

ANNUAL GENERAL MEETING (AGM) - 27 OCT 2024

ATTENDANCE SHEET

SER	FLAT NO	MEM NO	NAME	SIGNATURE
1	832	787	Brig Ashok Sondhi	
2	504	779	V. K. Koushik	
3	232	742	Col NS Gahlout <sup>left</sup> 13/15h	
4	211	487	Banwari Lal Purshitt	
5	243	804	Dinesh S Jammal	
6	633	582	P. K. Joshi	
7	863	786	Kuldip Singh Negi	
8	<del>252</del>	625	VEJALA SLOAN	
9	814	751	Col NS PARMAR (Retd)	
10	823	653	Neelam Saluja	
11	723	809	RAUNAQ TALWAR	
12	654	803	Satyajit Singh Rawat	
13	963	<del>8648</del>	DAVINDER NAGI	
14	798	301	Devendra Kumar Purohit	
15	834	677	R. S. Goyal	
16	142	796	Ravi Rawat	
17	911	673	Savita Kaul	
18	912	695	Anil Kr. Dhingra	
19	341	773	Sun Shanker Sharma	
20	954	594	col SK Tugnait	
21	831	759	Piyush Gupta	
22	22-1	766	Amit Sharma	
23	161	739	Pawa Prabhat	
24	164	758	Kumudini Sirohi	
25	202	753	Goursharan Sarveria	
26	412	748	LOKESH KUMAR	
27	<del>328</del> 362	749	Paramdeep	
28	844	611	Naresh Kaul	



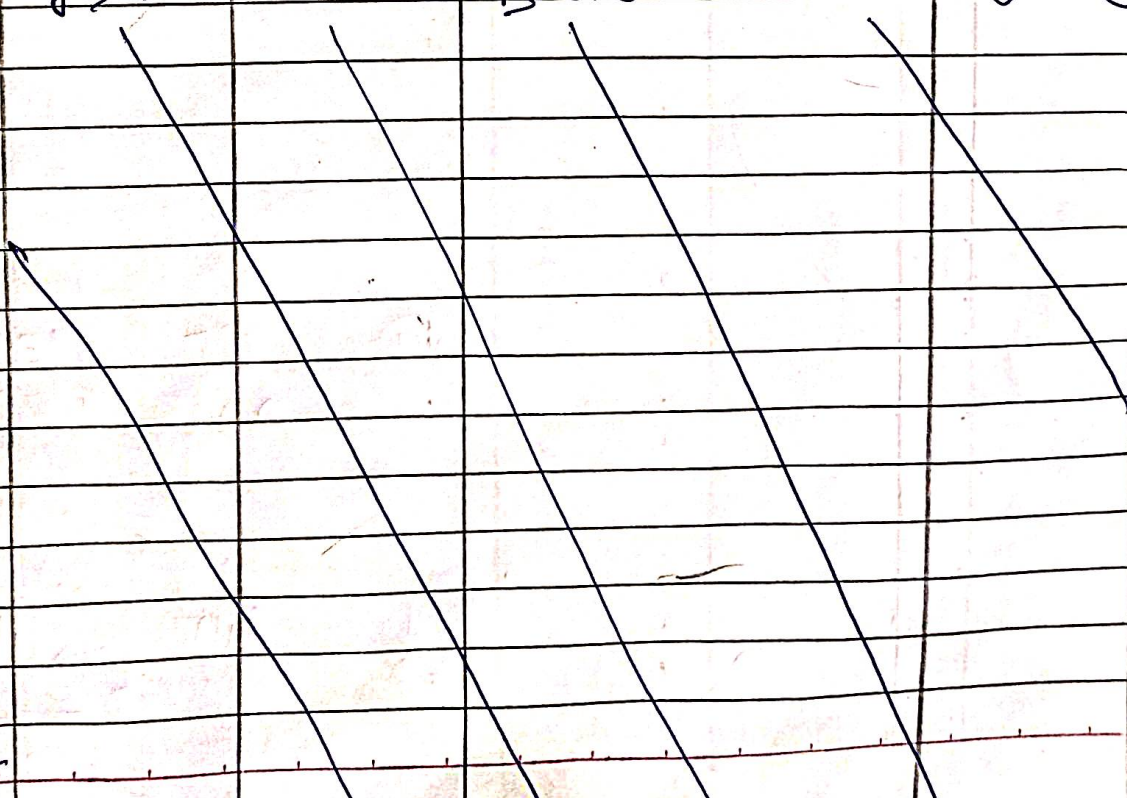
Sl. No.	FLAT NO	MEM NO	NAME	SIGNATURE
29	944	558	V K Pandey	
30	312	794	T.M. Chuan	
31	414	718	Pushpa Sahramat	
32	473	719	Nirmal Singh	
33	731	632	Munish Ch	
34	541	784	Neha Doss	
35	403	643	A.G. Bhatnagar	
36	841	664	Devi Singh	
37	751	630	SANJEEV	
38	901	576	Letika	
39	443	584	B. B. Sharma	
40	542	522	B. Dutt	
41	462	747	Panami Pandey	
42	132	781	Rajesh Kumar	
43	724	631	Chitkar Nath Kaushal	
44	451	559	K. K. Anand	
45	734	629	Rani V. Pancholi	
46	593	799	ASINA SINGH	
47	373	725	Preeti Dhanchar	
48	171	636	Sarla Anand	
49	822	615	RAJESH KUMAR	
50	454	581	PRASANKUMAR SHARMA	
51	424	687	Alok Rai	
52	802	693	Anand	
53	732	676	SANDEEP	
54	754	765	RAJPAL SINGH	
55	851	800	Udit Jain	
56	524	574	A.K. SHIVASTAV	
57	904	741	Vidit Kaushal	
58	154	543	M R Khem	
59	733	634	Dr. Pranjana	
60	611	785	Mrs. Sant Shome	

