

Year 2019

Phone: 47049914

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

Dated: 15 July, 2019

MINUTES OF THE ANNUAL GENERAL BODY MEETING OF THE PUNDRIK COOPERATIVE GROUP HOUSING SOCIETY HELD ON 30th JUNE, 2019 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 5th August, 2018

1.3 One minute's silence was observed to mark condolence in the memory of following members/residents of the Society, who have passed away during the last one year:

1. Shri Narendra Kumar Aggarwal	...	D-179
2. Shri Yash Pal Aggarwal	...	D-210
3. Shri Arvind Kumar Gupta (Bindi)	...	B-77
4. Smt. Raj Rani Gupta	...	D-207
5. Smt. Shashi Devi	...	B-100
6. Shri Shiv Nandan Sharma	A-2

Item No. 2 Confirmation of Minutes of the last AGM held on 5th August, 2018.

2.1 Shri S.P. Singla, Secretary informed that the Minutes of the last AGM were circulated to all members on 8th August, 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 & action taken on the decisions of the last AGM.

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:

He drew attention of the House that an amount of about Rs.22.00 lakhs was collected as contribution @ Rs.10,000/- per flat a few years back for repair of the roads in the Society which were highly damaged. In the last AGM held on 5th August, 2018, the following estimated expenditure on road repair was presented for approval:

S.No.	Particulars	Expenditure	Approx. Area
1.	Central Plaza	Rs.16.50 lakhs	19000 sq.ft
2.	Roads inside the Blocks	Rs. 5.72 lakhs	25000 sq.ft+1500 sq ft
Actual expenditure already incurred		Rs.22.22 lakhs	
Approval of estimated expenditure for further work relating to periphery roads			
3.	Periphery Roads	Rs.23.00 lakhs appr	28000 sq ft due to widening of the lanes and shortening of Kiyaris.

Shri Singla informed that the re-carpeting of periphery roads has been successfully completed at a total cost of Rs. 24,66,507/-. The small variation in actual expenditure was on account of actual area working out to be more than the estimated area.

Now the entire roads in the Society have been re-carpeted with proper drainage system and widening of periphery roads.

He conveyed his sincere thanks and compliments to the members of the Road Repair Committee for the efforts made and time devoted by them in undertaking the aforesaid task. He also thanked all members and residents of the Society for their cooperation during the repair work despite the inconvenience faced during that period.

Parking of vehicles: Due to increasing number of vehicles in the Society, a great problem is being faced in accommodating all the vehicles in the premises of the Society. It was proposed to issue of one Sticker per vehicle and maximum two stickers if there is more than one car per flat.. Beyond that, the owners are requested to park their vehicles outside the Society. Non stickered vehicle will not be allowed to be parked inside the Society.

CCTV Cameras: The CCTV Cameras are by and large functioning properly though there might be occasional breakdowns due to technical or weather reasons. Efforts are being made to award the AMC. Meanwhile, whenever required, the repair is got undertaken on visit basis.

Further, round the clock security is being maintained by deploying 10 number of Chowkidars.

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. It is also being maintained properly.

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, I must say that some residents have again placed

their waste material/unusable items under the Pillars. I request 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 peepal trees growing in the walls of flats have been removed from the society. However, some trees are still left and have grown again in some flats. The same will also be removed.

Greenery in the Society is being maintained and efforts will be made to further improve the plantation.

Problem of water logging:

Water logging problem has been effectively tackled with the improved drainage system.

Cleanliness of Water Tanks: Water Tanks are cleaned regularly through the professional agency.

Festivals and functions:

1) **Deewali Festival:**

Lighting was done in the Society. Diwali Mela was also organised which was highly enjoyed by all residents of the Society. On this occasion the M.C. also approved payment of Rs.1200/- cash and one gift was distributed to all its workers.

Holi Festival: Holi Festival was celebrated with great enthusiasm as per past practice. A fountain was also installed during the occasion, which was highly enjoyed by the residents.

(2) Janamashtami, Ram Naumi and Shivratri Festivals were celebrated with great enthusiasm and participation by large number of residents.

