

Appendix - 1.

Phone: 47049914

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: July16, 2016

MINUTES OF THE ANNUAL GENERAL BODY MEETING OF THE PUNDRIK COOPERATIVE GROUP HOUSING SOCIETY HELD ON 3rd JULY, 2016 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 S.K. Bansal, President welcomed the participants and requested Shri P.C. Gupta, 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 30th August, 2015

- 1.3 One minute's silence was observed to mark condolence in the memory of following members/residents of the Society, who have expired after the last AGM held on 30th August, 2015:
 1. Smt Sushma Sharma A-02
 2. Sh Ram Kumar Gupta C-120
 3. Smt. Shanti Devi B-105
 4. Dr.Narinder Kumar Singhal D-198
 5. Smt. Rukmani Devi B-69

Item No.2: Confirmation of the minutes of the last AGM held on 30th August, 2015

- 2.1 Shri P.C. Gupta, Secretary informed that the minutes of the last AGM were circulated to all members on 8th September, 2015. The same have been again circulated along with the AGM Notice dated 3.6.2016. Since no comments/suggestions were received from any member, 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 30th August, 2015

- 3.1 Shri P.C. Gupta, Secretary, highlighted the following achievements in the past one year, as well as the action taken on the decisions of the last AGM meeting:
 - (1) He expressed regret and sorrow on the theft which took place in the Society on 3/4 February, 2016 in Flat No. C-153 owned by Shri Sachin Gupta. The entire society took a serious view of the situation and called Special General Body Meeting (SGM) on 5.2.2016 in which many suggestions were made for strengthening security in the society. Major suggestions which come out of the aforesaid meeting were as follows:

- 1) Installation of Barbed wire around the boundary wall where there is a need.
- 2) Engaging Security Guards from a professional Security Agency.
- 3) Installation of good quality night vision CCTV Cameras to fully cover the Society.
- 4) Providing Intercom Facility in the Flats.

He stated that the Managing Committee took all these points seriously and as per decision of the SGM held on 5.2.2016 the following committees were appointed to look after the arrangements are as under:

1. Barbed Wire:

- | | |
|-------------------------|---|
| 1) Sh. D.P. Gupta, | Nodal Officer (Managing Committee Member) |
| 2) Sh. Maggo | ... A-13 |
| 3) Sh. Pankaj Malik | ... D-188 |
| 4) Sh. Anil Garg | ... C-140 |
| 5) Sh. Nikunj Ahluwalia | ... D-170 |

2. Installation of CCTV & EPABX (Inter-com):

- | | | |
|---------------------------------|-----|------------------------------------|
| 1. Shri S.P. Singla (C-134) | ... | Nodal Officer (Managing Committee) |
| 2. Shri Rajiv Gupta (A-11) | ... | Member |
| 3. Shri Rajan Ahluwalia (C-135) | ... | Member (Technical services) |
| 4. Shri Ajay Gupta (A-46) | ... | Member |
| 5. Shri Anurag Jain (C-150) | ... | Member |

- (3) Barbed wire has been fixed wherever it was needed. Efforts have been made to ensure that best quality of barbed wire has been fixed and there appears to be no slot uncovered.
- (4) Shri P.C. Gupta informed the House that after thorough market survey and consulting the office bearers of adjoining Societies like Sarswati Vihar, Deepali, Pushpanjali Enclave, etc, Ms Vaidya Security Services have been hired for providing security guards and the same are continuing. However, the performance of the Security Guards still requires improvement. The owner of the agency has been warned who has advised that a BSF commandant has been appointed to supervise the Security Guards so that there is no shortcoming in the security. At present there are 6 security guards are giving duties 3 in night shift and 3 in day. Besides our 4 guards are also looking after parking and miscellaneous work.
- (5) 32 CCTV cameras have been installed and working. Still setting is being done so that the entire society is under the scan of CCTV's. Boom Barrier is yet to be installed.
- (6) Intercom facility has been installed and started. There would be four digit Dialing No. i.e. 1000. Add the number of flat in 1000 and dial and you will get the desired flat connection. Gate's intercom No. is 9 and no addition is required in dialing the number.
- (7) For providing information to the residents and making important announcements, a Public Address System has been installed in the Central Plaza, which can be operated from the Intercom Exchange.
- (8) The wires of Cable TV have also been laid underground at no cost to the Society.
- (9) Since the above services required under ground cabling and digging of trenches, roads have been damaged due to digging up to 2-3 feet. The work of re-carpeting of roads will therefore require to be taken up at the earliest.
- (10) Efforts were made to put up a stall of Mother Dairy Vegetables & Fruits, but due to objection from some residents, the same could not materialize.

