

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: 30<sup>th</sup> June, 2022

**MINUTES OF THE ANNUAL GENERAL BODY MEETING OF THE PUNDRIK COOPERATIVE GROUP HOUSING SOCIETY HELD ON 19<sup>TH</sup> JUNE, 2022 AT SATSANG BHAWAN, PUNDRIK VIHAR, DELHI-110034**

1.1 The meeting, which scheduled to be held at 10.00 AM. After waiting for 30 minutes due to lack of requisite quorum, the meeting was adjourned for 15 minutes and thereafter the meeting was held without waiting for the quorum at 10.45 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.K. Bansal welcomed the participants and stated that this AGM is being held after a short gap of about 7 months only since the last AGM was held on 14<sup>th</sup> November, 2021 after the lifting of Covid-19 restrictions. He mentioned that the 3-year term of the existing managing committee is expiring on 30<sup>th</sup> June, 2022 and election for electing the new managing committee is also scheduled to be held today from 2.00 PM to 6.00 PM as last agenda item of the AGM. The participating members were, therefore, requested to be very brief and to the point while expressing their views & comments on the agenda items so that the meeting could be concluded in time for holding the election. Thereafter, the agenda items were taken up for consideration and decision, as follows:

**Item No. 1: Condolence in the memory of members/residents who have passed away after the last AGM held on 14<sup>th</sup> November, 2021.**

1.3 One minute's silence was observed three times 'Gayatri Mantra' was recited in the memory of following members/residents of the Society, who have passed away after the last AGM held on 14.11.2021:

S No	Date	Flat No	Name	Relationship
1	28.11.2021	D-110	Shri Ajay Goel	S/o Shri Kishori Lal Goel
2	14.12.2021	D-189	Shri Sham Lal Gupta	S/o Shri Durga Prasad Gupta
3	24.01.2022	D-173	Shri Ravinder Prakash Gupta	S/o Shri Desh Raj
4	29.01.2022	B-90	Shri Praveen Singhal	S/o Shri R.B. Singhal
5	21.02.2022	C-132	Smt. Manju Vashisht	W/o Shri Vijay Prakash Vashisht
6	08.03.2022	D-185	Shri Bhupesh Bhatia	Husband of Smt. Simmi Bhatia
7	15.03.2022	D-196	Shri G.P. Gupta	Husband of Smt. Satya Wati
8	07.05.2022	D-166	Shri Lal Chand Gupta	Father of Shri Mukesh Goel

**Item No. 2 Confirmation of Minutes of the last AGM held on 14<sup>th</sup> November, 2021:**

2.1 It was brought out that the Minutes of the last AGM held on 14.11.2021 were circulated to all members on 26<sup>th</sup> November, 2021. The same were again enclosed with the AGM Notice dated 2<sup>nd</sup> June, 2022. **The House agreed that there was no need to read the minutes again and taking into consideration that no request for any amendment was received from any member, the minutes were confirmed unanimously.**

**Item No. 3: Achievements & action taken report on the decisions of the last AGM held on 14.11.2021:**

3.1 It was brought out that the action taken report on the decisions of the last AGM held on 14.11.2021 and major achievements by the Society have already been shared with the members with the Agenda Notice dated 2<sup>nd</sup> June, 2022. The Managing Committee with the cooperation and support of all the residents tried its best to maintain the essential services like uninterrupted water supply, keeping the street lights, CCTV Cameras & Inter-com facility fully functional, proper cleanliness, desilting of sewers & drains, ensuring effective security services and availability of other maintenance staff to attend to the electric and plumbing complaints of the residents. However, due to short time of only 6-7 months available after the last AGM, though a number of decisions have been implemented, the following matters are still pending and under process:

**(1) PARKING OF VEHICLES:**

3.2 Shri S.P. Singla, Secretary informed that as decided in the last AGM, a committee comprising of members from the Managing Committee and three residents, namely, Mr. Ayush Gupta (B-114); Mr. Deepak Garg (B-63) and Mr. Nitin Kapoor (B-108) was constituted to properly manage the Parking problem in the Society. He stated that as per the survey carried out by the Managing Committee, there are about 230 cars in the Society, with 92 flats having one car each; 62 flats having two cars and 4 flats have 3 cars each. About 180 cars are parked in the Society and the remaining 45-50 cars are parked outside. Thus, there are about 55 flats who are not parking any car because many flats are un-occupied and some flats do not have a car. He also mentioned that actually, only about 160 cars can be comfortably parked inside the Society and the remaining 20 cars are parked in a very congested and haphazard manner.

