

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

Dated: 16th August, 2018

MINUTES OF THE ANNUAL GENERAL BODY MEETING OF THE PUNDRIK COOPERATIVE GROUP HOUSING SOCIETY HELD ON 5TH AUGUST, 2018 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 Mantar* was recited to mark condolence in the memory of following members/residents of the Society, who have expired after the last AGM held on 2nd July, 2017:

1.	Smt.Sushila Devi W/o Sh.R.N.Garg	...	D-168
2.	Sh. Sada Shiv Kaushik	...	A-25
3.	Smt. Shankuntala Devi W/o Shri Suresh Chand	...	A-23
4.	Shri Moti Lal Jain	...	B-99
5.	Smt. Bhateri Devi M/o of Shri O.P. Singhal	...	D-209
6.	Shri Sushil Yadav	...	A-37
7.	Smt.Indra Goel W/o Sh.Babu Ram Goel	...	C-158

Item No.2: Confirmation of the minutes of the last AGM held on 2nd July, 2018

2.1 Shri S.P. Singla, Secretary informed that the Minutes of the last AGM were circulated to all members on 15th July, 2017. The same have been again circulated along with the AGM Notice dated 8th July, 2018. 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 2nd July, 2017:

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:

(i) **Repair/re-carpeting of roads:** Entire roads in the Central Plaza, periphery of the Society as well in the blocks were highly damaged and causing considerable inconvenience to residents and giving a very bad look to the Society. Though, contribution @ Rs.10,000/- per flat with total amount of about Rs.22.00 lakhs was collected from the members a few years back, work of repairs/re-carpeting could

not be started at that time and particularly since in between the work of laying of cables/pipes for inter-com facility and CCTV Cameras was also started. Moreover, considering the huge task, it required detailed planning to tackle the parking problems during repairs as well as executing the project within the available resources.

In the AGM held on 2.7.2017, it was decided after detailed consideration of the matter and availability of funds, to undertake repair of the damaged portion/trenches etc. on the roads inside the blocks since at many places the condition of the roads was found to be quite good. Complete re-carpeting of Central Plaza and at other highly damaged portions was decided to be undertaken stage by stage to avoid problems in parking of vehicles and inconvenience to the residents.

The Road Repair Committee invited quotations and it was found that based on the lowest quotation, the cost worked out to be approx. Rs.54.16 lakhs. The Committee also felt that it would be desirable to undertake comprehensive repair of drainage system and replacement of covers simultaneously, which would involve substantial additional cost.

Therefore, considering the limited availability of funds i.e. approximately Rs.22.00 lakhs only collected from the members on account of road repairs, the Committee considered other viable options for repairing/re-carpeting of roads.

With the experience of cost incurred on the repair of roads in the inner blocks, it was found that the cost per square feet was coming out to be far less than the rates quoted by the aforesaid contractors on turn -key construction basis, if the material is provided by the Society and the work is got done on labour basis. Accordingly, rates were obtained for the labour work by providing the construction material by the Society to save the cost.

Shri S.P. Singla informed the House that the re-carpeting of roads has been undertaken as follows:

S.No.	Particulars	Expenditure	Approx. Area
1.	Central Plaza	Rs.16.5 lakhs	19000 sq.ft
2.	Roads inside the Blocks	Rs.5.72 lakhs	25000 sq.ft+1500 sq ft
3.	Periphery Roads	Rs.23.00 lakhs approx	28000 sq ft due to widening of the lanes and shortening of Kiyaris.

The total cost therefore works out to approximately Rs.45.00 lakhs. This includes the cost of additional and comprehensive repairs of the drainage system by laying additional pipes and replacement all covers, which was not included in the cost by the contractor. As regards the outer periphery road, the work is in progress and will be completed soon.

The balance funds amounting to about Rs.23.00 lakhs will be arranged from within the internal resources of the Society and from the maintenance fund, and no additional demand will be raised with the members/residents.

On behalf the Management Committee, he conveyed his sincere thanks and compliments to the members of the Road Repair Committee, particularly to Sh.Anil Garg, Sh.D.P. Gupta and Shri Vijay Gupta for the efforts made and time devoted by them in undertaking the aforesaid task. He also thanked the Members / Residents for their cooperation in smoothly finishing the road work and for bearing the inconvenience faced during the work

(ii) Repairs of outer boundary wall: A large portion of the boundary wall of the Society on the Anand Vihar side was badly damaged due to falling of trees. The repairs were in progress and will be completed alongwith the repairs of the periphery road. Thereafter, it is proposed to re-plaster and painting of the entire boundary wall.

(iii) Parking of vehicles: Since the old stickers have faded, the new Stickers will be provided very soon. The non-stickered vehicles would not be allowed to be parked in the Society and should be parked outside.

