

**MINUTES OF THE GENERAL BODY MEETING OF  
THE SAPTAPARNI C.G.H.S. LIMITED HELD ON 31<sup>st</sup> October 2022  
(Restructured based on video recording)**

Annual General Body meeting of the Saptaparni CGHS Ltd is held on 31<sup>st</sup> October 2022, at 5.00 P.M. in the premises of the Society i.e. Plot No.4, Sector 19B, Dwarka, New Delhi - 110075 to discuss the agenda items which is already been circulated amongst the members. The President, due to ill health sought leave of absence. The Vice-President Sh. Sanjay Tyagi is in Chair. The list of members who attended the meeting is appended here below along with signature against the name of respective members.

The meeting was called at 5:00 P.M. however, the quorum was incomplete, therefore the Secretary of the Society adjourned the meeting for half an hour till the 5:30 P.M. with direction that the adjourned meeting will resume at 5:30 P.M. at same place and no quorum will be required for the meeting. The house was reassembled, and the Chairman granted permission to start the proceedings of the meeting. The Chairman, at the outset, extended his warm welcome to all the members and requested to the secretary to read and proceed the meeting as per agenda. The secretary requested 2 minutes silence in honour of departed members Sh Naresh and Sq Idr NH Sharma. The meeting progressed further after observing silence and prayer.

**Agenda No.1:**

**To confirm the minutes of last General Body Meeting**

The draft minutes of the last general body meeting held on 06/03/2022 were read out to the members and were approved by voice vote. During the course when the Secretary reading out the 1st agenda item, Mr. Rajindar Kachroo raised some other issue. Chairman and Secretary requested Mr. Rajinder Kachroo him to please keep patience and assured him that issues will be taken up once the agenda items are over. But Mr Rajinder Kachroo pressed to discuss the minutes being of the same AGM and minutes not circulated in advance. The concerned points taken in the last AGM held on 06th March 2022 were accepted to discuss. The issues are as under:

a) Amount of AMC incurred on maintenance of Lifts in the society. It has been clarified to him that the amounts paid to the company on quarterly basis and aggregated worth Rs.2,44,000/- pa for four lifts comprehensively. There is a need to display fitness certificate of lifts from lift inspector. Secretary accepted that last certificate is more than 3 years old.

b) The Granite Stone recently laid in the area between Flat Nos.A2 &A3 along with B1& B4 are slippery when it's raining or wet. The Secretary informed the house that this issue is concerned with the next financial year and not the part of this year agenda notice however if the members want to discuss they are welcome and assured the house that the present granite will be processed by cutting with 5 MM blade in some design to eradicate the skidding problem. The Secretary also informed the house that no separate funds were raised for installation of granite stone and all the expenses were carried out of the welfare funds. After a long discussion, it is revealed by Mr. Sanjay Tyagi to the house that Mr. Rajinder Kachroo was also in the team who were responsible for selection and purchasing of granite. However, it has been decided that keeping in view the safety of senior citizens as well as children, the remaining area will be fitted with appropriate tiles/stone in appropriate manner.

c) He also raised that the issue of circulation of AGM minutes to the members. The Managing Committee informed that the circulation of AGM minutes has been done through Notice Board specified under the Rules. It has been informed, since the Society is not having the email id of all the members, so many drives in the past were initiated to collect the ids but few members refuse to provide the information, therefore it is not possible to circulate the same electronically, however attempt will be made to share the same through other electronic modes if the consent from all members to receive the future communications & information's electronically will be given. Which was not objected by any member.

d) He also raised the issue of fire-fighting system to keep it in working condition. The matter is discussed, and it has been decided that the audit of fire system will be done. However,

before going ahead with the audit, expenses should be worked out and amount will be decided for change of equipment etc. in this concern.

e) The matter of solar panel installation also raised by him, the matter is discussed and unanimously decided to work out on the feasible capacity and expenditure amount to raise funds from the society and other sources.

f) Mrs. Soni Pandit resident of Flat No.B-51, raised the issue of quality of cleaning of the corridor that it is not up to the mark and her daughter in law has to regularly clean the said area. Mrs. Neela Kumar one of the managing committee members told her that the cleaning of the corridor are done on regular basis, any issue particularly on her floor will be looked into.

g) it is decided to place the estimates of proposed works and accordingly decided on financial limit for MC for maintenance works.

h) Point was discussed why Mr Shukla gardener services are terminated and after deliberations it is decided to re employ him under supervision of Mr VB Jain.

