

**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: 12<sup>th</sup> October, 2023

**MINUTES OF THE ANNUAL GENERAL BODY MEETING OF THE PUNDRIK COOPERATIVE GROUP HOUSING SOCIETY HELD ON 1<sup>st</sup> OCTOBER (SUNDAY) AT SATSANG BHAWAN, PUNDRIK VIHAR, DELHI-110034**

1.1 The meeting was scheduled to be held at 10.00 AM. However, 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 Anil Kumar Garg, President of the Society. The President requested Shri S.P. Singla, Secretary, to start the proceedings

1.2 Shri Singla welcomed the participants and stated that the last AGM was held on 19<sup>th</sup> June, 2022, when the new managing committee was also elected. Before proceeding further, he requested all participants to maintain decorum and discipline for smooth conduct of the proceedings and assured that everyone who wants to express his views/suggestions would be given the fair chance to speak. Thereafter, the various agenda items were taken up for consideration, as follows:

**Item No. 1: Condolence in the memory of members/residents who have passed away after the last AGM held on 19.06.2022:**

1.3 *Gaytri Mantra* was recited three times and thereafter one minute silence was observed to express condolences in the memory of the following residents of the Society, who have passed away after the last AGM held on 19.06.2022

S No	Date	Flat No	Name	Relationship
1.	05-07-2022	D-179	Smt Sunita Agrawal	M/o Sh Aashirwad Agrawal
2.	05-08-2022	C-149	Sh Kamal Kumar Gupta	Husband of Smt Sheela Rani
3.	26-08-2022	A-16	Sh Avdesh Kumar	F/o Sh Awani/ Ashwani
4.	31-10-2022	C-125	Sh Jitender Verma (Sonu)	S/o Sh Prahlad Verma
5.	07-11-2022	B-95	Sh Avinash Aggarwal	S/o Sh H P Aggarwal
6.	06-12-2022	D-170	Sh Satish Ahluwalia	S/o Sh Sita Ram Ahluwalia
7.	17-12-2022	D-175	Smt Nirmala Verma	W/o Sh N K Verma
8.	31-01-2023	B-112	Smt. Mohini Devi	Sister of Shri Hans Raj
9.	09-04-2023	D-202	Sh Anand Kumar Jhawar	H/o Manisha Jhawar

**Item No. 2 Confirmation of Minutes of the last AGM held 19.06.2022.**

2.1 It was brought out that the Minutes of the last AGM held on 19.06.2022 were circulated to all members on 30.06.2022. The same were again enclosed with the AGM Notice dated 11<sup>th</sup> September 2023. 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 19<sup>th</sup> June, 2022:**

3.1 It was brought out though the Action Taken Report has already been shared with the members along with the Agenda Notice dated 11<sup>th</sup> September, 2023. However, Shri Singla highlighted the action taken on the decisions of the last AGM and major achievements of the Society for the information of the Members, as follows:

**(1) Parking of Vehicles:**

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 was 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. A detailed Circular based on the aforesaid recommendations was already issued by the Society.

However, certain issues about the modalities for payment of their share of expenditure, opening of bank account for this purpose remained to be sorted out. Despite their verbal commitments, the Rang Mahal, Shivalik Apartments and Xavier Apartments had not nominated their representatives for the Joint Committee. In view of the subsequent lukewarm response by the adjoining Societies, the matter was not pursued further.

Moreover, it was observed that except some minor occasional issues, the parking of vehicles is going on smoothly and the Security Guards are also assisting in adjusting the vehicles.

**(2) Structural Audit of the Society**

In view of the ultimatum from the MCD and the notice issued by them to the TPDDL to disconnect the electricity supply of the Society, the work for carrying out the Structural Audit of the Society was entrusted to M/s Shiv Shankar Bansal of 3-D, Space Interiors Services Pvt. Ltd., Delhi-110085 (MCD empanelled Agency) at a cost of Rs. 4,11,000/- +GST. The expenses have been met by the Society from the Building Maintenance Fund.

The Structural Auditor has submitted the detailed report to the Society and to the MCD on 7<sup>th</sup> March, 2023.