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61	453	585	CHARITY REJIMATI	[Signature]
62	974	553	REJIMATI	[Signature]
63	932	738	Ravinderp kachar	[Signature]
64	121	757	Ashok K ARYA	[Signature]
65	333	763	Praveen Kumar	[Signature]
66	273	783	Sushash Chand	[Signature]
67	114	755	Rohit Kumar	[Signature]
68	203		Anurag (A)	[Signature]
69	952	778	Renu Mittal	[Signature]
70	714	730	Anurag Malik	[Signature]
71	152	746	[Signature]	[Signature]
72	602	527	Geeta Arunja	[Signature]
73	141	789	Manju Singhal	[Signature]
74	812	533	Beijabine Suman	[Signature]
75	511	735	Neel Gupka	[Signature]
76	833	80	VATIN MAHATTA	[Signature]
77	352	745	Sapan Agarwal	[Signature]
78	183	770	HARVEEN KACH	[Signature]
79	752		Bhawal	[Signature]
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**MINUTES OF THE MEETING OF THE ANNUAL GENERAL BODY MEETING HELD ON**

**27<sup>TH</sup> OCTOBER, 2024 AT 11.00 AM**

**IN THE CENTRAL LAWN OF THE SOCIETY**

**Quorum :** The AGM was scheduled at 11.00AM on 27<sup>th</sup> October, 2024, but since the quorum was not complete, the meeting was adjourned twice, first up to 11.15AM and again up to 11.30AM. Finally, the meeting started at 11.30AM on the same day and at the same venue.

1. **Attendance :** At the beginning of the meeting 67 members were present but by the end of the meeting 79 members made their presence. The No of attendees varied at each Agenda item discussion and passing of the proposals as under:-

(a) At the time of **voting for 1<sup>st</sup> Agenda -67 members were present.**

(b) At the time of **voting for the 2<sup>nd</sup> Agenda item - 72 members were present.**

(c) At the time of **voting for 3<sup>rd</sup> Agenda item - 75 members were present.**

(d) At the time of **voting for 4<sup>th</sup> & 5<sup>th</sup> Agenda item - 78 members were present.**

(e) **79<sup>th</sup> Members joined after the Agenda items** were already discussed and motion passed and the AGM proceedings were being closed.

(f) Hence, **only 78 members will be considered as attendees.**

3. **Defaulter :** Members who were defaulters for non payment of Society dues were intimated that they are not allowed to vote in the AGM under the provision of Section 25(d) of DCS Act 2003. The following defaulting members attended the AGM proceedings but were not counted/ allowed for voting:-

(a) Mr. M R Khan, Membership No. 154.

(b) Mrs. Preeta Dhankar, Membership No. 725.

(c) Mr. Alok Rai, Membership No. 687.

(d) Mr. Bhagirathi Behera, Membership No. 584.