(4) **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 of the damaged portion have been completed. The large portion of the boundary needs re-plastering. This work will be taken up by the Society shortly. A provision of Rs.3.00 lakhs (tentative estimate) has been proposed in the Budget for 2019-20.

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

(6) New LED lights have already been installed at the Street Light Poles in the periphery road. More LED lights are planned to be installed from time to time.

Action Taken on the decisions in the last AGM:

- i. A Circular was issued requesting all owners of pet dogs to prevent sitting of dogs in the parks and on the roads in the Society.
- ii. The work to develop the space behind the Security Guard Hut has already been started to provide sitting facilities for visitors, senior citizens, etc. He requested the new managing committee to complete the work at the earliest.
- iii. It has been checked up that there is a scheme of Govt. Of NCT Delhi for providing financial assistance/grant for creating facilities for senior citizens. However, it involves completion of extensive formalities and paper work. It requires maintenance of separate account of expenditure incurred and a utilisation certificate is required to the Govt. He suggested that while the new managing committee can take further action in the matter, we can consider to create facilities for recreation of Senior Citizens in the backside room of the Society's office.

Agenda Item No. 4: Audit and Accounts of the Society for the year 2018-19:

4.1 The accounts of the Society have been audited by M/s Jain Sanjeev Kumar & Associates, the auditor from the Registrar's Panel.

4.2 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 agenda of the AGM meeting. The efforts made by Suresh Gupta, Treasurer, 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. The House applauded this achievement.

Agenda Item No. 5: Action against the Defaulters:

5.1 Shri Singla expressed his pleasure to inform all Members that with the personal efforts of Sh Suresh Gupta & the Managing Committee and follow up with the members having outstanding dues, there is presently no defaulter in the Society.

Agenda Item No. 6: Maintenance Issues of the Society:

(i) It was mentioned that all the major points regarding maintenance of the Society have already been covered in the aforesaid address.

(ii) Budget of the Society and maintenance charges : Shri Singla presented the major breakup of expenditure under various heads. Total expenditure during 2018-19 was Rs. 34,55,000/- (approx) and the projected expenditure for 2019-20 is Rs. of 34,41,300/- Based on this, the quarterly maintenance charges work out to Rs.4525/- per flat, including provision for Building Replacement Fund and Building Maintenance Fund. However, it was not proposed to make any change in the existing maintenance charges of Rs.4000/- per quarter per flat since the balance expenditure can be met from miscellaneous receipts after taking the effect of depreciation.

Thereafter views/suggestions of the members were invited betterment of the Society.

7. Comments/observations by the members:

7.1 Shri P.C. Gupta (A-44) made the following suggestions:

- i. The maintenance charges should be reduced to Rs.3600/- per quarter per flat by effective economy in expenditure and approaching the Delhi Government for repair of boundary wall, etc.
- ii. The applications for new membership cases should be processed strictly as per rules and the old disputed cases should be taken up with the Registrar Office for regularization of their membership as early as possible.
- iii. The Society should organize free medical check camps as was being done in the past on many occasions. This helps in early detection of health problems particularly in respect of senior citizens and ladies.
- iv. The Society should avail the facilities provided by the Government under many schemes and should also take up the matter with the local area MLA for repair and re-plastering of the boundary wall, installation of LED lights, etc under the scheme of meeting of expenditure on internal maintenance of Societies by the civic agencies.
- v. The timing for opening of C-Block Gate should be increased upto 12.00 noon in the morning and by one hour in the evening. The increase in evening timing may be considered as and when convenient depending upon the availability of the Security Guard.
- vi. Camp for depositing the property tax should be organized for the convenience of residents.
- vii. FAR for balconies have been increased by the DDA and Society should avail the facility.

7.2 Shri R.N. Goyal (D-183) suggested installation of the Solar Panel in the subsidy for effective reduction in electricity expenses.

7.3 Shri N.D. Chandruka (A-4) also supported the suggestion for installation of Solar Panel in the Society.

7.4 Shri V.K. Bansal (C-129) suggested that the booking of legal expenses and Meeting Expenses should be changed to 'Audit Fee' and 'General Body Meeting Expenses' to reflect the factual position. He also suggested early award of contract for AMC for CCTV and Inter-com.