The MCD, vide its letter dated 1959/AE(B)/KPZ/2023 dated 23<sup>rd</sup> March, 2023 has directed to get the necessary repairs/retrofitting done under the proper supervision of the professional structural engineer and to submit the Structural Stability Certificate/ Compliance Report duly certified by the Structural Engineer within a period of six months from the date of issue of the Structural Audit Report.

All the members/residents have already been apprised of the position through various Circulars from time to time and the action required to be taken at their level (as per photographs of defects already conveyed to the residents) and at the level of the Society to carry out the necessary repairs and rectification of defects as pointed out in the report of the Structural Auditor.

Meanwhile, MCD has been informed that the work of repairs is in progress and its completion is likely to take some time. The House was requested to have a detailed discussion and to give suggestions for implementation of the Structural Audit Report.



### **(3) Repairs and renovation of the Society Office:**

In the AGM held on 19<sup>th</sup> June, 2022, the Managing Committee was authorized to incur an expenditure upto Rs.8.00 lakhs on office renovation, subject ratification in the next AGM. The Society's Office has been renovated to give it an attractive and aesthetic look and to make efficient use of space. The total expenditure incurred is Rs.9,23,575/- **The House was requested to ratify the aforesaid expenditure.**

### **(4) Senior Citizen's Room**

One Room has been renovated and earmarked as a Senior Citizen's Room with the following facilities:

- Installation of AC
- Sofa Sets for comfortable sitting
- Provision of Carom Board/Playing Cards.
- Drinking Water Facility

### **(5) Reconstruction of the Boundary Wall**

Since there is no scope of getting this work done through the Area MLA funds, it is proposed to undertake the repairs/reconstruction of the boundary wall in a phased manner from Society's funds.

### **(6) To transfer the amount of Rs.3,33,828/- in the Balance Sheet towards 'Deposit for DJB' to the 'Building Maintenance Fund':**

The Chartered Accountant has expressed the inability to transfer this amount to the Building Maintenance Fund due to technical reasons. Other options to utilize this amount are being explored.

### **(7) Meeting with the residents:**

A meeting with the residents was held on 2.10.2022. In view of the very negligible participation by the residents, which mostly included members, and since no serious issues or fruitful discussions were held, it is not considered desirable to hold further meeting with the residents as it is not serving any useful purpose. Moreover, all residents and members are always welcome to put forth their requests/grievances/suggestions to the President/Secretary at any time.

### **3.2 Besides, the following important activities were undertaken by the Society:**

- The floor under the D-Block Pillars was re-laid.
- The water pipeline at many places on the back-side of A-Block were replaced.
- A portion of the wall behind the Shiv Mandir was repaired.
- Water Tank was got cleaned and chemically treated from the professional persons.
- The CCTV Cameras, inter-com facility and street lighting is being maintained effectively to keep it fully functional.
- The Independence Day on 15<sup>th</sup> August, 2023 was celebrated with great pomp and show. A march past of the children and other residents of the Society was held and the National Prizes and Certificates were awarded to the Children of the Society who got more than 90% marks in 10<sup>th</sup> and 12<sup>th</sup> Class.
- Diwali Mela was celebrated in the Society which was highly enjoyed by the residents.
- Holi Festival was celebrated with great enthusiasm and large number of residents enjoyed the festival.
- Janmashtami was celebrated in the Society with great fervour with excellent cultural performance by the children of the Society.
- House Tax camp from the MCD was organized in which large number of residents availed the facility of online payment of the Property Tax and updated their records. The No Dues Certificates were also issued on the spot.
- The Society has also paid the House Tax for the Society Office and obtained the No Dues Certificate from the MCD.



## OTHER PROPOSALS FOR CONSIDERATION:

3.4 Shri Anil Garg, President and Shri S.P.Singla, Secretary placed the following other proposals before the AGM for consideration and decision:

- In the last AGM, it was informed that no amount will be charged for issuing the Aluminium Tower Ladder to the residents. However, it was observed that many times the ladder was taken away by the residents without the knowledge of the Society and left abandoned at the site after completion of the work. However, in order to ensure that the ladder is taken by the residents and returned properly by the concerned residents, the management committee has decided to charge a nominal amount of Rs.100/- only for issuing the ladder. The House was requested to ratify the decision.
- It is understood that the rate of lease money is being increased by the DDA from time to time. At present we are charging only Rs.200/- per year, whereas the DDA is reported to have increased it to Rs. 500/- per year. It is therefore proposed to charge the Lease Money at the rate of Rs.500/- per year from the next year.
- At present, Members are required to deposit Rs.3000/- (Rs. 1000/- as Security Deposit+Rs.2,000/- towards misc. Charges) for undertaking repairs/renovation work in the flats. While the Security Deposit is refunded on completion of work, the repair charges are deducted based on the extent of work. In order to ensure uniformity in charging the amount, it is proposed to fix a total amount of Rs.3000/- for deposit at the time of grant of permission for repairs/renovation, without involving any Security Deposit. There will be no charge for small repairs which are completed within a period of one week from the date of approval. Thereafter, an amount of Rs.500/- per month or part thereof will be deducted. Hence the deposit of Rs.3000/- will be valid upto six months and thereafter, fresh approval and fresh deposit of Rs.3,000/- will be required.
- The Boundary Wall of the Society has become very old and damaged/tilted at many places. It is not giving a good look of the Society. As already mentioned, since there is no scope of getting this work done through the Area MLA funds, the Society is planning to undertake reconstruction of the boundary wall in a phased manner from Society's own funds. In the first phase, the re-construction of the wall on the front side is proposed to be undertaken.
- **Uniniform colour on outer walls of the flats:** With a view to improve the outlook of the Society, it was proposed to white wash the outer walls of the Society with a uniform colour. This is proposed to be carried out by the Society on cost sharing basis from all the 214 flats.
- **Overnight Stay of Labour:** It is observed that certain flat owners allow the labour to stay/live in the flat during the period of renovation/repairs. This is posing a serious security/safety concern for the residents of the Society. Sometimes, the labour/workers are also found to be roaming and sitting in the parks without properly dressed or wearing only undergarments, creating indecency in the Society. He stated that the Managing Committee has decided that the deployment of construction labour/workers for the purpose of renovation should be allowed **from 8.00 AM to 8.00 PM only** and no overnight stay/living of construction labour/worker in the flat will be allowed in any circumstances.
- **Shifting by members/purchasers/tenants in the society:** The Management Committee has also decided that transport/household goods for the purpose of shifting in the Society



by any flat-owner/tenant will be allowed between 9.00 AM to 7.00 PM only to avoid disturbance/inconvenience to the other residents and the security staff at odd hours.

- **Garbage segregation in the Society:** Shri Anil Garg informed about the notice received from MCD vide their letter dated 23.06.2023 making it mandatory for our Society to ensure segregation of household garbage into three categories (Biodegradable; Non-biodegradable and Domestic hazardous waste) and to store the same within our premises for processing and treatment of biodegradable waste by installation of processing plant/machines within the Society premises. Meetings were held with the MCD officials, and the problems faced by the Society in implementing these instructions were explained to them. We informed them while Society can make arrangement for segregation of garbage, it cannot take the responsibility of its storage and installation of plant for its processing. However, they are still insisting on the same. We will continue to follow up with the MCD and if necessary, with the higher officers/Area Councilor about the difficulties in implementation of the aforesaid policy of the MCD.

3.5 Shri Anil Garg, President also raised the issue of recent incidents of unauthorized construction by some flat owners, particularly involving addition/alteration in the approved building plan and structure. He stated that though written undertakings were taken at the time of grant of permission for repairs/renovation, the concerned flat owners carried out constructions beyond the approved building plans. He mentioned that the Society was compelled to lodge complaint with the MCD and LG Office against such violations. He sought cooperation of the residents to tackle the problem of unauthorized construction in the Society, which can pose a serious threat to the structural stability of the buildings.

3.6 He also brought the issue of pet dogs in the society, particularly the problem of their defecation/pooping on the roads and in other open areas. He requested to avoid this problem and in case it is done, the dog owners should ensure to immediately clean and remove the same. He also desired that the pet owners should submit the fresh vaccination certificates, where it is due and the new pet owners should submit the MCD registration and vaccination certifications urgently.

