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NAV SANSAD VIHAR CO-OPERATIVE GROUP HOUSING SOCIETY LTD. (REGD.)

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M. No.....

Ref. No. NSD/19-20/22-91

Category.....

Date: 17.08.2019

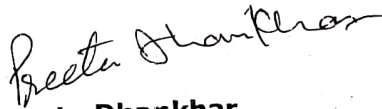
Notice for Special General Body meeting to be held on 25th August 2019

To,
All members, by e-mail.

Sub: Agenda Notice for Holding SGBM on 25th August 2019.

This is to inform you that a Special General Body Meeting is scheduled to be held on 25th August 2019 at 11 A.M. in the Society premises (in Yoga Room) to consider the following agenda:

1. Roof top Solar Project.
2. Court Cases
3. Repair/ Extension works
4. Defaulters on payment of dues



Preeta Dhankhar
Secretary

- Cc:.
1. Notice Board of Society
 2. Asstt. Registrar, Section-V,
Office of the Registrar Cooperative Society,
Old Courts Building,
Parliament Street,
New Delhi-110001

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25th August 2019

Attendance at Special General Body Meeting held at 1100 Hrs. on Sunday the 25th August 2019 at the premises of New Sansod Wilbur (GH) 4th Plot no 4 sector 22 Dwarka N. Delhi

The following members attended the meeting

<u>S.No</u>	<u>Name of Primary Member</u>	<u>Flat No</u>	<u>Signature</u>
1	Bhaskarathi Bchera	443	Bsches
2	DR. R.C. DATTA	554	R.C. Datta
3	AVM SK ARORA	223	SK Arora
4	Cmde M R Khan	154	M R Khan
5	Poojita Dhankar	373	Poojita Dhankar
6	Nirmal Singh	473	N Singh
7	Col NS Gahlant	232	NS Gahlant
8	Bhaskar Nayak	752	B Nayak
9	V K Pandey	944	V K Pandey
10	Col SK TUGNAIT (Retd)	954	SK Tugnaith
11	Aarti Sharma	623	Aarti Sharma
12	A.K. SRIVASTAVA	524	A K Srivastava
13	Mrs SUDESH AROR	521	Sudesh Arora
14	A. G. Pathanagar	403	A G Pathanagar
15	Cmde Arvind Bali	722	Arvind Bali
16	Sundep	732	Sundep
17	PUSHPINDER KUMAR	741	P K Kumar
18	Anita Mathola	723	Anita Mathola
19	Priyanka Sharma	733	Priyanka Sharma
20	R. S. Goyal	834	R S Goyal
21	Biswapati Dutt	542	B Dutt

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Sl. No.	Name	Flat No.	Signature
21	Shashi Omkar Nath Kanishk Kanishk	724	Shashi 25/8/19
22	RAJESH KUMAR	822	Rajesh
23	Alok Ran	424	Alok 25/8/19
24	Neelu Gupta	511	Neelu
25	P. K. OSWAL	637	OSWAL
26	Paramdeep Singh	362	Paramdeep
27	Pawan Prabhat	1611	Pawan
28	Pravesh	333	Pravesh
29	Dr. Amitabh Kumar	164	Amitabh
30	Ms Neelam Saluja	823	Saluja
31	HARSH PANDORA	244	Harsh
32	A.K. Aroosa	344	Aroosa
33	Ajay Ramji	643	Ajay
34	DEEPAK SINGH	234	Deepak
35	Vidit	407	Vidit
36	Mirveta	421	Mirveta
37	Puspa	414	Puspa
38	Rajw Shama	652	Rajw
39	Geeta Arunja	602	Geeta
39	Maloni	402	Maloni
36	Deepak Gupta	634	Deepak
37	Yogesh Singh	131	Yogesh
38	Ruchi Batra	751	Ruchi 25/8/19
39	LOKESH KUMAR	412	Lokesh
40	Rani V. Pancholi	734	Pancholi

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Minutes of SGBM held on 25th August 2019 at New Sansad Vihar CGHS Ltd Plot No 4 Sector 22 Dwarka N. Delhi 110077.

Members Present - in Person 40 including MC Members. However, joint members and Power of attorney holders were also allowed to attend the meeting. Total number who attended the meeting was 58.