#### **Agenda No.2:**

##### **To Discuss the Audit Reports of 2021-22 and approval of Accounts.**

The Accounts of the Society for the financial year 2021-22 were circulated to the members and displayed at the Notice Board of the society. Mr. Vinay Bharti Jain asked some issues on income and expenditure account to some entries and decided that he will check the entries in the office of the society. However, there being objection by the other members, the same was to be discussed with CA and approved by the house with objection.

#### **Agenda No.3:**

##### **Confirm and approve the various decisions taken by the Managing Committee from time to time since the last Annual General Meeting.**

The house was apprised about the various decisions/ initiatives taken by Managing Committee during the intervening period of last AGBM to till date, which are as under:-

1. Renewal of AMC of CCTV Cameras and Intercom.
2. Renewal and increase in the rates of AMC of the Lifts.
3. Cleaning of water tanks and expenses thereon used under control of Mr Rathi.
4. Other repair/ maintenance jobs done time to time and expenses incurred thereon.

Mr. Rajinder Kachroo suggested to change the lifts with new lifts as the installed lifts are very old. Generator replacement and firefighting. The house took notes on it and unanimously decided to audit the condition of the lifts, and it will be changed if necessary. Mr Tyagi explained that as contingency funds were suggested in previous AGM but only Rs 250 per month was approved and could be utilized for payment of water bills. House deliberated to decide the amount to be collected for future need of replacement of these three items in specific. Mr Saini conveyed that since 2014 only Rs 10000 and Rs 30000 only for all works done besides regular maintenance fund. New proposal to collect Rs 500 per month for this specific requirement was thrown to house for approval which was declined till estimates are conveyed to house.

#### **Agenda No.4:**

##### **To discuss the matter of approval for enrolment of new members in place of person whose membership has not been approved by the RCS office.**

Secretary Sh. Baldev Singh Saini informed that this item is related to demand of Mr Hathwalia. Proper steps have been taken to create the vacancy through RCS office, expulsion notices were issued for three members and RCS was asked to approve it. In the meantime, one member through email informed society to withdraw his membership if money is returned with interest to him. Mr Kachroo objected for payment of any interest and Mr Saini explained that since Mr Nikhil is in US his application as desired verbally is not received yet. Mr Bahl explained that any application received from other country need to be authenticated by consulate of the country. Mr Tyagi confirmed that our step of expulsion is already under consideration of RCS further any development will be viewed at that time

#### **Agenda No.5:**

##### **To discuss the restriction on usage of common area for plantation and other activity on ground floor.**

Mr. Baldev Singh Saini placed the matter before the house, this matter is discussed at length. It has been informed that the planters placed by some of the residents on the Ground Floor, common area restrict the proper movement of the residents/ vehicles. Ground floor residents raised observation that in common areas of stairs and corridors also have too many planters and risky to move in these areas. Colonel Chaturvedi spoken that intention of bringing the item pointing out ground floor residents whose privacy is jeopardised by parking vehicles to their windows and balconies and throwing the garbage from top floors, spillover of water during watering to plants and all planters in corridors and stairs are over looked by bringing for discussion of the point on planters of ground floor. Mr Saini stated that he accepts all the points explained by Col Chaturvedi and accepts that stairs and corridors have planters on both sides and during water as well as moving is risky for residents. Then issue of kai was raised again Col Chaturvedi expressed uncontrolled dipping of AC water and reason of mosquito breeding and KAI is AC water of upper floor. Mr Jatin Verma raised the issue of broken plaster dropping on cars parked on ground floor and passage area around his flat. Mrs Preeti drawn attention of two wheelers and cars parked on entrance areas. MC was trying to explain that they got no judiciary power which was not accepted by house.

At this stage Col Prabhat Chaturvedi from B-01, raised an issue of water dripping through AC's outlet pipes from upper side floors, un-natural rains due to careless watering of plants from upper side floors. As regards dripping of water from upper floors all members are requested to take care of such events to avoid any inconvenience to residents staying on the lower floors. Further, the residents who place their planters on both sides of staircase are advised to remove their planter which may obstruct the movement at the time of emergency. Any planters should be kept with care so that area is clean, free from any chances of mosquito breeding and water them carefully. The residents are advised not to hang their planters from Balcony. Regarding dropping of loose plaster Mr Jatin was advised to get it repaired and raise the bill to society so that it can be recovered through MC. Mr Tyagi confirmed that by owner, he has been authorised to get it repaired at owners cost.