3.3 Based on the recommendations of the Parking Committee in its meeting held on 22<sup>nd</sup> January, 2022 and meeting of the managing committee held on 6<sup>th</sup> February, 2022, following decisions were taken:

- i. Considering the limited availability of space to accommodate 160-170 cars only inside the Society and to avoid the practice of back-to-back parking, permission should be granted for parking of one car only for each flat, irrespective of the number of cars owned by them. All remaining cars should be parked outside the Society;
- ii. This would atleast solve the immediate problem and in case the number of single cars increase in future, the matter would be considered for accommodating more cars.
- iii. New Stickers will be got printed, separately for parking of cars inside the society and those to be parked outside;
- iv. For ensuring safety of cars parked outside the Society, arrangement would be made for round the clock security by deployment of two Security Guards, installation of CCTV Cameras on the outside road and one Porta Cabin for the sitting of Security Guards. Matter would be discussed with the representatives of the adjoining four Societies in this regard.

- v. Even under the new arrangement, the existing practice of parking on first-come-first served basis without any reservation of space, would continue to be followed.

3.4 The House was informed that three joint meetings have been held with our 4 adjoining Societies (Rang Mahal; Shivalik Apartments; Xavier Apartments and Mitra Vihar) and last meeting was held on 27<sup>th</sup> March, 2022 to discuss the issues of common interest like deployment of 3 Security Guards (one in the morning and two in the night), installation of CCTV Cameras on the outside road, provision of one Porta Cabin for the sitting of Security Guards, etc. **A policy decision has been taken with the consent of all the Societies that 50% of all expenses on the aforesaid facilities would be borne by Pundrik Vihar and the remaining 50% would be shared by the other four Societies.**

3.5 A detailed Circular based on the aforesaid recommendations was already issued dated 6th April, 2021. However, certain issues about the modalities for payment of their share of expenditure, opening of bank account for this purpose are yet to be sorted out. Further, despite their verbal commitments, the Rang Mahal, Shivalik Apartments and Xavier Apartments have not yet nominated their representatives for the Joint Committee. Efforts would be made to finalized the arrangements at the earliest.

3.6 Shri Mandeep Gupta (C-155) expressed the need for streamlining the parking of two wheelers also, which are presently being parked in the blocks in a very haphazard manner and blocking the passage. He proposed that a dedicated space should be earmarked for proper parking of two-wheelers.

3.7 Shri D.P. Gupta (D-163) suggested that the non-stickered vehicles should not be allowed to park in the Society and the instructions issued by the Society in this regard from time to time should be strictly implemented.

3.8 Mr. Sumit Aggarwal (A-23) suggested that the problem of entry of non-stickered vehicles can be tackled by using the provision of automatic operation of the Boom Barrier, which will open only on detecting the Specially Designed Car Sticker.

3.9 Shri V.K Bansal (C-129) proposed that action should be taken with the assistance of police and other concerned civic authorities for clearing the space occupied by Jhuggi residents outside our Society to create more space for parking of vehicles.

3.10 Mr. Rajiv Gupta (A-11) raised the point of back-to-back to parking, particularly in respect of automatic cars which cannot be moved manually for adjusting their parking.

3.11 Shri Prahlad Verma (C-125) mentioned that only 6-7 cars are observed to be parked outside the Society in the morning and suggested that the Society should re-consider whether extra expenditure on deployment of security guards, etc should be incurred for parking of such a small number of vehicles.

