

THE PUNDRIK COOPERATIVE GROUP HOUSING SOCIETY LIMITED
D-177, Pundrik Vihar (Opp. D-Block, Sarswati Vihar) Pitampura, Delhi-110034
[Regd No. 61(H) Dated 14-7-1971]

Dated: 15 July, 2017

MINUTES OF THE ANNUAL GENERAL BODY MEETING OF THE PUNDRIK COOPERATIVE GROUP HOUSING SOCIETY HELD ON 2nd JULY, 2017 AT SATSANG BHAWAN, PUNDRIK VIHAR, DELHI-110034

1.1 The meeting, which was scheduled to be held at 10.00 AM, was adjourned after waiting for 30 minutes due to lack of requisite quorum and thereafter it was re-convened at 11.00 AM in terms of Rule 48 (3) of the Delhi Cooperative Societies Rules, 2007.

1.2 Shri J.K.Gupta, President welcomed the participants and requested Shri S.P. Singla, Secretary to take up the agenda for discussions.

Item No. 1: Condolence in the memory of members/residents, who have expired after the last AGM, held on 3rd July, 2016

1.3 One minute's silence was observed & *Gaytri Mantra* was recited to mark condolence in the memory of following members/residents of the Society, who have expired after the last AGM held on 3rd July, 2016:

1. Smt.Laxmi Ahluwalia B-82
2. Sh A.C. Sexena A-30
3. Smt. Savitri Gupta D-199
4. Sh Jai Prakash Goel D-180
5. Sh Mohinder Singh B-64
6. Sh Jagdish Pd Gupta D-199

Item No.2: Confirmation of the minutes of the last AGM held on 3rd July, 2016

2.1 Shri S.P. Singla, Secretary informed that the Minutes of the last AGM were circulated to all members on 16th July, 2016. The same have been again circulated along with the AGM Notice dated 12th June, 2017. Since no comments/suggestions have been received from any member/resident, he sought confirmation of the minutes without reading out the minutes.

2.2 The House confirmed the minutes unanimously.

Item No.3: Achievements and Action Taken on decisions of the last AGM held on 3rd July, 2016

3.1 Shri S.P. Singla, Secretary, highlighted the following achievements in the past one year, as well as the action taken on the decisions of the last AGM meeting:

Strengthening of Security in the Society:

- 1) Installation of barbed wire, CCTV cameras and inter-com facility has greatly helped in effectively maintaining security in the Society. Further, the timings of opening of the C-Block Gate have been further restricted from 6.00 AM to 11.00 AM and 4.00 PM to 7.00 PM to avoid entry of undesirable persons. The Gate is also manned by Chowkidar during the aforesaid period.
- 2) Stickers have been pasted on the vehicles and their record is maintained in the register.
- 3) All vendors/hawkers, servants, etc have been issued ID Cards and their particulars are also kept in the record.
- 4) Round the clock security is maintained by deploying..Six.number of Chowkidars.& Four Security Guards

Repair/re-carpeting of roads:

After detailed consideration of the matter and consultation with the technical experts, the Managing Committee has decided to undertake repair of the damaged portion/trenches etc on the roads inside the blocks since at many places the condition of the roads is found to be quite good. Complete re-carpeting of Central Plaza and at other highly damaged portions will be undertaken stage by stage to avoid problems in parking of vehicles and inconvenience to the residents. The work has already been started.

Cleanliness of the Society:

Cleanliness of the Society is being ensured to the possible extent. Waste material lying below the pillars has been removed. However, despite best efforts of the Managing Committee, that some residents have again placed their waste material/unusable items under the Pillars and have not properly fixed their pipes to stop overflowing of water from the Balconies. He requested all such residents to take necessary action for overall betterment of the Society.

Trimming of trees:

Trimming of overgrown trees have been done and the process will continue from time to time. Most of the people trees growing in the walls of flats have been removed from the society. However, some trees are still left and again grown in some flats. The same will also be removed.

Problem of water logging:

Water logging problem is by and large satisfactory. The Sewers and drains and have been got cleaned to avoid the problem in the rainy seasons.

Cleanliness of Water Tanks: Tanks were cleaned in the month of Nov.2016 by expert agency

Festivals and functions:

Deewali Festival:

On this occasion the M.C. approved payment of Rs. 1200.00.- cash and one Gift distributed to all workers. Besides, lighting was also done at the main gate and boundary wall

Holi Festival: Holi Festival was celebrated with great enthusiasm as per past practice.