#### **Agenda No. 6:**

**To discuss the demand of Rs.25000/-(Rupees Twenty five Thousand only) on account of expenditure involved for obtaining statutory approvals from respective authorities.**

The matter of extension and approval of FAR in the society was discussed earlier AGM wherein it has been decided that the Managing Committee may apply and obtain all the required permissions from the concerned/ competent authorities. The second part will be taken up after obtaining permission from the said authorities. Mr. Rajinder Kachroo has objected to make payment of any amount for FAR extension. It has been explained to him that the Managing Committee cannot visit personally to all the authorities wherefrom the required approvals are required and therefore some consultant may be engaged to apply for such approvals and obtaining the same subject to payment of his charges. House did not approve any money to be paid without proper details of official payments. However, keeping in view that the discussion was not conclusive, it has been decided to drop the Agenda item for the current meeting.

#### **Agenda No. 7:**

**To discuss the demand of Rs. 10000/-(Rupees Ten Thousand Only) on account of carrying out repair/ change of flooring of entrance adjacent to stair case and other maintenance work and expenditure.**

House demanded an estimated cost for the work and suggested to demand the contribution after disclosing tentative amount. On suggestion of members it is in principal approved that this work is to be done but funds can only be raised after informing the house estimated work expenditure

n by them. House kept insisting that committee of members should take responsibility of estimate preparation, approval from members, collection of money and execution while Mr Kachroo, Mr Sinha and Mr Naresh Kumar explained that member representatives from house



will only assisting management to do process for the proposed work. There was no consensus on approving the demand of house and no decision finalised.

**Agenda No.8:**

**Any other point with the permission of Chair.**

During the meeting the members have raised various issues with the permission of the Chair mentioned here below:

a. Secretary informed the house that Mr. Kamal Gulia from B-02 raised an issue that the maintenance for lifts shall not be recovered from ground floor residents. He added that history needs to be explained because only B04 is original allottee and all others are transfer cases. Original approved plan has 72 covered and 7 scooter parking in basement and for 8 ground floor residents there was no parking. In general flow space adjacent to flats are dedicated and reserved for them and it has no documents. Now Ground floor residents expressing that lot of garbage is thrown in this area and therefore covering by temporary shed to be provided by management. Secretary kept explaining that society has got no alternative and parking area to ground floor is not having any documentary support and even temporary structure is not permitted. On this Mrs Preeti verma of B-03 informed the house that without checking from all GF owners, such explanation is misleading the house and intention is wrong and neither all ground floor owners have refused to share the lift expenses nor management projection of no upper floors owners will contribute for solution is based on facts. From upper floors no one has objected. Problems of GF be felt by all to find a solution and management should stop garbage dropping from top in parking areas. Mr Sourabh also asked MC to take action. Mr Tyagi took on the issue and explained that all members including ground floor except top floor have paid equal amounts but due to 8 parking less available, injustice done and in draw the ground floor owners are really suffers. To provide justice proper covered parking need to be given to them but due to FAR issue it is not possible. Sh. Naresh Kumar suggested to provide uniform shed design and permit that ground floor owner if desires, can get it erected at their expenses. Secretary kept insisting part solution he is not proposing.

(ii) Savita Gulia drawn attention towards empty pots having water and source of dengue larva's. She requested that management could get chemicals from MCD but secretary assured to contact Nishant's management to get it removed.

(iii) Point raised by Col Chaturvedi of plumber and electrician not available for most of the members was conveyed to management and requirement of sharing standard rate list of their charges. Secretary conveyed that it is persistent problem and no further discussion was thrown on house.

No further issues were discussed, then Mr. Kachroo raised the issue that President is not attending meetings and there is a need to have his presence in society, vice president conveyed that more than 6 months he has not given any time to society and proposes early election. Secretary turned it down saying there is no such provision and due to 7-8 months left for new election, same committee will continue. The meeting ended with a vote of thanks to the chair.

**SD/-**

**(Vice- PRESIDENT)**