3.12 **After discussion, it was decided that while the suggestions made by the members would be taken into consideration by the Managing Committee, it would not be appropriate to go back from the decisions already taken in the interest of smooth parking of vehicles in the Society.**

## **(2) RENOVATION OF SOCIETY'S OFFICE:**

3.13 It was brought out that the management committee in its meeting held on 2.1.2022 has prepared a detailed action plan for renovation of Society's office, as follows:

- The ceilings and walls will be re-plastered and all damaged portions due to falling of concrete/plaster, etc, will be repaired properly.

- Both the bath rooms will be made properly functional with installation of tiles and change of water pipes and other fittings.
- The wall in the room where Society is running its office and where record is kept, will be removed and a door will be installed for creating a passage on the back-yard.
- The back-yard will be divided into two rooms. In one room, the spare Almirahs and records will be shifted and in the other room the stores will be shifted.
- The kitchen will also be renovated properly with installation of tiles, slab and sink, etc.
- One room will be converted into Senior Citizen's room with installation of AC and provision for proper furniture and facilities.

3.14 The renovation work could not be started due to fixing of the AGM meeting and conducted of audit by the CA since it was not possible to shift the office records for completing this work. It was assured that the renovation work will be started soon by the new MC.

3.15 Shri V.K. Bansal (C-129) and other members expressed the view that the renovation of Society's Office should be undertaken in a qualitative and professional manner and if necessary the services of some architect should be utilised for proper planning and execution of the work. Shri V.K. Bansal offered his services and advice any time for this work.

3.16 The AGM authorised the MC to incur an expenditure upto Rs.8.00 lakhs on office renovation, subject ratification in the next AGM.

### **(3) RE-CONSTRUCTION OF BOUNDARY WALL:**

3.17 Matter was followed with Shri Desh Raj (who looks after this work on behalf of Shri Shri Satyender Jain) and two meetings have been held with him in this regard. Shri S.P. Singla, Secretary and Shri Anil Kumar, Jt. Secretary also met Shri Satyender Jain on 15<sup>th</sup> May, 2022.

3.18 However, Shri Satyender Jain has expressed difficulties in sanctioning the work due to paucity of funds and advised that we should wait for atleast 3-4 months. We will again meet him at the appropriate time.

3.19 Shri P.K. Aggarwal (B-92) suggested that strong efforts should be to access funds from the Delhi Government for the aforesaid works.

3.20 Considering the condition of the boundary wall, it was decided to wait for six months and in case the work is not approved under the Area MLA Funds, the re-construction of the Boundary Wall atleast on the front side of the Society would be undertaken by the Society with its own funds.

### **(4) SENIOR CITIZEN'S ROOM:**

3.21 Presently the Senior Citizen's are utilizing the Main Hall in the Society's office for recreational activities. A Carom Board and Water Dispenser have already been provided for the present. More items can be added later on based on needs and suggestions from Senior Citizens when one of the rooms will be made ready for Senior Citizens' recreational activities after renovation of Society's office.

### **Agenda Item No. 4: Audited Accounts of the Society for the year 2021-22**

4.1 It was informed that the accounts of the Society for 2021-22 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 and no written comments

were received from any member. It was also confirmed that there are no actionable observations/objections by the Auditors.

4.2 Shri S.P. Singla, Secretary referred to the entry of Rs.3,33,828/- in the Balance Sheet towards 'Deposit for DJB' under 'Current Liabilities'. It was brought out that this amount is out of the outstanding dues of the Water Bill of about Rs.15.00 lakhs which was received about 11-12 years back for which Rs. 6,42,00,000/- were collected from the members @Rs.3,000/- per flat. However, based on court cases and representations by various Societies, the DJB sent the revised demand of Rs.3,08,172/- (basic amount) which was paid by the Society, subject to settlement of the interest/penalty amount in future. The remaining amount of Rs. 3,33,823 is being shown as an outstanding liability in our books of account. It was proposed since there is remote possibility of raising any demand by the DJB after such a long time, this amount may be transferred to the 'Building Maintenance Fund' of the Society.