(e) Mr. K R Sharma, Membership No. 579.

(f) Mrs. Nirmal Singh, Membership No. 714.

(g) Mrs. Priyanka Sharma, Membership No. 634

4. Hence, **for the purpose of voting the no of voters at each stage (after deducting the above 07 defaulters) to be considered as under:-** (Refer para 2 above).

(a) For voting for **1<sup>st</sup> Agenda Item - 60 voters.**

(b) For voting for **2<sup>nd</sup> Agenda Item - 65 voters.**

(c) For voting for **3<sup>rd</sup> Agenda item - 68 voters.**

(d) For voting for **4<sup>th</sup> & 5<sup>th</sup> Agenda Item - 71 Voters.**

5. During the entire proceedings the defaulter members, who are mainly the ones who are responsible for initiating FAR / Extension project in the Society in violation of DCS Act & Rules, tried to interfere in the proceedings. These members resorted to shouting, intimidating the members and create hurdles in successful conduct of the AGM and created disturbance and interference throughout the AGM proceedings and tried to intimidate the RCS appointed Observer Mr. Satish Kumar.

6. **Video & CCTV Coverage of AGM Proceedings.** The entire proceeding of the AGM was videographed and also covered through CCTV. The raw and edited footage of the complete proceedings can be accessed through YouTube link <https://www.youtube.com/watch?v=7ACv35LEU20>.

## **Commencement of the proceedings**

### **President's opening speech.**

7. Col N S Parmar (Retd.) the President opened the proceedings and apprised the house on various issues being faced by the Society. He stressed upon the need for **revision of "Essential services maintenance charges"** which has not been revised for last six (06) years due to which Society's financial status in a poor state. He said that the Society used to be the No. 1 Society of Dwarka till few years back but due to poor financial state and poor administration, the Society has lost its image. Hence, he stressed upon revision of various Society charges being paid by the members.

8. He also stressed upon the **need to resolve the legal cases** which the Society is presently facing due to which there has been heavy financial burden on the Society.

9. The President also apprised the house on the status of **"Sanjay Club land"** which was confiscated by DDA due to non payment of penalty amount imposed on the Society for unauthorized /





commercial use of this land in the past. House was of the opinion that the efforts should be made to take back the possession of this club land.

10. He, informed the house that a proper "**Security Agency**" with PSARA trained security guards needs to be hired by the Society which is not being done due to poor fund state. Trained guards cost more, for which maintenance charges are required to be revised to make our financial foundation strong.

11. The President also stressed the need for timely payment of Society charges including Building Replacement Fund. He conveyed his concern for non payment / late payment of these charges by the member specially the Building Replacement fund. Members were informed that the following common services / repair are urgently required which cannot be neglected / avoided further and expenditure for these works / services have to be met from Building Replacement fund:-

(a) Replacement / up-gradation of lifts which are 18 in number and each lift will cost Rs. 20.00 lakhs (approx) for replacement or Rs. 4.00 lakhs (approx) for up-gradation.

(b) Complete basement slab needs to be repaired by relaying of concrete surface which will need expenditure of more than Rs. 50.00 lakhs

12. The House conveyed their agreement with the concern raised by the President and with the proposals put forth by him being of essential nature.

13. On the subject of **Audit objection**, President apprised that most of the audit objections have already been settled and the Management is in the process of resolving and settling the remaining objections. He apprised that most of these objections are due to clerical error.

14. At the end he stressed upon the need and importance of a cooperative and positive approach from all members in the Society to create a peaceful environment for effective and efficient governance in the Society. He requested members to participate in the proceedings in a cordial and graceful manner to resolve all the issues faced by the Society. He thanked everyone for their attendance.

15. Mr. Satish Kumar, the **RCS appointed observer** was welcomed by him in the AGM and introduced him to the house who wholeheartedly welcomed him.

16. The mike was handed over to the Secretary, Mr. Satyapal Singh Rawat for taking up the agenda items.



**Item-1- Audit Report for Financial Year 2023-24.**

17. While the Secretary was taking up item No. 1 for discussion one member Mr. Rajesh Kumar (Flat No. 132) raised his objection against keeping the Agenda item for passing of previous AGM's minutes at the end. He said that as per norms this point should have been taken up as the first item. He was supported by 2-3 other members. President apprised the house that there is no restriction on taking up this point at the end. The observer Mr. Satish Kumar requested the house for maintaining order in the proceedings and let the agenda items be discussed as given. He also confirmed the attendance at this stage which was 67 (including 07 defaulting members). He requested that each agenda items be taken up for voting so that it can be recorded.

