

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]

Website: <http://www.pundrikhousingociety.com/>

Dated: 26th November, 2021

MINUTES OF THE ANNUAL GENERAL BODY MEETING OF THE PUNDRIK COOPERATIVE GROUP HOUSING SOCIETY HELD ON 14TH NOVEMBER, 2021 AT SATSANG BHAWAN, PUNDRIK VIHAR, DELHI-110034

1.1 The meeting, which was scheduled to be held at 10.30 AM, was adjourned after waiting for 30 minutes due to lack of requisite quorum and thereafter the meeting was held without waiting for the quorum at 11.15 AM in terms of Rule 48 (3) of the Delhi Cooperative Societies Rules, 2007. Meeting was presided over by Shri S.K. Bansal, President of the Society.

1.2 Shri S.P. Singla, Secretary, welcomed the participants and stated that this AGM is being held in a short interval of about 7 months only since the last AGM was held on 21st March, 2021 on account of Covid-19 restrictions. He expressed sympathies and condolences to the families who lost their near and dear ones during the second wave of pandemic.

Item No. 1: Condolence in the memory of members/residents who have passed away after the last AGM held on 21.3.2021

1.3 Three times 'Gayatri Mantra' was recited and one minute's silence was observed in the memory of following members/residents of the Society, who have passed away after the last AGM held on 21.3.2021:

S No	Date	Flat No	Name	Relationship
1	16-04-2021	D-199	Sh. Sunil Seth	Tenant
2	25-04-2021	C-116	Sh.Rati Ram Gautam	Husband of Smt Radha Rani
3	25-04-2021	C-133	Sh.Pankaj Garg	Tenant
4	26-04-2021	C-151	Smt Bimla Gupta	W/o Sh. R. S. Gupta
5	27-04-2021	C-142	Smt Radha Rani	W/o Sh.Bhim Sain Jindal
6	30-04-2021	C-148	Smt Sunita Gupta	W/o Sh.Rajesh.Gupta (Tenant)
7	02-05-2021	B-59	Sh.J P Walia	S/o Sh.Des Raj Walia
8	03-05-2021	B-77	Smt Raj Kumari Gupta	W/o Sh.Raj Kumar Gupta
9	04-05-2021	D-207	Sh.Satish Kumar Gupta	S/o Sh.Mittar Sain Gupta
10	07-05-2021	C-145	Sh.Tej Singh	Husband of Smt. Vimlesh
11	09-05-2021	D-169	Sh.P K Garg	S/o Sh.Rulia Ram
12	10-05-2021	D-163	Sh.Yash Pal Gupta	Elder Brother Sh.D P Gupta
13	10-05-2021	C-137	Sh.Vinod Bansal	Younger Brother Sh.S K Bansal
14	10-05-2021	B-64	Smt Leela Vali	W/o Sh.Mohinder Singh
15	22-05-2021	B-111	Sh.S K Parashar	Tenant
16	08-07-2021	D-211	Smt Krishna Devi	M/o Sh. Prem Goyal
17.	04.-07-2021	A-27	Smt. Urmila Gupta	W/o Shri Vijay Kumar Gupta, Ex-Secretary of the Society

Item No. 2 Confirmation of Minutes of the last AGM held on 21st March, 2021:

2.1 It was brought out that the Minutes of the last AGM held on 21.3.2021 were circulated to all members on 30th March, 2021. The same were again enclosed with the AGM Notice dated 26th October, 2021. Though, efforts were made to cover all the points of discussion and decisions in the minutes, written suggestions were received from the following members for amendments to the minutes:

(1) Shri N.D. Chandruka (A-4):

- 1) Vide his letter dated 10.9.2021, he has stated that it was decided by members during AGM held on 21.3.2021 that "No one shall be allowed to check the cashbook except the person/persons authorized by the Managing Committee". This decision was not reflected in the minutes. In this connection, it was clarified that the point raised by Shri Chandruka was suitably recorded in the minutes. Nevertheless, the managing committee will follow the provisions of DCS Rules and Act in the matter of permitting any member for inspection of records.
- 2) He also mentioned in the meeting that the views recorded against his name that "The Society needs sufficient funds for further improvement and development activities, which is a continuous process" were not made by him but were perhaps expressed by some other member. In this connection, it was clarified that he had not given any written comments earlier on this point and therefore the objection cannot be considered at this stage.