4.2 The House appreciated the efforts of MC members for taking fast action in the compilation and auditing of accounts much in advance of the prescribed date under the DCS Act and passed the Annual Audited Accounts of the Society for the year 2021-22, with the decision to transfer the amount of Rs.3,33,828/- in the Balance Sheet towards 'Deposit for DJB' to the 'Building Maintenance Fund'.

**Item No. 5: Views/Suggestions of members and maintenance issues, if any.**

5.1 Various members expressed their views and comments as follows:

**(i) Meeting with the residents:**

5.1.1 It was informed that one meeting with the residents was already held on 26<sup>th</sup> September, 2021 and the minutes were circulated on 18<sup>th</sup> October, 2021. No further meeting could be held since AGM was held on 14.11.2021 and another AGM is being held on 19.06.2022.

5.1.2 However, Shri Lallan Sinha (B-70), Shri V.K. Bansal (C-129), Shri D.P. Gupta (D-163) and some other members expressed the view that the decision taken in the earlier AGM for holding the Quarterly Meeting with the residents must be implemented in letter and spirit.

5.1.3 After discussion, it was decided to hold Quarterly Meeting with the residents to elicit their views/suggestions/grievances on various issues. Meeting will be held on Sunday and 10-days advance notice will be given for the meeting.

5.1.4 The Society's Whats-App No. / mobile No. 96503 - 28050 may be used by the residents for giving any suggestion or any query. All important information is already shared by the Society on this number through broadcast.

**(ii) Water Problem:**

5.2.1 D.P. Gupta (D-163) raised the issue of installation of water motors by some residents which affects the availability of water supply in the neighboring flats. He insisted that installation of water motors should not be allowed at all.

5.2.2 Shri P.C. Gupta (A-44) supported the view point of Shri D.P.Gupta and stated that now there sufficient water pressure and motors are not required. If any resident has any problem, the same might be due to some technical problem or blockage/rusting of the pipe, which should be got rectified.

5.2.3 Shri Satish Ahluwalia (D-170) stated that though the decision of the AGM/MC is binding on all residents, installation of motor is sometime unavoidable since some flats are facing a genuine problem in the water supply.

5.2.4 Shri H.P. Aggarwal (B-95) stated that the water lines in the Society have become very old and need urgent scouring for flushing slug and other blockings. He offered his technical advice in this regard, as and when required by the Society.

**(iii) Structural Audit of the Society:**

5.3.1 Shri V.K. Bansal (C-129) enquired about the status of conduct of Structural Audit of the Society.

5.3.2 Shri S.K. Bansal, President and Shri S.P. Singla, Secretary informed that the matter was considered in detail by the managing committee and it has been decided that since there is no immediate pressure from the MCD in the matter and most of the Societies have not taken any action in the matter so far, we may wait for further developments in the matter before taking any further action. However, the Managing Committee will keep close watch on the developments and taken necessary action accordingly and will seek assistance/advice of Shri V.K. Bansal, as and when required.

**Item No.6: Action against the Defaulters:**

6.1 It was informed that there are only two defaulters against whom more than three quarterly instalments are due, as follow:

S.No.	Name of the Member	Flat No.	Amount due
1	Shri Sanjeev Bhatia	A-8	17,430/-
2.	Ms Jayanti Walia	B-83	22,770/-

6.2 Matter is being pursued with the concerned members for clearance of dues and notices are also being issued to them.

**Agenda Item No. 7: Election for the new Managing Committee (2.00 PM to 6.00 P.M)**

7.1 The election for electing the new managing committee consequent upon the expiry of 3-year term of the existing managing committee was held by the Returning Officer (Shri O.P. Singhal) and the report of the Returning Officer on elected candidates of the managing committee is enclosed (Annexure-I).