18. Thereafter, Secretary proceeded with Agenda item-1, the **Audit Report for FY 2023-24 was presented to the house for consideration, adoption and approval. In addition to Audit Report of 2023-24 the "Work Audit Report" carried out by "Ranson Civil Technologies Pvt. Ltd." for verification of executed works and contractors claim and estimated broad estimates for "restoration and repair" of damages and defects in blocks 1,4,6, & 7 of our Society faced during illegal Extension project taken up in the year 2020-21 was put up for approval of the members. The proposals were approved and the resolution was passed by majority votes (35 out of 60 votes in favour and Nil votes against).**

Hence, the resolutions was adopted and passed with majority of votes.

**Item 2 : Repair, Maintenance and Rehabilitation of Building / Blocks – Revenue Approval.**

19. The mike was handed over to Mr. Dinesh Jamwal, MC Member, to give a presentation on the state of buildings and estimated expenditure for repair and maintenance of all the Society buildings and contribution required by each flat owner.

20. Mr. Dinesh Jamwal informed the members that **all the blocks / buildings** are in different state of repairs and repair requirement of each block is different and these repairs are urgently required. **The expenditure per Flat / Member will be anywhere between Rs. 50,000.00 to Rs. 1,00,000.00 (approx)** depending on the block / building. Members were apprised that approval is required from the house so that further process including the tendering process may be commenced. Once tendering process is complete then exact amount to be contributed by the each flat owner will be intimated. Mr. Lokesh Kumar (Flat 412) inquired if the painting work is also included in this cost?. Members were apprised that the cost / contribution includes complete repair work from OHT's, roof tops, parapets, internal area including staircases and exterior repairs and rehabilitation of all the buildings, but painting, shaft pipe repair & replacement and balconies are not included in this cost. Members who want their balconies repaired / rebuild and shaft pipe replaced, need to pay extra. Also, the load bearing column and beams of block No. 1 which are in dangerous condition will require additional expenditure.

The image shows a handwritten signature in blue ink, which appears to be 'Dinesh', written over a circular blue stamp. The stamp contains the text 'New Sansad Vihar CGHS Ltd.' around the perimeter and a small star symbol at the bottom center.



21. On the subject of painting of building, the house was informed that the repair and rehabilitation work of all the buildings will take minimum one years during which no paint work will be carried out. Once all building are completely repaired then the buildings will be painted to maintain uniformity. Mr. Prasun Kumar Sharma (Flat No. 454) and few other members raised a query as to why these works cannot be carried out from Building Replacement Fund. The President explained the reasons as to why Building Replacement Fund cannot be used for such repair, the relevant provision of DCS Acts & Rules were read out to the members to convince them that why Building Replacement Fund cannot be used for such repairs and were informed the types of works where Building Replacement Fund may be utilised. The proposal for approval for initiating the process for repair of all buildings / blocks as explained was put for voting. **Out of 65 voters 34 voted in favour and Nil against the motion.**

**The resolution was approved and passed by majority votes.**

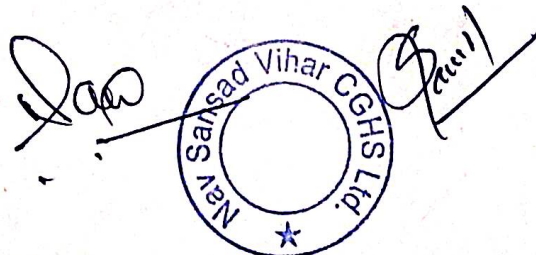
**Item : 3 - Revenue and Expenditure – Budget Forecast and Approval for Expenditure.**

22. Mr. Goutham Srivatsa, MC Member, gave the presentation on Revenue and expenditure of past three years for which comparative figures were given out by him. By highlighting the inflation and rising cost and deficit revenue of the Society in last 3-4 years he **stressed upon the need for revision of "Essential Service Maintenance" charges** which has not been revised since 2019. Also, the **need to introduce a uniform rate of "Essential Services Maintenance" charges was highlighted.** This is keeping in view that since beginning the owners of 2 BHK Flat have been paying much higher charges compared to other category flats.