(iv) CCTV Cameras: There was a problem in the CCTV maintenance during the year due to unfortunate death of the vendor. New quotations have been called for awarding the fresh AMC and it will be finalized soon.

Further, round the clock security is being maintained by deploying 10 number of Chowkidars including four guards from the agency.

(v) EPBX System: The intercom facility provided in the Society has proved very useful for the residents and has also helped in strengthening the Society by regulating the entry of visitors.

(vi) 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, However, it is observed that some residents have again placed their waste material/unusable items and large number of bicycles under the Pillars. All such residents were requested to take necessary action to remove the wasteful items for overall betterment of the Society.

(viii) Trimming of trees: Trimming of overgrown trees have been done and the process will continue from time to time. Most of the pepal 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. Greenery in the Society is being maintained.

(ix) Problem of water logging: After laying of new pipelines and proper leveling of roads after re-carpeting, the water logging problem has improved considerably. It is observed that even after heavy rains, the water was not accumulated and cleared within 5-10 minutes. The Sewers and drains and have also been got cleaned to avoid the problem in the rainy seasons.

(x) Maintaining uniformity in the outer colour of the Society: Based on the decision of the last AGM, the Managing Committee circulated the colour code no. Apex 8252 of Asian Paint and 09BB77 of Dulux Brand requesting all members/residents to use the said shades for maintaining uniformity in the colour of the outer walls of the Society. It is appreciated that some members have started to use the above shades. All other members/residents were requested to ensure that whenever outer walls are got painted by them, they should use the aforesaid shades.

It is observed that some members have used pink and other shades in their Balconies. This should be avoided in the interest of maintaining uniformity of color in the outer walls.

(xi) Cleanliness of Water Tanks: Water Tanks are got cleaned every year.

(xii) Staff salary has been increased by about 10% this year.

(xiii) New LED lights will be installed on the street light poles soon.

Festivals and functions:

- (i) **Deewali Festival:** Lighting was done in the Society. On this occasion the M.C. also approved payment of Rs.1200/- in cash and Non Stick Utensil set was distributed to all workers.
- (ii) **Holi Festival:** Holi Festival was celebrated with great enthusiasm as per past practice. This time, a fountain was also installed at the Central Plaza which was greatly enjoyed.
- (iii) Janamashtami, Ramnavi and Shiv Ratri Festivals were celebrated with great enthusiasm and participation by large number of residents.
- (iv) **Amendment in the Bye Laws of the Society:** Based on the decision and Resolution passed in the last AGM, the proposal for amendment in the Bye Laws of the Society was sent to the Registrar's office vide our letter dated 18-07-2017.

As per section 12 of the Delhi Cooperative Societies Act, 2003, in case no reply is received from the Registrar within 90 days of the receipt of the amendment proposal, the amendment is treated as approved and registered.

Item No.4: Audit and Accounts of the Society for the year 2017-18:

4.1 Shri S P Singla and Shri Suresh Gupta presented the annual accounts of the Society for 2017-18 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 filed with 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 Shri S.P. Singla, Secretary informed that after persuasion by the Managing Committee and cooperation of the members, there is presently no defaulter in the Society. The managing committee particularly appreciated the efforts made by Shri Suresh Gupta (Treasurer) in this regard.

4.3 After discussion, the House unanimously passed the Audited Accounts of the Society for the year 2017-18.

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 2017-18. 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: Maintenance issues of the Society:

6.1 Shri S.P. Singla stated that all the major points regarding maintenance of the Society have already been covered above. Regarding the maintenance charges, he 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.31,56,700/- in the previous year (2017-18), the quarterly maintenance charges work out to Rs.3815/- per flat, including provision for Building Replacement Fund and Building Maintenance Fund. However, against this, the Society was charging Rs. 3600/- per flat per quarter by meeting the balance expenditure from the Misc. income.

- The projected expenditure in 2018-19 was estimated at Rs.35,13,600/- 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.4225/- per flat, including provision for Building Replacement Fund and Building Maintenance Fund.

6.2 Thereafter, Shri S.P. Singla, requested the members to give their views/suggestions if any for betterment of the Society.

7. Comments/observations by the members:

(1) Smt. Alka Aggarwal (B-91) stated that the Dustbins earlier installed in the Society have been removed as a result of which the visitors/residents were throwing the wasteful papers/ poly-bags, other items, etc. on the roads. She suggested re-installation of the Dustbins to maintenance of cleanliness in the Society.

Shri S.P. Singla informed that the Dustbins were temporality removed during the construction of roads since residents were putting the household garbage in the Dustbins causing considerable problem for the sweepers to clear the same. However, the Dustbins have already been re-installed. He requested the residents to cooperate and avoid putting household garbage in these Dustbins.

(2) Shri Satish Kumar Gupta (B-73) expressed the concern that the green area from Flat No.A-1 to A-19 has been made pucca, which will reduce the greenery in the Society.