2.2 Hence, it was felt that there was no need to make any amendment in the minutes in respect of the points made by him.

(2) Shri V.K. Bansal (C-129) and Shri Rajan Gupta (C-147):

2.3 Vide their joint letter 14.4.2021, they had pointed out that a number of observations made by them and by some other members have not been reflected properly in the minutes. The House was informed that instead of proposing any specific amendment to the minutes, they have made further comments/observations/suggestions, etc. on the discussions held and the decisions taken in the AGM. In this connection, it was informed that detailed replies in this regard were sent to them vide Society's letters dated 15th April, 2021 and 20th July, 2021 giving point-wise clarifications and intimating that In so far as the Managing Committee is concerned, all major points discussed in the AGM as well as decisions were covered in the minutes.

2.5 It was also brought out that they have written a letter dated 15th March, 2021 to the Registrar of Cooperative Societies and another letter dated 12th September, 2021 to the Society (running into about 50 pages) casting baseless and undue aspersions against the functioning of the Mangling Committee. Both the letters have also been replied.

2.6 The President gave few examples of what they have written in their complaints and offered to read the contents of their letter dated 12th September, 2021 and stated that we were ready to give them opportunity to bring out any specific issue pertaining to amendment in the minutes before the AGM. However, since they were not present in the AGM, the matter was not discussed further and the the House also did not show any interest in the same.

2.7 After discussion, the House unanimously passed the minutes of the last AGM held on 21.3.2021 without any amendments.

Item No. 3: Achievements & action taken report on the decisions of the last AGM held on 21.3.2021:

3.1 Shri S.P. Singla stated that the lockdown situation and other restrictions during the second wave of Covid-19 outbreak from Mid April to Mid July 2021 had affected the normal functioning of the Society. However, the Managing Committee with the cooperation and support of all the residents tried its best to maintain the essential services like uninterrupted water supply, regular cleanliness, security services and availability of other maintenance staff even during the peak of the 2nd wave of this deadly infectious disease. A number of residents also came forward to render all possible assistance to the affected families in the Society for supply of food, medicines and other essential items. The Society particularly appreciated the efforts of various members/residents for arranging Oxygen Cylinders during the extremely difficult situating at that time. The Society, with the active assistance of some of its members, arranged frequent spray for sanitizing the Society. Due to very short time available after the last AGM, though a number of decisions have been implemented, but some matters are still under process. Though the Action Taken Report was been shared with the members along with the Agenda for the AGM, the following major achievements were highlighted:

S.No.	Action Taken
1.	Cash and Accounts: Cash limit of Rs.25,000/- is being maintained and the Asset Register has been prepared.
2.	Building Maintenance Fund: MC had decided the names for the Committee and letter was written to them for their consent. However, it is now considered desirable to wait for the outcome of the response of Shri Satyender Jain, Hon'ble Minister to the proposal of the Society for construction of boundary wall and other works of the Society from the MLA fund so that a view on development plan is taken in totality.
3.	Office Assistant-cum-Care Taker will be engaged for the Society: A suitable and well qualified person has been identified. However, this needs to be re-considered by the AGM keeping in view the financial position of the Society to meet the additional expenditure of Rs.2,40,000/- on this account.
4.	Parking of vehicles: Circular was already issued dated 6 th April, 2021. Further, letter will be issued to the residents who are doing back to back parking. However, it is observed that there are still some problems about the parking of vehicles. We welcome suggestions for bringing further improvement in the matter.
5.	Problem of Pet Dogs: Letters were issued to individual pet dog owners for compliance of the requisite legal requirements. After consistent personal follow up, all the pet dog owners have now furnished the vaccination reports.
6.	Renting of Flats: Circular issued dated 6 th April, 2021 and the renting of flats is being allowed only on the furnishing of requisite documents.
7.	Revamp of the Society's website: Society's website has been considerably improved with the updating of information and putting up email ID and Mobile Number of the Society on the website. It was also brought out that ours is one of the very rare Societies whose websites are active.
8.	CCTV cameras: Proper functioning of the CCTV Cameras is being ensured.
9.	Removal of dangerous/ leaning trees: Necessary action is being taken by approaching the Horticulture Department of MCD.
10.	Restarting of Homeopathic Dispensary: Doctor is visiting every Saturday and has assured to increase her visits in future.
11.	Repairs/Renovations in Flats: Circular already issued dated 6 th April, 2021. Every member/resident, who wants to undertake repair/renovation of his/her flat, is required to specify in the application about the details of repair work with the undertaking for adhering to the norms.
12.	Repairs in Shafts: This will be planned along with the retrofitting requirements as per outcome of the Structural Audit Report. However, the PWD Engineer has assured that the repair of floors in the shafts is covered under the proposed works by the PWD under the Local Area MLA fund.
13.	Repairs of floors under the Pillars: This work is also part of the proposed works by the PWD under the Local Area MLA fund.
14.	Repairs to the Boundary Wall: Shri S.K. Bansal, President, Shri Mukesh Goel, V.President, Sh. S.P. Singla, Secretary and Shri Anil Garg, Jt. Secretary accompanied by Shri Amit Singal (D-209) and Shri Desh Raj ji met Shri Satyender Jain, Hon'ble Minister on 24.7.2021 at his Civil Lines bungalow and letters were handed over for our request for expediting the boundary wall work of our Society. Besides, requests were also made for installation of tiles on the flooring under the pillars, supply of additional steel benches, Steel Gate, LED lights, etc. After continuous follow up, the concerned engineers of PWD have already visited the Society for survey and preparation of estimates. As per latest development, it is understood that the PWD has prepared the estimates of work and the file is ready for seeking necessary approvals. Matter will be followed up with the PWD and office of Shri Satyender Jain for expediting the approval to the work.
15.	Amendment to the Bye-Laws of the Society: Reminder Letter dated 8 th July, 2021 issued to the Registrar as per Rule 12(8) of the DCS Rules for approving the amendments. Registrar's office asked for copies of some documents which have been furnished. Decision of the RCS is awaited.

16.	Meeting with the residents: Meeting was already held on 26 th September, 2021 and the minutes were circulated on 18 th October, 2021.
17.	Senior Citizen's Room: It has been decided that the Senior Citizen's can utilize the Hall in the Society's office for recreational activities. A Carom Board has already been provided for the present and more items can be added later on based on needs and suggestions from Senior Citizens. One Room will be made ready for Senior Citizens' recreational activities after renovation of Society's office.
18.	Cleanliness of the Society: Cleanliness of the Society is being ensured to the best possible extent. The sweepers have been further instructed to ensure proper brooming. There is also considerable improvement in the defecation by the pet dogs and the pet dog owners have been strongly advised to clean the same.
19.	Diwali Festival: Lighting was done in the Society. On this occasion, each worker was given Rs.1500/- in cash. The Security Guards were also suitably rewarded by giving them cash incentive of Rs.1,500/- each for the exceptional and additional services performed by them during 2 nd Wave of Covid-19
20.	Number plates on flats: Number plates on most of the flats have been fixed.

3.2 Shri Singla raised the point that the Society is facing practical difficulties in adhering to Cash -in -Hand Limit of Rs.25,000/- at every point of time since on certain occasions cash is deposited by the members resulting in minor increase in the Cash and it is not possible to go to the Bank frequently for depositing small amounts of Rs.2,000/- or so. He proposed to increase this limit between 25,000/- to Rs.50,000/- . He mentioned that while the Society will try to adhere to the cash limit of Rs.25,000/- but due to exceptional circumstances, amount will not be allowed to cross Rs.50,000/- .

3.3 Shri Rakesh Gupta (A-19) suggested the provision that while the Cash-in-Hand limit should be kept at Rs.25,000/- but crossing of limit upto Rs.50,000/- in exceptional circumstances would not be challenged. Appreciating the situation and size of the Society, the House unanimously agreed to this suggestion.

Agenda Item No. 4: Audited Accounts of the Society for the year 2020-21.