- (11) Independence Day was celebrated with great enthusiasm. Members born prior to 15.8.1947 were honoured with a silver coin offered by Mr. Arvind Gupta of B-77 and Sh. Anoop Gupta D-210. Mrs. Jyoti Aggarwal councilor of the area also participated in the function. Trees were planted near the gate of the society.
- (12) Under Ground Water Tanks were cleaned on 27.9.2015.
- (13) M/s Omax Builders had submitted a re-development plan for Society. The M.C. discussed the plans and decided to postpone the project till some concrete policy of the Government, DDA and Registrar of Societies becomes available and the scheme is implemented by some other Societies in Delhi.
- (14) Most of the Peepal trees growing in the walls of some flats have been removed
- (15) Deewali Festival : The M.C. approved payment of Rs. 1000/- cash and one pant & shirt piece of good quality was distributed to all workers on this occasion. A Diwali Mela was also celebrated in the society and authorized the organizers to spend up to Rs. 21,000/-. A number of stalls were put up and good quality of various types of food was sold in the Mela. This was highly enjoyed by the residents and appreciated. A sum of Rs. 19,510/- were spent on the Diwali Mela.
- (16) A Maruti service centre of the company organised a camp in which they provided free engine oil, coolant and free servicing to all make of vehicles.
- (17) Fruit/vegetables vendors have been issued Identity Cards.
- (18) Charges by homeopathy doctor has been increased to Rs. 50/- & Rs. 60/-.
- (19) Greenery has been increased and developed. Main gate was built with the efforts of Mrs. Jyoti Nitin Aggarwal and a fresh look was given to the Hut meant for Guard Room.
- (20) The present water pump house was installed 3 Ft. below the ground level and it was observed that water used to accumulate in it which could be dangerous to human life as the booster pumps and the electric connection were operated from this hut. A new hut to install electric switches was constructed and shifted all electric connections from the old hut. The Service Cable from Anand Vihar Pole providing connection to the Pump House has been got replaced.
- (21) It was decided in the M.C. meeting to suspend entry of vegetables/fruit vendors until proper security arrangements were made. Since the security arrangements have been made, the entry of 10 vegetable/fruit vendors has been allowed after issuing I/cards.
- (22) It was decided in the M.C. meeting held on 27th February, 2016 that two car stickers will be provided to each Flat owner and those having more than two vehicles, they would be required to park their extra vehicles outside the society.
- (23) Holi Festival was celebrated with great enthusiasm. Breakfast was provided to all the participants.
- (24) In view of the installation of Boom Barrier some adjustments were required to be made and some portion of the guard hut has to be removed, which was done. Tiles and marbles stone has been fixed in the guard room to give it a good look.
- (25) Shri P.K. Garg resigned from the secretary-ship of Mandir Committee. He was requested to continue till new committee take place in July,2016 but he expressed his inability to withdraw the same on personal grounds. Hence his resignation was accepted. Mr. Mukesh Goel, the Jt. Secy will look after in his place.

- (26) Shri P.C. Gupta & Sh. Prahlad Varma ensured cleaning of main sewer lines. It was also decided to provide sewer covers wherever they were missing. The sewers have been got cleaned.
- (27) A summer vacation drawing and painting competition for the children of Pundrik Vihar was organised on 19th June, 2016. There were four age-categories of children and two prizes (first and second) were given for each category. Two consolation prizes were also awarded. This helped in promoting the hobby of the children and the occasion was also enjoyed by the residents.
- (28) Despite best efforts of the Managing Committee, a number of residents have not removed their waste material/unusable items lying under the Pillars.
- (29) Some members have not yet fixed the pipes to stop overflowing of water from the Balconies.
- (30) Some residents are still using water motors despite that the tanks are getting filled with the available pressure. All such residents were to take necessary action in the overall interest of the Society.
- (31) New auditor from the Registrar's Panel was appointed (M/s S.P. Marwah & Co., Karol Bagh). The firm has completed the audit of accounts, which have been submitted to the Registrar's office. Copy of the audited accounts has already been enclosed with today's meeting agenda. The efforts made by Shri K.C. Bansal, Treasurer, Shri Suresh Gupta, Jt. Treasurer and Shri S.P. Singla, Jt. Secretary are highly appreciable for ensuring timely compilation of Society's Account and completion of all other requisite procedural formalities within a short span of time.
- (32) In accordance with Section 35 (3) of the Delhi Cooperative Societies Act, and the Rules, the three year prescribed term of the existing managing Committee of the Society shall expire on 10th July, 2016. Shri O.P. Singhal (D-209) was appointed as returning officer to conduct Society's election. He accepted the request of the society for conducting the elections.
- (33) The presiding officer Sh. O.P. Singal has thanked the Managing Committee for reposing trust and confidence in him and requesting him to conduct Society's election for the third time. In fact, the Managing committee and the entire house is grateful to him for accepting this great responsibility and performing this duty meticulously as per the Act & Rules.
- (35) As regards the maintenance charges, Shri P.C. Gupta informed that the Managing Committee after detailed analysis of the financial position and accounts is of the view that there is no need to make any increase in the existing quarterly charges of Rs.3200/- per flat.