23. Secondly, the **need to introduce a separate fund account i.e. "Building Maintenance Fund" account was highlighted** to the members which will be **exclusively meant for repair and maintenance of the buildings. Introduction of this fund account is necessary under the provisions of DCS Acts & Rules (DCS Act Sec 81(1), (2) & (3) and DCS Rule 94(1)(a).**

24. Mr. Anil Kumar Dhingra (Flat 912) raised the issue of legal expenses which is eating into our funds. He suggested that the Society needs to cut down the cost of legal expenses and voiced that as Society we do not want legal expenses. Mr. Ashok Arya (Flat 121) responded that the legal cases once thrust upon the Society cannot be avoided and have to be responded suitably to avoid contempt of the Court. Society is duty bound to represent the Court once Legal notice is issued by the Courts. Mr. Anil Kumar Dhingra suggested that legal expenses should not paid out of the "Essential Service Maintenance" fund and should be collected separately, this suggestion was not accepted being not practical.

25. The following proposals were presented to the house:-





- (a) **Budget forecast for FY 2025-26** alongwith comparative expenditure summary for the year from 2021-22 to 2023-24.
- (b) Revision of **Essential Services Maintenance Fund;**
- (c) **Building Replacement Fund**
- (i) Decision on Building Replacement Fund **pertaining to 2020-21 & 2021-22** for which demand not raised during that period.
- (ii) Revision of Building Replacement Fund from Rs. 10.00 per sq. ft. to Rs. 12.00 per sq. ft. as this has not been revised for the last six years.
- (d) **Creation of Building Maintenance Fund (U/s 81(1), (2) & (3) and Rule 94(1) (a).**
- (e) **Enhanced Maintenance Charges** for tenants under DCS Rule 102(2).

26. With detailed discussions amongst the Members in the AGM, the following decisions on the subjects and resolutions passed with full support/consent of the House:-

- (a) **Budget proposal for FY 2025-26** summary for the year 2021-22 to 2023-24 was circulated to the members and budget forecast for the year 2025-26 was placed for approval. **The resolution was passed with majority votes (38 voted in favour out of 68 voters and NIL against the motion.**
- (b) **Essential Services Maintenance Fund;** For increase in "Essential Services Maintenance" fund various rates were discussed amongst members i.e. Rs. 3.50 per sq. ft., and Rs. 3.00 per sq. ft. to meet the budgetary requirements of the Society. Since members voiced their concern for sudden increase of charges by more than 50%, hence, a **uniform rate of Rs. 2.75 per sq.ft. was fixed for each type of flats (2 BHK, 2BHK PH, 3 BHK, 4 BHK and 4 BHK PH).** For Tenants, a nominal increase of 15% of the revised rate of Essential Service Maintenance Charges was approved rounded off to nearest multiple of Rs 50.00, as per the suggestion given by Mr. Sandeep Bhutani (Flat 732) and few others to charge anywhere from 5% to 15% keeping the present charges in view. **The proposal was approved and resolution was passed with majority votes (38 votes in favour and NIL votes against out of 68 voters.)**
- (c) **Building Replacement Fund:-**
- (i) **Members decided against raising the demand of Building Replacement Fund for the years 2020-21 & 2021-22.**

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Nav Sahas Vihar CGHS Ltd.

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(ii) Resolution for **revision of Building Replacement Fund from Rs. 10.00 to Rs. 12.00** per sq. ft. **could not be taken up**, the same will be discussed in the next GBM.

(d) **Introduction of Building Maintenance Fund at the rate of 0.50 paisa (fifty paisa) per sq. ft. to** each unit of flats in the Society. Hence, the House adopted and passed the Resolutions by majority votes (38 in favour and NIL against out of 68 votes).

27. At this stage Mrs. Preeta Dhankar (Flat 373) came to chair and started arguing with the treasurer Mr. Davinder Nagi. Also, few members namely Mrs. Preeta Dhankar, Mr. Alok Rai, Mr. Vivek Rai, Ms Poonam Pandey, Mrs. Astha Singh and Mr. Rahul Kapur surrounded the observer Mr. Satish Kumar who advised them to take their seats.