4.1 Shri Suresh Gupta, Treasurer informed that the accounts of the Society have been audited by M/s Jain Sanjeev Kumar & Associates, the empanelled auditor from the Registrar. The audited accounts have also been submitted to the Registrar's office, as required under the Rules. Copy of the audited accounts has already been enclosed with the agenda for the AGM meeting. He also confirmed that as per decision of the last AGM, separate heads of 'Salaries' and 'Professional Expenses' have been opened to bring more transparency in the compilation of accounts. He also confirmed that there are no actionable observations/objections by the Auditors.

4.2 The House appreciated the efforts of Shri Suresh Gupta, Treasurer and other MC members associated with the compilation/preparation of accounts and unanimously passed the Annual Audited Accounts of the Society for the year 2020-21.

Item No. 5: Budget of the Society and maintenance charges :

5.1 Shri Singla presented the estimates of receipts and break-up of expenditure under major heads for 2021-22 and 2022-23 based on the actual expenditure for 2020-21 and first six months of expenditure in 2021-22, as follows:

HEAD OF EXPENDITURE	Actual 2020-21	Estimated 2021-22	Estimated 2022-23
Electricity expenses	567420.00	648000	720000
Salaries	1999000.00	2200000	2420000
AMC inter-com	3290.00	36180	36180
Other repairs	154455.00	100000	100000
Items/material for horticulture/parks, booster Pumps,Cctv Camera, Electrical Goods/Items for Plumber/Sweeping, etc.	436000.00	350000	450000
Telephone exp	3665.00	0	0
Photostat & stationery	16500.00	12000	12000
Festivals	31000.00	70000	80000
Agm Meeting Expenses	15300.00	30000	30000
Audit Fee & Maintenance of A/Cs	36500.00	25000	25000

Water Bill	0	106000	0
TOTAL AMOUNT	3292740.00	3577180.00	3873180.00
Per Flat per year	15387	16716	18099
Per Flat per Quarter	3847	4179	4525
Transfer to Building Replacement Fund (Actual Rs.32100 in 2020-21))	38	30	30
Building Maintenance Fund (Actual Rs.288900 in 2020-21)	337	270	270
TOTAL AMOUNT PER QUARTER	4222	4479	4825
IF Office Asstt.-cum-Caretaker is appointed (@Rs.20,000/- per month)	0	93*	280**
Grand total: Proposed Maintenance Charges	4222	4572	5105
	Presently charged Rs.4,000/- per quarter per flat	* Impact of 4 months' salary (Rs.80,000/-) in 2021-22	** Impact of 12 months' salary (Rs.2,40,000/-) in 2022-23

5.2 He briefly highlighted the position as follows:

- The existing maintenance charges of Rs.4000/- per quarter, per flat, were fixed in October, 2018 and have not been changed for the last three years.
- The expenses of the Society have increased substantially over this period mainly due to increase in the salary of staff, electricity expenses, etc.
- Besides this, as per decision of the last AGM, we need to appoint an office Assistant-cum-Care Taker which will involve an additional expenditure of Rs.2,40,000/- per year.

5.3 As per the budget statement, the position of estimated expenditure was indicated as follows:

- Actual expenditure during 2020-21 was Rs. 32,92,740/- + 3,21,000= Rs.36,13,740/- (4,222/- per quarter). However, it was managed with Rs.4,000/- per quarter due to miscellaneous income of Rs.4,51,168/-
- Based on the actual expenditure in first six months, the expenditure in 2021-22 is estimated at Rs. 38,33,980/- (Rs.35,77,180/-+Rs.2,56,800/-) This works out to Rs.17,916/- per year per flat i.e. Rs.4479/- per quarter per flat if atleast Rs.300/- per quarter is transferred to Building Maintenance Fund/Building Replacement Fund. If Caretaker is appointed from 1.12.2021, this will work out to Rs.4572/- per quarter.
- The expenditure in 2022-23 is estimated at Rs. 38,73,180/-+/- 2,56,800/-=Rs.41,29,980/-. This works out to Rs.4825/- per quarter per flat if atleast Rs.300/- per quarter is transferred to Building Maintenance Fund/Building Replacement Fund. If Caretaker is appointed, this would work out to Rs.5105/- per flat.
- **The managing committee after detailed analysis of the financial position and accounts proposed the increase in the maintenance charges from Rs.4,000/- per quarter to Rs.5,100/- per quarter.**