Item No.4: Approval to the Audited Accounts for the year 2015-16.

4.1 Shri S P Singla and Shri Suresh Gupta presented the annual accounts of the Society for 2015-16 along with the report of the Auditor. A summary of actual expenditure in 2015-16 and estimated expenditure in 2016-17 was made available to the Members in the meeting. After discussion, The House unanimously passed the Audited Accounts of the Society for the year 2015-16.

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 and 2015-16. 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 P.C. Gupta, Secretary mentioned that notices under the Delhi Cooperative Societies Act and Rules will be issued to the defaulters and the matter would be further pursued with them for clearance of the dues.

6.2 Comments/observations by the members:

6.3 The members made the following observations/suggestions:

(i) Shri Avdesh Kumar (A-16) thanked the Society for organizing the function in which the senior citizens born prior to independence were honoured. He stated that he is now 86 years old and his wife is 83. They are thankful to all residents of the society for giving them high regard and they are feeling very comfortable and secure in the Society. He suggested for early bringing out the Telephone Directory by the Society.

(ii) Shri Mittar Sain (B-108) mentioned that Peepal Trees from some of the flats have not yet been removed. He suggested that since the cable laying work for CCTV/Intercom has been completed, the trenches & roads may be repaired to avoid inconvenience to the residents. He also desired to take up matter with the concerned agencies for taking over internal maintenance of the Societies.

(iii) Shri P.K. Aggarwal (B-92) stated that Shri Vijender Gupta, leader of opposition of Delhi Assembly had recently visited the Society and apprised about the decision of the Delhi Assembly to allow utilization of MLA Development Funds for internal facilities of Cooperative Group Housing Societies. He promised to speed up implementation of this decision and also rendering his help in impressing upon the DDA and Forest Department to sort out the issue of construction of shopping complex near the Society. Shri Aggarwal also informed that MCD staff has recently visited the Society for trimming of trees and removal of trees found to be dangerous.

(iv) Shri P.K. Garg, apprised about the development & renovation work of Satsang Bhawan, which is already in progress. He requested the members for possible help and contribution for successful completion of this project. He suggested that only five persons from the Society's Managing Committee should be taken in the Mandir Committee, in addition to the President & Secretary, as ex-officio members. He requested for early removal of waste material/unusable items from the Silts, maintaining uniformity in the outer colour of the flats and further streamlining parking of vehicles.

(v) Shri Vijay Goyal (C-158) suggested honoring Lala Ruda Mal Dewan who had formed the Pundrik Residents' Association and to have close coordination with the Jyotisar Cooperative Group Housing Society, which is also associated with the residents from Pundrik background.

(vi) Shri D.P. Gupta (D-163) supported the suggestion that the Society should have the same outer colour for the flats.

6.4 Shri P.C. Gupta, Secretary responded to the observations/suggestions made by Members, as follows

- i. He thanked Shri Avdesh Kumar for his compliments and assured him that the Society will come forward for any help and assistance needed by him in his old age.
- ii. Efforts will be made to bring out the Telephone Directory of the Society as soon as possible.
- iii. Instead of incurring wasteful expenditure on repairing the roads, it would be desirable to take up reconstruction of the roads by the new managing committee at the earliest. However, meanwhile, the trenches can be properly leveled to avoid inconvenience to the residents.

- iv. 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.
- v. For maintaining uniformity in the outer colour of Flats, an appropriate policy can be worked out by the new managing committee considering all practical aspects.
- vi. 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.
- vii. Despite number of notices for removal of waste material/unusable items dumped under the Pillars have been issued in the past. All the residents were requested to remove such items from the Pillars without further delay.

