are approx. 44 lines and the total estimated expense is Approx. 36000/- per line. This work will be taken up only on those lines where the problem arises. MC proposed that the amount should be paid by the affected members only. However, Mr Dinesh suggested that the expense of the drain should be taken up by society only.
 - Members present resolved to have this expense from the society only.
 - However, Mr Chawla clarified that this year society will try to spend this from the existing budget but next year it will be budgeted separately.
- Mr Bhardwaj raised the issue of water logging in the lobby area. Mr Chawla said that this problem is known Issue. MC has tried multiple options for rectification but so far is not successful.
- Mr Sanyal raised the point that there were old cars which were parked in society and those should be removed from society. Mr Chawla mentioned that this will be discussed in the MC meeting.
- Mr Chawla informed that for Drain pipe repair job, shafts were broken to provide access for repair. And as now Drain repair Job is complete, these Shafts are to be repaired back. There are approx. 340 shafts to be repaired. Approx. cost of per shaft repair will be Rs 1200/-. Mrs Charu Malhotra suggested that repair should be done at both Ends of the lines. Mrs Renu Sharma objected to the approx. cost of the repair. Mr Nishit mentioned that MC has taken two Quotations for the same and this is the best rate which MC has got. Mrs Suman suggested that this should be left to the members to get this work done. Mr Bhardwaj and Mr Dinesh suggested that there should be the option of a drain also in the same.
- There was Voting done by raising hands if this work needs to be done or not. Most of



the members agreed that this work should be done.

Again there was voting done by raising hands if this work needs to be done by Society or individuals. Most of the members agreed that this should be done by society.

As for the Cost, Mr Chawla said that MC will ask for the quotation again and requested that interested members may come forward and help MC to get this work done.

- The next Point taken was pest control. Society gets pest control done in the common area of the society but there was a suggestion that this should be done in all the flats also. There was a lot of discussion on this point whether this needs to be done by individuals or should be done by the society and charged to the members. There was also a suggestion that if this needs to be done by society then all 8 flats in the block should be taken up at the same time.

Voting was done by Raising a hand if this needs to be done by Society or individual members. Most of the members agreed that this should be done by society and payment will be done by the individual member. Mr Chawla asked for help from the members to come forward to get this work done as this will be a major task from the logistics perspective. Mr Dinesh Sharma agreed to help with this.

- The next point was CCTV in the lifts. AGM has decided not to take this up.
- Golden rules for the Society for the Expense: With the suggestion from the Auditor Golden rules of the expense were made and approved in the MC meeting dated 20th March 2022. Highlights are as follows:
 - Any Unscheduled Expenditure of more than 50000/- needs to be approved by at least 4 MC members.
 - Any Unscheduled Expenditure of more than 2 Lakhs should have prior MC approval.
 - Any Unscheduled Expenditure of more than 6 Lakhs should have prior AGM/GBM approval.
 - To avoid practical difficulties Society may accept Bill up to 2000/- with Shop Name and contact Number in place of Cash Memo.
 - Scrap sale should be done in front of at least two person and prior information to be to be to members.
- The penalty for the Structural Violation of Rs 50000/-: It was observed that members are breaking the walls and floor without taking proper approval from the structural auditor. It was decided that Rs 50000/- penalty will be levied on the member who



violates these conditions and the member needs to comply with whatever the structural auditor instructs. After getting the work done as per the structural auditor, the member has to submit Final Closer report from the auditor to Society Office, to confirm if the work done was as per the suggestion given or not.

Mrs Suman Gupta raised that there were lot of members who had broken the wall in the past. Mr Nishit clarified that a structural audit was done and he suggested that in future these changes should not be done without approval. As earlier Delhi was in seismic Zone 4 but now Delhi is in Seismic zone 5. Mr Dinesh Sharma Suggested that the Drain Pipe should be blocked while the work is going on so that Cement, POP etc should not go inside the drain and block the pipe.

- Changes as per RCS rule 2007: MC informed members that there were many changes which were introduced in the RCS rule 2007 and which were not adopted in the by-laws of the society. MC is redrafting the bylaws of the society as per the rules and once done it will be circulated among all the members. We will take this matter in the next AGM or GBM. This will be done under the guidance of Mr Alok Perti.
- Mr S R Biswas, informed that the repair work of Damage, caused due to lightning strike was completed at a much lower cost than originally proposed. He also suggested buying some spare parts for the Pipe in the terrace so that once the problem occurs we can change those immediately. This suggestion was taken up and will be discussed in the MC meeting.

Suggestions from Members:

- Mr Mongia suggested that the office manager should check the flats where work is going on and instruct the contractor not to put anything in the drain so that it does not get blocked.
- Mr Mongia also suggested that the receipt which is given to the member should have a bifurcation of the whole amount.
- Mr Dinesh raised the point of the Pots being kept outside the railing, and due to the watering, the water drips. He suggested imposing a fine for this.
- Mr Sanyal pointed out that the dog's menace is seen near the lift or in the common area and suggested pet owners should take their Pets outside the society.
- As Pet registration is mandatory it was suggested and all the members who have pets should submit the registration confirmation to the society.
- Mr Rajat suggested that there should be a small fine for the violation like pet menace,



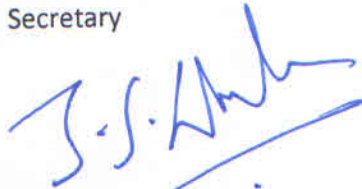
dripping water from the top etc.

- Mr Gahlot suggested that pets' vaccination certificates should be submitted to society and suggested forming Do's and Don'ts for Pet Owners
- Mr Rajat suggested forming Do's and Don'ts for general hygiene.
- Another point raised was improper parking. MC requested all the members to park their vehicles properly so that other resident should not have any problems.

Secretary Mr. Chawla said that the Managing Committee will discuss and explore all possible options.

Meeting ended with a vote of thanks for the chair Mr Nishit Kumar.

Secretary



J S Chawla