5.4 Various members expressed their views and comments as follows:

(1) Shri N.D. Chandruka (A-4) made the following suggestions:

- i. Out of the total electricity expenses of about Rs.58,000/- per month, the street light bill alone is about Rs.20,000/- per month. This appears to be on the high side and needs to be looked into. If necessary, some expert advice may be sought to control the electricity expenses.
- ii. The major impact is on the increase in salary expenditure. He questioned the justification for 10% increase in the salary of staff every year. He suggested levying parking charges @Rs.150/- per month as well as to revise the repair charges between Rs.500/- to Rs.3,000/-.
- iii. Considering the estimated 10% increase in expenditure in the next financial year, he suggested that the maintenance charges can at the most be increased to Rs. 4,400/- to Rs.4,500/- per quarter.

(2) Shri P.C. Gupta (A-44) advised to consider the possibility of reducing the staff. Considering the miscellaneous income of the Society, he suggested that the maintenance charges should not be increased to more than Rs.4500/- per quarter.

(3) **Shri K.C. Mallik (D-188) and Shri Ram Kumar Gupta (B-87):** They supported the views for increasing the maintenance charges to Rs.4,500/- per quarter per flat and suggested reduction in the number of Security Guards.

(4) **Shri S.K. Bansal, President** brought out that at presently, the office work and accounts of the Society are being managed very smoothly. Shri K.C. Bansal, Joint Treasurer sits in the office for about two hours daily to attend to all the work pertaining to collection of maintenance charges and issuing receipts, maintenance of all office records, disbursement of salary to the staff and making other payments from time to time, receipt and withdrawal of amounts from the Bank, receipt of all applications/letters/representations, including those relating to transfer of flats, nominations, repair of flats, etc. Even if the Office Assistant-cum-Caretaker is appointed, it is doubtful that he would be able to perform all these duties independently and still some office bears will have to assist him. He, therefore, felt that since the existing arrangement is working efficiently, we should avoid the additional financial burden of Rs,2,40,000/- per year, which works out to Rs.280/- per quarter per flat.

He, therefore, proposed to increase the maintenance charges to Rs.4,600/- per quarter taking into account the reduction of Rs.280/- per quarter due to non-appointment of the Caretaker and some miscellaneous income to the Society.

(5) **Shri P.C. Gupta (A-44)** did not support the aforesaid view and desired that the Office Assistant-cum-Caretaker should be appointed since it was already decided by the last AGM.

(6) **Shri S.P. Singla, Secretary and Shri Suresh Gupta, Treasurer** stated that the decisions taken in the previous AGMs can very well be reviewed and revised in the subsequently AGM.

5.5 After detailed discussion, the House decided as follows:

- 1) That the status quo may be maintained in the management of the office work of the Society and there is no need to put additional financial burden on the Society by appointment of any office Assistant-cum-Caretaker.
- 2) The House also approved the increase in maintenance charges to Rs.4,600/- per quarter per flat with effect from 1.4.2022.

Item No.6: Structural Audit of the Society:

6.1 Shri P.C. Gupta, Managing Committee Member was requested to brief the AGM about the action taken by the Society for conducting structural audit of the Society as per the Notification dated 1.9.2021 issued by the North Delhi Municipal Corporation based on the directions of the Hon'ble High Court of Delhi.

6.2 He apprised the House as follows:

6.2.1 A sub-committee comprising of (1) Shri S. P. Singla, Secretary; (2) Shri Anil Garg, Jt. Secretary; (3) Shri P.C. Gupta, Member and (4) Shri P.K. Aggarwal, Member was constituted to recommend a suitable auditor from the MCD empanelled structural auditors keeping in view their experience, quality and estimated cost to be charged. Shri S.K. Bansal, President coordinated with the work of the sub-committee.