**Item-4: Other revenue proposals which have been adopted and passed by the House in the AGM are as under:-**

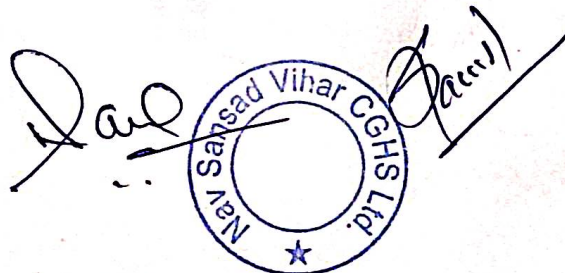
28. **Moving IN & Out Charges.** Present Tenant Moving in & Moving Out (Shifting) charges of Rs. 10,000.00 and refundable Security Charges Rs. 5000.00 (Total 15000.00) was proposed to be revised to Rs. 15000.00 & Rs. 10000.00 respectively (Total Rs. 25,000.00). **The proposal was approved and resolution was passed with majority votes.**

29. **Allotment of 03 Society Flats.** Approval to go ahead for allotment of Society flats (163, 922 & 743) was requested from the house. In this connection, the Managing Committee had sought valuation report from a Government Approved Valuer on Circle Rate as well as Market Rate of each flat in a sealed cover. The sealed cover was opened before the Members in the AGM by one of our Member Shri Piyush Gupta (Flat No. 831). The values of the flats as reported are as per the valuer's report are as under:-

No. of flat	Circle rate	Market rate
163 (4 BHK)	1,30,27,550.00	2,86,49,800.00
922 (3 BHK)	1,06,50,600.00	2,34,90,000.00
743 (2 BHK)	72,14,300.00	1,45,61,000.00

The proposal to initiate the process for allotment of 03 unallotted Society owned Flats was approved and resolution passed with majority votes.

30. **Renovation of Community Hall.** Approval for renovation of Community Hall of the Society and an expenditure of Rs. 8.00 lakhs (approx) for the said renovation work was taken and resolution passed.





**31. Conversion of DG Sets to PNG.** Approval for conversion of two Diesel Generator Sets from Diesel to PNG and expenditure of Rs. 15.00 lakhs (approx) was taken, and **resolution passed.**

**32. Up-gradation / Replacement of lifts.** Approval for up-gradation of 17 (seventeen) Lifts and an expenditure of Rs. 68.00-75.00 lakhs (approx) was taken, and **resolution passed.**

**33. Replacement of outer wet-riser Ring-Line** Few members had some apprehension which was clarified by Mr. V K Pandey. Approval for replacement of Outer Wet-riser Ring Line (outer fire ring line); and expenditure of Rs. 20.00 lakhs (approx) was taken, and **resolution passed.**

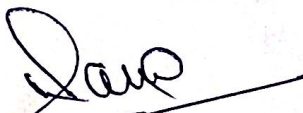
**34. Repair Mechanical ventilation system of Basement** Few members had queries on the past repairs and expenditure incurred on the mechanised ventilation system which was clarified by Mr. P K Oswal. Approval for repair of Mechanical ventilation of Basement and expenditure of Rs. 10.00-12.00 lakhs (approx) was taken, and **resolution passed.**

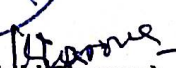
**The resolution for the above works and expenditure was passed with majority votes.**

**Item-5: Passing of Minutes of the last Annual General Body Meeting (AGM) held on 29<sup>th</sup> October, 2023:-**

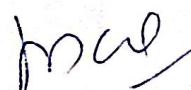
**35.** On this agenda point 4-5 members including Sh. Alok Rai, Mrs. Preeta Dhankar raised their objection that this should not be taken up for adoption/passing. These members who are mainly defaulters and are facing recovery proceedings under section 70 of DCS Act 2003 were held responsible for award of contract for extension without following the laid down procedures as per the provisions of DCS Acts & Rules. So these 4-5 members were opposing the passing the minutes of AGM held on 29.10.2023. However, the proposal for passing of the Minutes of AGM held on 29.10.2023 was put to vote for adoption. **The resolution was passed with majority votes (38 in favour and Nil against the motion out of 71 voters).**

**36.** There being no others points the meeting was declared closed.

  
(Col N S Rana (Retd.))  
President

  
(Mrs. Vidhi Sharma)  
Vice President

  
(Satyapal Singh Rawat)  
Secretary

  
(P K Oswal)  
Jt. Secretary

  
(Davinder Nagi)  
Treasurer