Visit of Shri Neeraj Gupta, Ward Councilor in the Society:

Shri Neeraj Gupta, the newly elected Saraswati Vihar MCD Councilor visited the Society on.07/06/2017..when large number of residents were present. The problems being faced by the Society and development issues in the area were discussed and brought to his notice. He promised to do his best to solve the problems which were under his jurisdiction.

Item No.4: Audit and Accounts of the Society for the year 2016-17:

4.1 Shri S P Singla and Shri Suresh Gupta presented the annual accounts of the Society for 2016-17 along with the report of the Auditor. It was brought out that the accounts of the Society have been audited by M/s Jain Sanjeev, Kumar & Associates, the auditor from the Registrar's Panel. The firm has completed the audit of accounts, which have been submitted to the Registrar's office. The efforts made by Suresh Gupta, Treasure, Shri K.C. Bansal, Jt. Treasurer were highly appreciable for ensuring timely compilation of Society's Account and completion of all other requisite procedural formalities within a short span of time.

4.2 After discussion, the House unanimously passed the Audited Accounts of the Society for the year 2016-17.

Item No.5: Accounts and Activities related to Shri Shiv Mandir, Pundrik Vihar.

5.1 The House unanimously passed the Audited Annual Accounts of Shri Shiv Mandir, Pundrik Vihar for the year 2016-17. The services rendered by Shri B.B. Garg (C-136) in carrying out Audit of Mandir Accounts were highly commended and appreciated by the House.

Item No.6: Action against the Defaulters:

6.1 Shri S.P. Singla, Secretary informed that out of four defaulters, two members (C-182 and D-215) have cleared their dues. Out of the remaining two defaulters, Flat no C-126 and Flat No. D-185, the dues have not been paid despite repeated discussions & requests to the members.

6.2 It was decided to issue the written notice to the concerned member of Flat No.D-185 under the DCS, Act and Rules.

Item No.7: Maintenance issues of the Society:

Shri S.P. Singla presented the details of the budget of the Society for 2017-18 and highlighted the following position:

- Based on the total annual expenditure of Rs.26,36,400/- in the previous year (2016-17), the quarterly maintenance charges work out to Rs.3075/- per flat.
- After making provision of Rs.400.00 per quarter per flat on account of Building Replacement Fund (Rs.40/- per quarter) and Building Maintenance Fund (Rs.360/- per quarter), the amount works out to Rs. 3475/- per flat per quarter.

- Against this, the Society has charging Rs. 3200/- per flat per quarter by meeting the balance expenditure from the Misc. income.
- The projected expenditure in 2017-18 is estimated at Rs.29,92,200/- after taking into consideration the likely increase in electricity bills , increase in the salary of workers and other expenses. Based on this, the quarterly maintenance charges work out to Rs.3400/- per flat.
- After making provision of Rs.400.00 per quarter per flat on account of Building Replacement Fund (Rs.40/- per quarter) and Building Maintenance Fund (Rs.360/- per quarter), the amount works out to Rs. 3800/- per flat per quarter.
- Shri Singla therefore expressed the need to increase the maintenance charges from Rs.3200/- to Rs.3800/- per quarter per flat.

Item No. 8: Resolution for amendment in the Bye Laws of the Society:

8.1 In the Annual General Body Meeting held on 3rd July, 2016, it was informed that in the Delhi Cooperative Societies Act, 1972 there was a provision that the President, Vice-President, Secretary, Joint Secretary or Treasurer of the Managing Committee cannot fight the election if he has held any such office during two consecutive terms. Though, in the existing Delhi Cooperative Societies Act, 2003 and DCS Rules 2007 all restrictions mentioned above have been removed/deleted, the byelaws of the Society still has the old provision as per amendment made on 26.6.1983. A suggestion was made to amend the Byelaws of the Society to remove this contradiction and anomaly with the existing Act and Rules. **It was decided that a suitable amendment to the Byelaws along with the detailed reasons would be brought by the new managing committee for consideration by the General Body at the earliest.**

8.2 Section 11 of the DCS Act, 2003 also provides that *"Every Cooperative Society may make its bye laws consistent with the provisions of this Act and the rules made there under"*.

8.3 Accordingly, the Managing Committee in its meeting held on 11.6.2017 examined the existing Bye Laws of the Society in the light of provisions of Delhi Cooperative Societies Act, 2003 and DCS Rules, 2007 and the Model Bye Laws made by the Registrar under Rule 11 of the DCS Rules, 2007.