6.2.2 Sub-committee called the following four Structural Auditors for detailed discussion to understand the process of structural audit to be carried out by them, etc:

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|----|--------------------------|-----|--|
| 1. | Shri Shiv Shankar Bansal | ... | 3-D, Space Interiors Services Pvt. Ltd., B-315, Prashant Vihar, Sector-14, Rohini Delhi-110085 |
| 2. | Shri Narinder Kumar | ... | PLL-INFRA, B-9 First Floor Housing Society, NDSE-1, New Delhi-110048 and N-7, Basement, Malvia Nagar, New Delhi-110017 |
| 3. | Shri Sada Shiv Ojha | ... | Swati Consultants, 504, Sachdeva Corporate Tower, Plt No. 8, Community Centre, Sector-8, Rohini, Delhi -110085 |
| 4. | Dr. Brijendra Singh | ... | B.S. Associates, CG-1/146-A, Vikas Puri, Near Mother Dairy, New Delhi |

6.2.3 Based on the offers received from the above Auditors and discussions held with them on the cost quoted by them and their professional experience, etc, all the four members of the sub-committee visited the office of Shri Shiv Shankar

Bansal and they were satisfied with the infrastructure of his office and the team of professionals working there. Besides that he has conducted Structural Audit of more than 12 Societies and some more are in hand.

6.2.4 Consideration the overall assessment of offers and the qualifications, experience and understanding of the work to be performed, as well as the cost to be charged, the Sub-committee has recommended the award of work to Shri Shiv Shankar Bansal at the cost of Rs.4,11,000/- + GST.

6.3 It was further clarified to the members as follows:

- The expenses on the structural audit amounting to Rs.4,11,000/- +GST would be met by the Society out of the Building Maintenance Fund without imposing any burden on the members.
- The minor repairs in the flats where samples will be taken by drilling, etc would be carried out by the Auditor.
- The matter regarding incurring of expenses on strengthening the structures in the individual flats or any retrofitting required as per report of the Structural Audit would be discussed and decided in the AGM which will be called for this purpose subsequently.

6.4 The House appreciated the efforts made by the M.C. in the matter and approved the award of work of Structural Audit to Shri Shiv Shankar Bansal at the cost of Rs.4,11,000/- +GST and aforesaid action plan.

Agenda Item No. 7: Action against the Defaulters:

7.1 It was informed that presently there are following two defaulters against whom three quarterly instalments of maintenance charges are due as on date:

S.No.	Flat No./Name of the Member	Amount due
1	B-83: Ms Jayati Walia, D/o Shri Mukesh Walia	13,290/-
2.	D-164: Smt. Santosh Kumari	12,740/-

7.2 Matter is being pursued with the concerned members for clearance of their dues. It was decided to issue notices to these defaulters under the DCS Act and Rules.

Agenda Item No. 8: Views/suggestions made by various members on the important issues for further development and betterment of the Society are as follows:

(1) Shri J.K. Gupta (B-67) put forth the following points/issues:

- i. The attendance of members in the AGM is very low and the Managing Committee should have approached and persuaded the members to attend the AGM in large numbers.
- ii. The Senior Citizen's and the renovation of Society's office should be done in a good manner.
- iii. The tendency of encroachment on the roads in the Blocks and in the shafts by certain residents should be stopped by strict enforcement, other-wise it will become a serious problem for the Society.
- iv. Parking problem, particularly the issue of reservation of the space by some residents and back to back parking, entry of non-stickered vehicles, etc should be solved on urgent basis.

(2) Smt. Sangeeta Jain (B-114): There is a serious problem of back-to-back parking in the Central Plaza by some residents treating it as their reserved space. They remove their one car and shift the second car in its place and pull the hand break, making it difficult for any other resident to park his vehicle in that place. She stated that a few back, they faced a very unpleasant situation on this issue. She suggested for issuing of strict instructions for parking of vehicles on first come first served basis and nobody should be allowed to reserve the space.

(3) **Shri Satish Gupta (B-73)**: He raised the following issues:

- i) Water meter for watering of plants around the boundary wall has been lying out of order for a long time and broken. It is the reason for not getting it repaired.
- ii) Water pipes for watering of plants around the boundary wall are also broken and missing at many places.
- iii) Chief should also be put in the 'X' zone around the boundary wall for proper development of the zones.

(4) **Shri H.D. Chandruka (A-4)**: He suggested the Society should consider making 5% water rebate for women subscribers in the Managing Committee to give them a fair deal.

(5) **Shri P.K. Aggarwal (B-92)**: He advised that the Managing Committee should not shift responsibility for the society issues like parking problem, creating Senior Citizens' forum, transportation/repairs of lifts, sewerage works in the Society, leakage/seepage in the flats due to the fault in the adjoining flat, etc. and demand their share in such cases.