7.5 Shri Lallan Kumar Sinha (B-70) proposed that residents/family members should also be allowed to attend the AGM so that they can also contribute in making suggestions for development of the Society.

7.6 After detailed discussion, following decisions were taken:

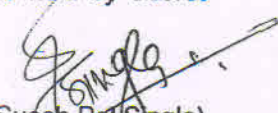
- i. Considering the estimated expenditure, it was decided that maintenance charges should be retained at the existing amount of Rs.4000/- per quarter per flat.
- ii. All residents should immediately remove their waste material/items lying under the Pillars, failing which the same will be removed by the Society and the cost of removal will be charged from the concerned flat owners.
- iii. Only the stickered vehicles would be allowed to be parked in the Society. Only one Sticker per vehicle and maximum two stickers if there is more than one car per flat.. Beyond that, the owners are requested to park their vehicles outside the Society. Non stickered vehicle will not be allowed to be parked inside the Society.

- iv. The work relating to development of space behind the Security Guard Hut would be completed at the earliest.
- v. 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.
- vi. Local Area MLA/Government of NCT Delhi would be approached for undertaking repairs/re-plastering of the Society's under the provision of internal maintenance of societies by the civil agencies.
- vii. Space would be provided in one room of Society's office for recreational facilities of senior citizens.
- viii. Efforts would be made to take into consideration the other suggestions of the members within the Societies Act/Rules and other guidelines.

7.7 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.

Item No.8: Election for the new members of the Managing Committee:

8.1 Election for the new members of the Managing Committee was held by the Returning Officer (Shri O.P. Singhal) on 30th June, 2019 under Schedule-II (Section 35 (1) of the DCS Act, 2003 and Rule 53 of the DCS Rules, 2007) for election of President (one post); Vice President (one post); 13 members of which 2 posts are reserved for women candidates. The election was held by Secret Ballot. The list of elected members of the MC is given at **Annexure-I**.


(Suresh Pal 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


OFFICE OF THE RETURNING OFFICER
PUNDRIK COOPERATIVE GROUP HOUSING SOCIETY LTD., PITAMPURA, DELHI-110034

Dated: 30th June, 2019

As per the election held on 30th June, 2019 through Secret Ballot in terms of Schedule-II (Rule 53) of Delhi Cooperative Societies Rules, 2007, the following candidates are declared as elected for the Managing Committee of Pundrik Cooperative Housing Society Ltd., Pitampura, Delhi-110034:

S.NO	POST	Flat No.	Membership No.
PRESIDENT (1)			
1	SHRI S.K.BANSAL	C-137	59
VICE PRESIDENT (1)			
1.	SHRI MUKESH KUMAR GOEL	D-166	355
MEMBERS GENERAL (11)			
1.	SHRI ANIL KUMAR	C-140	329
2.	SHRI K.C.BANSAL	C-122	218
3.	SHRI P.K. AGARWAL	B-92	35
4.	SHRI P K GARG	D-169	30
5.	SHRI PREHLAD VERMA	C-125	193
6.	SHRI PREM CHAND GUPTA	A-44	257
7.	SHRI RAJIV GUPTA	A-11	178
8.	SHRI RAKESH GUPTA	A-19	136
9.	SHRI RAM KUMAR	B-87	65
10.	SHRI SURESH KUMAR GUPTA	B-61	123
11.	SHRI SURESH PAL SINGLA	C-134	276
LADY MEMBERS (2)			
12.	SMT. SHIKHA GUPTA	C-153	330
13	SMT. SADHNA GUPTA	D-212	305

All records pertaining to the election have been handed over to the Managing Committee of the Society.


(O.P. Singhal)
Returning Officer

Copy forwarded to:

- The Registrar of Cooperative Societies, Govt. of NCT, Delhi, Parliament Street, New Delhi-110034
- The President, Pundrik Cooperative Group Housing Society Ltd., Delhi-34.