3.7 The House supported and agreed with the aforesaid proposals/viewpoints.

#### **Agenda Item No. 4: Audit and Accounts of the Society for the year 2022-23**

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

4.2 Major highlights of the accounts are as follows:

○ Total income of the Society in 2022-23 was: Rs. 41,96,106/- (Rs.37,23,600/- from the maintenance charges+ Rs.4,72,506/- from interest & other misc income.
○ Total Expenditure was Rs.38,05,609/-, which include salary of staff (Rs.22,48,082/-); electricity bill (6,32,475/-) and Colony Maintenance expenses (5,50,491/-) and depreciation (1,07,604/-)
○ Colony maintenance expenditure was Rs. 5,50,491/- mainly on account of Repairs, electrical goods and plumbing items, white washing, tank and sewer cleaning, horticulture, etc
○ Amount Transferred to Building Maintenance Fund (Rs.1,92,600/-)
○ Building Replacement Fund (Rs.21,400/-)
○ Income Tax Paid: Rs.70,000/-
○ Profit Booked: 2,82,893/-



**4.3 The audited accounts and Audit Report have been submitted to the Registrar's office, as required under the Rules and no comments or any objections have been received from their office. The Accounts were placed before the AGM for consideration and approval.**

**Item No.5: Action against the Defaulters:**

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

S.No.	Name of the Member	Flat No.	Amount due
1.	Ms Jayanti Walia	B-83	15,500/-
2	Mr. Vijay Prakash	C-132	14,550/-

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

**Agenda Item No. 5 & 6: Maintenance Issues of the Society and any other matter with the permission of the Chair and views/suggestions of Members, if any.**

5.1 Shri S.P. Singla, Secretary, informed that the Managing Committee with the cooperation and support of all the residents is trying its best to maintain the essential services like uninterrupted water supply, keeping the street lights, CCTV Cameras & Inter-com facility fully functional, proper cleanliness, de-silting of sewers & drains, ensuring effective security services and availability of other maintenance staff to attend to the electric and plumbing complaints of the residents.

5.2 With the permission of the Chair, Shri Singla, brought out the budgetary figures highlighting the current status of financial position of the Society and the anticipated expenditure in 2023-24, as follows:

- 1) As already reflected in the financial statements of the audited accounts for the year 2022-23, the Total Expenditure was Rs.38,05,609/-, which include salary of staff (Rs.22,48,082/-); electricity bill (6,32,475/-) and Colony Maintenance expenses (5,50,491/-) and depreciation (1,07,604/-).
- 2) This works out to Rs.17,783/- per year per flat i.e. Rs.4446/- per quarter per flat. After making the provision of transfer of Rs.25/- per quarter for the Building Replacement Fund and Rs. 225/- per quarter for Building Maintenance Fund, the Quarterly instalment towards maintenance charges works out to Rs. 4696/- or Rs.4700/- per flat. Against this, we are collecting Rs.4600/- per quarter per flat.
- 3) He also informed that the last revision in the maintenance charges was approved in the AGM held on 14.11.2021 and was effective from 1.4.2022. Even at that time, the proposal was to revise the maintenance charges to Rs. 5100/- per quarter per flat, but the AGM decided to increase the same from Rs. 4200/- to Rs. 4600/- per quarter per flat only taking a view that the status quo may be maintained in the management of office work and for the present there is no need to appoint the Office Supervisor. Thereafter, there has been overall increase in expenditure due to increase in the salary of staff and other maintenance expenditure due to price rise and need for frequent repairs/replacement of water pipes, road repairs, etc since the Society's infrastructure has become weak due to aging.
- 4) The estimated expenditure for 2023-24 is Rs.41,93,980/- which is only 10.% increase over 2022-23. This works out to Rs.19,600/- per year per flat i.e. Rs.4900/- per quarter per flat. After making the provision of transfer of Rs.30/- per quarter for the Building Replacement Fund and Rs. 270/- per quarter for Building Maintenance Fund, the Quarterly instalment towards maintenance charges works out to Rs. 5075/- per flat. The Society is feeling the dire need to appoint an Office Supervisor and if the expenditure on the salary for this person is taken into consideration, the amount of Quarterly instalment works out to Rs.5200/- per month.