(6) **Shri Rajeev Gupta (A-11)**: He suggested that a Committee comprising of both from the members of the Managing Committee as well as from the residents should be constituted urgently to properly manage the parking problem in the Society.

(7) **Shri Sunu Gupta (B-58)**: He suggested that a number of vehicles from the outsiders, i.e. belonging to those who are not living in the Society, are being parked in the Society. Similarly, a number of old vehicles are also parked. Hence, some strict used Action should be taken for removal of these cars from the Society.

(8) **Shri S.P. Singh, Secretary (C-124)**: He suggested that we should issue strict guidelines and instructions that no car will be allowed to carry any structural charges/aluminium, including the load bearing aluminium, in the flats.

(9) **Shri Raghunath Garg (B-85)**: He raised the issue of flowing down of water from the lift, outlets. He suggested that instructions should be issued that the outlets should be connected with pipes.

(10) **Shri P.S. Gupta (A-44)**: He pointed that a number of residents have connected the overhead water of the overhead water tanks with the drainage pipes by hole the overflowing of water. This not only results in huge wastage of water but unnecessary pressure on the drainage system. He suggested that the plumber should be given strict instructions for removing these pipes and to replace the Valve caps wherever required.

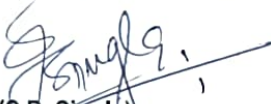
(11) **Shri Anil Garg, H. Secretary (C-144)**: He suggested that the subscribers should not be allowed to use lift the flats unless they clean the flats. He also raised the issue that at the time of repair/maintenance of the lifts, some lift workers are connecting the pipes with the main sewer, which can damage the sewer. He suggested that it should be connected with the sewer in the shaft only.

| DECISIONS TAKEN IN THE AGM |

8. To sum up, the following decisions were taken by the AGM:

- 1) Annual Audited Accounts for 2020-21 were passed unanimously.
- 2) Maintenance charges would be increased from the existing amount of Rs. 600/- to Rs. 750/- per quarter per flat with effect from 1/4/2022.
- 3) Though all efforts would be made to keep the Cash-in-Hand up to Rs. 25,000/- but no objection would be raised if it reaches upto Rs. 40,000/- in certain occasions in exceptional circumstances.
- 4) The status quo would be maintained in the management of Office of the Society and there is no need to appoint any Office Assistant cum Cashier to avoid any substantial financial burden on the members.
- 5) The work order for Structural Audit would be entrusted to Shri Shri Shankar Bensch of 2-D, Space Interiors Services Pvt. Ltd., B-215, Preetnam Vihar, Sector-16, Gurgaon (Haryana-124005) at a cost of Rs. 4,11,000/- (incl. GST). The expenses will be met by the Society from the Building Maintenance Fund and the mechanism of meeting the expenditures on strengthening of structures in the individual flats and remedial required in the flats as per report and recommendations of the Structural Auditor would be considered for decision in the subsequent AGM to be called for this item.

- 6) The repairs and renovation of the Society Office would be carried out in a befitting manner and the expenditure would be got approved/ratified in the next AGM.
- 7) A Committee comprising of members from the Managing Committee as well as form the residents should be constituted to properly manage the Parking problem in the Society.
- 8) Senior citizen room will be made ready in one of the rooms of the Society's office.
- 9) No tenant would be allowed until all dues are cleared by the flat owner.
- 10) Instructions will be issued requesting all members to fix pipes in the A/C outlets to avoid flowing down of water from the A/Cs in the open.
- 11) Strict instructions will be issued to the flat owners to remove the pipes connected between the overflow outlets of the overhead water tanks with the drainage pipes, failing which the Plumber will be asked to disconnect the same.
- 12) No extra sewer connection will be permitted with the Main Sewer and any such connection should be made with the Sewer in the Shaft only.


(S.P. Singla)
Honorary Secretary


(S.K. Bansal)
President

To:

1. All Members of Pundrik Vihar.
2. Registrar of Cooperative Societies, Govt. of NCT Delhi, Parliament Street, New Delhi-110001(with a copy of the approved audited accounts for 2020-21)
3. Notice Board of the Society
4. Relevant File on the subject