Agenda Item No.7: Maintenance Issues of the Society:

7.1 Shri S.K. Bansal, President, presented the expenditure budget of the Society and a statement in this regard was also circulated in the meeting. He mentioned that as per sentiments expressed in the last AGM and the suggestions made by various members, it has been decided by the Managing Committee to transfer funds in the Building Maintenance Fund and Building Replacement Fund in the ratio of 90:10 so that in the event of urgent and unforeseen requirements, the funds from the Building Maintenance Fund could be utilized. He stated that though based on the estimated expenditure of Rs.26.38 lakhs in 2016-17 and transfer of funds in BMF and BRF, the quarterly installment per flat works out to Rs.4350/- per flat, no increase in the maintenance charges of Rs.3200/- per quarter per flat is proposed due to availability of some miscellaneous income.

7.2 Shri S.K. Bansal also referred to the letter received from a Member seeking details of the procedure followed in incurring capital expenditure on installation of Barbed Wire, CCTV Cameras, Intercom Facility, etc. He clarified that efforts were made to incur expenditure on these items with utmost economy and as authorized by the House in the SGM held on 5.2.2016. For purchase of equipment, minimum four offers were obtained from the reputed vendors and decisions were taken based on the recommendations of the sub/committees constituted for this purpose. Purchase of cables, wires, pipes, digging of trenches, etc was made by the Society itself on most competitive rates. The approximate expenditure is (i) Rs.98.6 thousand on Barbed Wire; (2) Rs.5.00 lakhs on CCTV Cameras and (3) Rs.7.5 lakhs on Intercom Exchange. However, final figures of expenditure will be available later and will be reflected in the accounts of 2016-17. Expenditure is being incurred from the funds already available with the Society without charging any additional contribution from the members.

7.3 The House appreciated the aforesaid efforts of the Managing Committee and approved the procedure.

Item No. 8: Other Issues:

8.1 Shri S.K., Bansal, President 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 had 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.

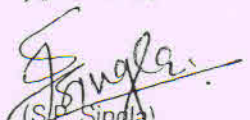
Item No.9: Election for the new Managing Committee:

9.1 Shri Om Parkash Singhal, the Returning Officer declared that since the number of final nominations for the Managing Committee were as per the requirement of the formation of the Managing Committee, there was no need for the voting and all the candidates (as per the list at Annexure-I) were declared elected as un-opposed.

9.2 At the request of the House, it was decided to co-opt Shri Yuvraj Vikas (A-09) as an additional Member on the MC.

10. Shri P.C. Gupta thanked all M.C. members, especially Sh. S.K. Bansal, President, Sh. J.K. Gupta, Vice President, Sh. S.P. Singla, Jt. Secretary, Sh. K.C. Bansal, Treasurer, Sh. Suresh Gupta, Jt. Treasurer and rest of the M.C. Members, without their cooperation it would not have been possible to complete the tenure successfully. He also thanked all the members who have extended their cooperation at all the times for smooth functioning of the affairs of the Society. He wished all success for the new Managing Committee.

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

Annexure-I

Phone: 27023403


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

Dated: 3rd July, 2016

THE FOLLOWING MEMBERS ARE DECLARED AS ELECTED FOR THE MANAGING COMMITTEE OF THE PUNDRIK
CGHS

S.No.	Name of the candidate	Flat No.
PRESIDENT		
1.	SH. J.K. GUPTA	B-67
VICE PRESIDENT		
2.	SH. MUKESH KUMAR GOYAL	D-166
EXECUTIVE MEMBERS		
3.	SH. SURESH PAL SINGLA	C-134
4.	SH. ANIL GARG	C-140
5.	SH. SURESH KUMAR GUPTA	B-61
6.	SH. K.C. BANSAL	C-122
7.	SH. DHARAM PAL GUPTA	D-163
8.	SH. P.K. AGGARWAL	B-92
9.	SH. P.K. GARG	D-169
10.	SH. RAM KUMAR	B-87
11.	SH. RAJIV GUPTA	A-11
12.	SH. RAKESH GUPTA	A-19
13.	SH. VIJAY GUPTA	A-40
LADY MEMEBRS		
14.	SMT. URMIL GARG	D-204
15.	SMT. SHIKHA GUPTA	A-09 C-153

NOTE: The number of final nominations for the Managing Committee was as per the requirement of the formation of the Managing Committee. Therefore, there was no need for the voting/election.


(OM PARKASH SINGHAL)
RETURNING OFFICER
Mobile No.9312253339