Shri Anil Garg (C-140) clarified that this was done to strengthen the space in the limited area only between the boundary wall and the road as the boundary is bending due to tilting of heavy trees. However, sufficient *kuchha* space has been left for the growing of trees and plants.

Shri S.P. Singla informed that this aspect was earlier considered by the Society and was not considered feasible due to very heavy cost involved, including cost of maintenance of the plant as well as wastage of water due to purification.

(3) Shri D.P. Gupta (D-163) suggested that only stickered vehicles should be parked in the Society. If there is any vehicle carrying old person or household luggage, the same should be allowed to drop the same inside the Society and thereafter the vehicle should be parked outside.

(4) Shri Satish Gupta (B-73) suggested that Curve Mirrors should be installed at the blind curves between the A & B Block Periphery roads.

(5) Shri Mahesh Goyal (B-113) appreciated the work done by the Society, particularly completion of construction of roads and improvement in the drainage system and made the following suggestions:

- To properly utilize the space behind the Security Guard Hut for example to provide waiting space for visitors and for sitting of senior citizens.
- To increase the cultural activities in the Society and to provide requisite facilities by the Society for the same.

(6) Shri D.P. Gupta (D-163) thanked Shri Mahesh Goyal for his appreciation and supported his suggestions.

(7) Shri Lalan Sinha (B-70) suggested installation of LED lights on the street poles and to consider installation of fancy street light poles for giving a better look to the Society.

(8) Shri Rakesh Gupta (A-19) highlighted the problem of pet dogs and their shitting on the roads and in the parks in the Society. He desired that strict action should be taken to prevent this practice. He also mentioned that it was necessary to install the Dustbins near the Parking Space in the Society so that the Car-washers and residents can put their empty bottles, pouches, etc in the Dustbins. He also brought the problem of overflowing of overhead water tanks and suggested the residents to avoid the same.

(9) Shri P.K. Aggarwal (B-91) supported the suggestion for encourage new initiatives/programmes in the Society. He also informed that the matter regarding development of shopping complex on the commercial plot outside the Society was at very advanced stage of approvals.

(10) Shri Satish Kumar Gupta (B-73) mentioned that the Registrar of Cooperative Society/Delhi Government is reported to have a scheme of providing financial grants to the Cooperative Group Housing Society for providing entertainment facilities to the Senior Citizens. He desired that the Managing Committee should try to find out the details of this scheme for implementation in Pundrik Vihar.

(11) Shri S.K. Bansal (C-137) highly appreciated the hard work and efforts put in by the Managing Committee members in completing the work of re-carpeting of roads, which was really a huge task. He referred to the discussions held in the previous Annual General Body Meetings, in which some members had objected to the transfer of large funds to the Building Maintenance Fund and Building Replacement Fund and desired that only minimum necessary amounts should be transferred to these funds. He mentioned that there is a need to appreciate that how even the small amounts transferred to the above funds has been able to generate huge resources for the Society which has helped in meeting the major portion of expenditure on re-carpeting of roads and other emergent requirements which cannot be met from the normal maintenance charges.

Shri S.K. Bansal also suggested that wherever the trees have fallen and removed, only small and medium sized plants should be planted instead of large trees.

8. Increase in maintenance charges:

8.1 A number of members suggested that the proposed increase from existing Rs.3600/- to Rs.4200/- per quarter per flat was on the higher side.

8.2 Shri S.K. Bansal suggested that since the average increase in expenditure was about 10%, it would be reasonable if the maintenance charges are also increased by about 10%.

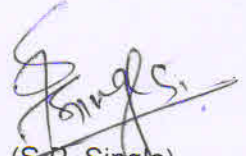
8.3 After detailed discussion and considering the requirement of increased expenditure, it was decided to increase the maintenance charges from Rs.3600/- per quarter to Rs.4000/- per quarter per flat with effective from the next quarter commencing from 1.10.2018.

8.4 In addition, the following decisions were also taken:

- i. A Circular will be issued requesting all owners of pet dogs to prevent shitting of dogs in the parks and on the roads in the Society.
- ii. All residents should immediately remove their waste material/items lying under the Pillars, failing which the same will be removed by the Society and the cost of removal will be charged from the concerned flat owners.

- iii. All residents should avoid wastage of water and taken necessary action to change the valves/Gola to prevent overflow of tanks.
 - iv. Only the stickered vehicles would be allowed to be parked in the Society. If there is any vehicle carrying old person or household luggage, the same should be allowed to drop the same inside the Society and thereafter the vehicle should be parked outside.
 - v. The space behind the Security Guard Hut would be suitably developed to have sitting facilities for visitors, senior citizens, etc.
 - vi. The details about the scheme of Registrar of Cooperative Societies/Delhi Government for providing financial grants for creating facilities for senior citizens would be ascertained for availing the same.
9. 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