**5.3 He sought approval of the House for increasing the maintenance charges from Rs.4600/- to Rs.5200/- per quarter per flat.**

**5.4 He then requested the members to give their views/suggestions for betterment of the Society and on the proposals placed for consideration and approval of the House.**

**6.1 Various members expressed their views and comments as follows:**

**(1) Shri P.C Gupta (A-46): He raised the following issues:**

- i. Parking issue is not yet resolved and is not working smoothly as claimed by the Managing Committee. Some of the residents are still reserving the space for parking of their vehicles which is against the guidelines and instructions issued by the Society and is a major cause of dispute between the residents.**
- ii. He sought to know what action is being taken by the Society against the defaulters of maintenance charges and whether notices were being issued to them as per provisions of the DCS Act and Rules.**
- iii. While the residents have been asked to carry out the repairs to rectify the internal defects in their flats, what are the plans of the Managing Committee to carry out the repairs/retrofitting of the common areas?**
- iv. What action was taken by the Managing Committee against the resident of A-8 for gross misbehaviour and violent manhandling with the Security Guards of the Society in the night on 22<sup>nd</sup> September, 2023.**
- v. Whether the proposal for white washing of the outer walls of the Society with a uniform colour has been considered and approved in the MC meeting.**

**(2) Shri Prahlad Verma (C-125):**

- i. The Malis are not performing their duties properly and the condition of maintenance of C-Block Park is particularly very poor.**
- ii. The Furniture put up in the Senior Citizens Room, like Sofa Sets, etc is causing inconvenience to the persons.**
- iii. The Senior Citizens are required to drink the water from the Dispenser, whereas in the MC meetings bottled water is supplied. He raised objection to this discrimination with the Senior Citizens.**
- iv. The maintenance charges should be increased to Rs.4,800/- per quarter per flat only.**

**(3) Shri V.K. Bansal (C-129):**

- i. He expressed the view that the structural audit of the Society does not appear to have been conducted in a professional manner, particularly the foundation strength of the Society does not seem to have been evaluated. This work should have been entrusted to some Government Agency, like IIT, etc**
- ii. Considering the safety of the Society and its residents, it would be desirable to carry out the necessary repairs and retrofitting under the guidance and supervision of the professional structural engineer.**
- iii. Also major repairs/renovation should be stopped during the retrofitting work of the Society.**
- iv. The problem of bending trees should be resolved before undertaking repairs/reconstruction of the boundary wall to avoid any damage in future.**



**(4) Shri S.K. Bansal (C-137): He expressed the following views:**

- i. The recommendations earlier made in the meetings of the Parking Committee to allow parking of only one vehicle per flat in the Society should be implemented to improve the parking problem.**
- ii. The aspect of beautification and attractive design should be kept in mind while planning the reconstruction of the boundary wall.**
- iii. The maintenance charges may be increased to Rs.5,000/- per quarter per flat. However, an Office Supervisor may be engaged by the Society at the earliest and based on the expenditure on his salary and expenditure under other heads, the maintenance charges can be reviewed in the next AGM.**

**(5) Shri K.C. Mallik (D-188):**

At the time of increasing the maintenance charges in 2022, the salary of Office Supervisor was also included but the Society has not appointed any Office Supervisor so far. Hence, there is no need to increase the Maintenance Charges.

**The President, Vice President and Secretary of the Society responded and clarified the points raised by the members, as follows:**

**(1) Shri Anil Garg, President:**

The Structural Audit of the Society has been conducted by the highly reputed and experienced and MCD empaneled Structural Auditor and they have carried out all the requisite tests which are prescribed for evaluating the structural stability of the buildings from the seismic safety point of view. Therefore, it would not be appropriate to raise question about the professional competency of the Auditor.

Instead of raising such issues, we should now focus on carrying the necessary repairs/retrofitting as required under the Structural Audit Report for submission of the Compliance Report to the MCD.

There is no discrimination in the matter of supply of drinking water for the managing committee members and the Senior Citizens. Bisleri Water is used in the Water Dispenser.

The furniture and sofa is provided in the Senior Citizens room for their comfortable sitting.

All parks in the Blocks are being maintained to the best possible extent and trimming of trees and overgrown plants is also done from time to time.

Regarding action against the resident of A-8 , it was informed that the incident was immediately reported to the Police by the President when the Vice President was also present. The Police has already booked the case against him. Moreover, the Society is also giving show cause notice to the concerned resident for misbehaving with the Security Guards creating disturbance and peaceful atmosphere in the Society.