**DECISIONS TAKEN IN THE  
AGM**

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

- 1) Annual Audited Accounts for 2021-22 were passed unanimously.
- 2) It was decided to transfer the amount of Rs.3,33,828/- shown in the Balance Sheet towards 'Deposit for DJB' to the 'Building Maintenance Fund'.
- 3) The repairs and renovation of the Society Office would be carried out in a qualitative and professional manner and if necessary the services of some architect should be utilised for proper planning and execution of the work. The AGM authorised the MC to incur an expenditure upto Rs.8.00 lakhs on office renovation, subject ratification in the next AGM.
- 4) Senior citizen's room will be made ready in one of the rooms of the Society's office alongwith the renovation work of the Society Office.
- 5) Regarding construction of boundary wall, it was decided to wait for six months and in case the work is not approved under the Area MLA Funds, the re-construction of the

- Boundary would be undertaken by the Society with its own funds. Priority will be given to the construction of boundary wall on the front side of the Society.
- 6) The decisions already taken by the MC based on the recommendations of the Parking Committee i.e. permitting parking of only one car per flat inside the Society and remaining cars outside the Society; deployment of Security Guards on the outside side road; installation of CCTV Cameras, etc jointly by the adjoining Societies would be implemented in the interest of smooth parking of vehicles in the Society.
  - 7) Quarterly Meeting with the residents will be held to elicit their views/suggestions/grievances on various issues. Meeting will be held on Sunday and 10-days advance notice will be given for the meeting.

  
(S.P. Singla)  
Honorary Secretary

  
(S.K. Bansal)  
President (in –Chair on the  
date of AGM meeting)

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 2021-22)
3. Notice Board of the Society
4. Relevant File on the subject

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

Dated 19<sup>th</sup> June, 2022

**Subject: Report on conduct of the election of the managing committee of the Pundrik Cooperative Group Housing Society Ltd, Pitampura, Delhi-110034 held on 19<sup>th</sup> June, 2022.**

The undersigned, Om Parkash Singhal, resident of D-209, Pundrik Vihar, Delhi was appointed as the Returning Officer under section 35 (1) of the DCS Act, 2003 vide Society's letter dated 4<sup>th</sup> April, 2022 (Annexure-I) for conducting election for electing the new Managing Committee of the aforesaid Society on 19<sup>th</sup> June, 2022.

The detailed time schedule for conducting the election was issued by the undersigned vide Election Notice dated 18<sup>th</sup> May, 2022 (Annexure-II).

Based on the election conducted on 19<sup>th</sup> June, 2022 through secret ballot as per provisions of section 35 of the DCS Act, 2003; Schedule-II read with Rule 53 of the DCS Rules 2007 and the relevant bye-laws of the Society, the following candidates are declared as elected for the managing committee of the Pundrik Cooperative Group Housing Society Ltd. Society, Pitampura, Delhi-110034:

SNO	NAME	FLAT No.	Membership No.
<b>FOR THE POST OF PRESIDENT</b>			
1	SHRI ANIL KUMAR	C-140	329
<b>FOR THE POST OF VICE PRESIDENT</b>			
1	SHRI RAJIV GUPTA	A-11	178
<b>MEMBERS GENERAL (11)</b>			
1	SHRI DEEPAK SINGHAL	A-15	368
2	SHRI K.C. BANNSAL	C-122	218
3	SHRI MUKESH GOEL	D-166	355
4	SHRI P.K. AGGARWAL	B-92	35
5	SHRI RAKESH GUPTA	A-19	136
6	SHRI SATISH CHAND GUPTA	B-73	171
7	SHRI SONU GUPTA	B-58	401
8	SURESH GUPTA	B-61	123
9	SHRI SURESH PAL SINGLA	C-134	276
10	SHRI VIJAY KUMAR GUPTA	A-40	335
11	SHRI YUVRAJ VIKAS	A-09	343
<b>TWO LADIES MEMBERS (RESERVED )</b>			
1	Smt. POOJA AGGARWAL	D-200	393
2	Smt. SACHNA GUPTA	D-212	305

(OM PARKASH SINGHAL)  
 RETURNING OFFICER

To: The Assistant Registrar (Section-6), Office of the Registrar of Cooperative Societies,  
 Govt. of NCT of Delhi, Old Court Building, Parliament Street, New Delhi-110001

Copy forwarded to:

- I. President/Secretary of the Society
- II. Separate copies to the elected candidates