8.4 The Managing Committee has decided to propose the amendments in various clauses of the existing Bye Laws of the Society to make them consistent with the present provisions of the Act, Rules and the Model Bye Laws. A copy of the Resolution for making amendments to the Bye Laws is enclosed as Agenda Item No. 8 of the notice of the AGM. Shri S.P. Singla requested for consideration and approval of the General Body before the proposal for amendment of bye laws is forwarded to the Registrar's office for approval and adoption.

8.4 After discussion, the House unanimously passed the following resolution for amendment to the proposed bye laws as per Appendix-V of the Agenda item No.8:

"It is hereby unanimously resolved for making amendment to the existing bye-laws of The Pundrik Cooperative Group Housing Society as per Appendix-V of the Agenda Item No.8 of the AGM held on 2.7.2017 and seeking approval of the Registrar of Cooperative Societies, Delhi in terms of Section 12 of DCS Act, 2003 and Rule 11 (2) of the DCS Rules"

9. **Comments/observations by the members:**

9.1 **The members made the following observations/suggestions:**

- (i) A number of members, particularly Shri PC. Gupta (A-46), Shri S.K. Bansal (C-137), Shri Satish Gupta (B-73.) Shri Mittar Sain (B-108) raised the issue of timings of opening of C-Block Gate. It was mentioned that the residents were facing great inconvenience due to the present timings of opening of the Gate. It was suggested that since sufficient number of Security Guards are available to maintain the Gate and at the same time keeping in view the security aspect, the timings of opening of the Gate may be increased by one hour in the morning and one hour in the evening i.e. from 6.00 AM to 12.00 Noon in the morning and from 4.00 PM to 8.00 PM in the evening.

After detailed discussion, it was decided to open the C-Block Gate from 6.00 AM to 11.00 AM in the morning and from 4.00 PM to 8.00 PM in the evening.

- (ii) Shri Mittar Sain (B-108) mentioned that Peepal Trees from the some of the flats have not yet been removed. He requested for removal of these trees urgently. He also desired to take up matter with the concerned civic agencies for taking over internal maintenance of the Societies.
- (iii) Shri P.K. Garg, apprised about the development & renovation work of Satsang Bhawan
- (iv) Shri Vijay.Goyal (C158) suggested maintenance of uniformity in the outer color of the flats.
- (v) Shri D.P. Gupta (D-163) supported the suggestion that the Society should have the same outer color for the flats and should be under taken by the Society
- (vi) Shri Prahlad Verma (C-125) suggested early cleaning of the Storm Water Drains to avoid the problem of water logging.
- (vii) Shri Rajiv Gupta (A--11) suggested further streamlining of the parking of vehicles.

10. **Increase in maintenance charges:**

10.1 A number of members suggested that the efforts should be made to reduce the expenditure of the Society instead of increasing the maintenance charges. It was suggested that the possibility of reducing the number of Security Guards and installation of LED lights for street lighting may be explored for reducing the expenditure.

10.2 However, some members felt that security of the Society should not be compromised for the sake of small saving and provision has to be kept as sometimes a number of Chowkidars proceed on leave and become absence at a time. Installation of LED lights was considered to be a very costly affair as the initial cost is very high.

10.3 After detailed discussion and considering the requirement of increased expenditure, it was decided to increase the maintenance charges from Rs.3200/- per quarter to Rs.3600/- per quarter per flat with effective from the next quarter commencing from 1.10.2017.

11. Shri S.P. Singla, Secretary responded to the other observations/suggestions made by Members, as follows:

- i. Action will be taken for removal of remaining Peepal Trees from the Flats. Matter regarding trimming of trees will be further pursued with the MCD/Area Councilor.
- ii. For maintaining uniformity in the outer color of Flats, an appropriate policy can be worked out by the managing committee considering all practical aspects.
- iii. There is a serious problem of water logging in the back-lanes, mainly because of flowing of water from the balconies. All such members were requested to take immediate action to extend the pipes from their Balconies and properly fix them in the drain traps/sewers.
- iv. GST :. As per reports in media the RWAs and Housing Societies will be covered under GST subject to certain terms & conditions. It has been decided that matter will be examined in consultation with the experts and C.A. of the society.

12. Shri S.P. Singla thanked all members for their constructive views/suggestions and their cooperation for smooth functioning of the AGM. He assured that the Managing Committee will make all efforts for betterment of the Society with the cooperation of the members.

The meeting ended with a vote of thanks to the Chair.



(S.P. Singla)
Honorary Secretary

To:

1. All Members/Residents of Pundrik Vihar.
2. Registrar of Cooperative Societies, Govt. of NCT Delhi, Parliament Street, New Delhi-110001
3. Notice Board of the Society
4. Relevant File on the subject