**(2) Shri Rajiv Gupta, Vice President:**

Increasing number of automatic vehicles is further adding to the parking problem, since these vehicles cannot be pushed back. He agreed that the matter will be further discussed in the managing committee and with the residents to sort out the parking issues.

**(3) Shri S.P. Singla, Secretary:**

A number of old vehicles have been disposed of by the residents and there is addition of new vehicles. Number of big vehicles are also increasing day by day. He informed that the lists have been prepared of the new vehicles and the strikers will be issued for these vehicles soon.





**DECISIONS TAKEN IN THE  
AGM**


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


- 1) Annual Audited Accounts for 2022-23 were passed unanimously.
  - 2) The expenditure of Rs. Rs.9,23,575/- on repairs and renovation of the Society Office was approved by the House.
  - 3) Since the Chartered Accountant has expressed inability to transfer the amount of Rs.3,33,828/- booked as 'Deposit for DJB' to the 'Building Maintenance Fund', the amount will be utilized for meeting expenses towards repairs/replacement of water pipes from time to time.
  - 4) The boundary wall will be re-constructed with a good design by the Society from its own funds. In the first phase, the front side will be taken up for construction. The Management Committee will prepare the estimates and execute the work. The expenditure incurred will be got approved in the next AGM. The problem of bending and dangerous trees will be taken of care while undertaking the work.
  - 5) Necessary repairs/retrofitting work in the individual flats is already in progress as per report of the Structural Auditor. A suitable Structural Engineer will be engaged for repair/retrofitting for this purpose estimates will be got prepared. Necessary action will also be taken to furnish the necessary compliance report to the MCD at the earliest to avoid any harsh action by the MCD. The details alongwith the estimated expenditure will be placed before the Special AGM or next AGM (as the case may be) for approval.
  - 6) In view of the meagre/negligible attendance in the past and since all members/residents can elicit their views/grievances with the management committee at any time, it was decided that it will not be desirable to hold any further meeting of Residents.
  - 7) The decision of the MC to charge a nominal amount of Rs.100/- only for issuing the Aluminium ladder was approved. Action will be taken painting/greasing of the ladder to avoid its rusting and to keep it in proper working condition.
  - 8) The lease money in respect of flats which are not yet converted into freehold will be charged at Rs. 500/- per year, as per current DDA rate, from the next year.
  - 9) Members/residents will be required to deposit an amount of Rs.3000/- at the time of grant of permission for repairs/renovation of the flat, without involving any Security Deposit. There will be no charge for small repairs which are completed within a period of 10 days from the date of approval. Thereafter, an amount of Rs.500/- per month or part of the month, will be deducted. Hence the deposit of Rs.3000/- will be valid upto six months and thereafter, fresh approval and fresh deposit of Rs.3,000/- will be required. The amount will be refunded only after ensuring that all Malba/Debris have been cleared by the concerned member/resident.
  - 10) The maintenance charges will be increased from Rs.4600/- per quarter per flat to Rs.5,000/- per quarter per flat from 1.4.2024. Efforts will be made separately to employ an Office Supervisor and its estimated cost will be placed before the next AGM for consideration and approval.
  - 11) With a view to ensure uniformity in the outer-look of the Society, the Society will undertake white-washing of the outer walls of the flats with the same colour shade. The expenditure will be equally shared by all the 214 flats. Before undertaking this work, all flat owners will be given one month's time to repair the damaged outer walls and leaking pipes, if any. The estimates will be placed before the next AGM for consideration and approval.
- **Overnight Stay of Labour:** The deployment of construction labour/workers for the purpose of renovation would be allowed **from 8.00 AM to 8.00 PM only** and no overnight stay/living of construction labour/worker in the flat will be allowed in any circumstances.
  - **Shifting by members/purchasers/tenants in the society:** The transport/household goods for the purpose of shifting in the Society by any flat-owner/tenant will be



allowed between 9.00 AM to 7.00 PM only to avoid disturbance/inconvenience to the other residents and the security staff at odd hours.

The meeting ended with a Vote of Thanks to the Chair.

  
(S.P. Singla)  
Honorary Secretary

  
(Anil Kumar Garg)  
President (in -Chair at the  
AGM meeting)

To:

1. All Members 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