Preeti Dhankar, Secretary called the SGBM at 11:00 hrs on 25th August 2019. Since the quorum was not complete the meeting was postponed to 11:30 hrs.

President, AVM SK ARORA welcomed all present for 3rd SGBM during 2019. The meeting took up the following points

Item NO.1. Confirmation of the Minutes of the SGBM Meeting held on 19th May 2019.

The minutes were adopted Unanimously.

Item No.2 Roof Top Solar Project.

Shri VK Pandey explained that two copies approved by IPGCL have shown their interest in setting up Solar Project at New Sansad Vihar. The company short listed is Blueearth Energy Pvt Ltd. The company has offered to instal 80 kW solar plant for which 800 sq. Mtr shade free, rooftop area is required. The cost to Society will be 7,04,000 for which 20% ownership

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will be with the Society and 20% rebate in Power Bill. The company has agreed to accept 50% as advance and the balance to be paid to them from monthly savings in the Electricity bills. The power will be supplied @ 3.15 per unit with 3% annual increase, upto 25 years and after that the system becomes the property of the Society. This was approved Unanimously. It was also decided that Mc can authorise a person/Persons to sign the PPA and all other related documents on behalf of the Society.

Item No. 3. Court Cases

It was pointed out by the President that out of 17 pending court cases, two cases pertaining to Advocate Mansukhain have been settled. The advocate had filed a recovery case for Rs. 5,20,000 against the Society and the total outstanding with interest amounted to Rs. 8,50,000 approximately. On request from Mc, he settled the case for Rs. 1,50,000. The second case filed by the Society was withdrawn since the case was filed without proper advise.

Other 15 cases pertain to Mr. Ashok Sardana and family. These cases are in five different Courts. The President attended the Court of Justice RK Agrawal and will again be attending the Court on 26th August along with Treasurer Mr. Behra. The President is hopeful to get these 15 cases settled in next two to three months. It was pointed out that no decision is taken in Labour Case and the next hearing is on 27 Aug 19.

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Sale of Flat No. 743

It was pointed out that the Society has got Flat No. 743 released. It was decided to sell the flat following normal procedure.

Item No. 4 Repair/Extension Works.

It was pointed out that old Building Repair and Extension Committee has been dissolved. A new Building Repair and Extension Committee headed by Mr. Bhagurthi Behera has been constituted on the basis of volunteers taken from each block. Block wise names of the Committee members are given below.

<u>Block No</u>	<u>Flat No</u>	<u>Name</u>
1	152	Mr. Alok Rai
2	252	Mr. Satish Sharma
3	353	Mr. SK Khosla
4	443	Mr. Bhagurthi Behera
5	542	Mr. Biswajit Dutta
6	643	Mr. Ajay Raina
7	733	Mr. Davinder Kumar
8	822	Mr. Rajesh Kumar
9	901	Mr. Deepak Dua

It was mentioned that there is a scope for further expansion of this Committee. If more volunteers come forward, their names will also be included. However, there was some resentment from some members intimating that temperament of some volunteers is not suited to the

job they have volunteered. It was stressed that the Committee is formed to undertake following tasks

- (a) To seek advise of structural consultant if required.
- (b) To lay down Priority for Repair / Extension.
- (c) To call Tenders
- (d) Scrutinise the tenders
- (e) Recommend the name of the contractor
- (f) Recruit the necessary manpower, including engineers, consultants to carry out the task.
- (g) To liaise with outside agencies to get necessary approvals.

It was further mentioned that three important points regarding extension need clarification

(i) Land Cost. It was pointed out that in case of extension land cost may be added in the cost of construction. Original land cost at the time of purchase was 1861.65 per Sq. Mtr. Simple interest @ 12% will be worked out from the date of purchase of land and charged proportionately to members opting for extension.

(ii) Total cost of construction for a particular block will be born by the members asking for extension.

(iii) Processing fee and overheads may amount to Rs. 20,000 per head. This is over and above the FAR Charge which is Rs. 1680 per Sq. Mtr.

(iv) Undertaking on above 3 points will be given by all members opting for extension.

(v) Members not opting for extension will also have to give Undertaking as decided by Management.

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Item No. 5 Defaulters on Payment of Dues

President intimated that number of defaulters is still very high. There are some cases where Maint. is not paid for over 2 years. Members are putting pressure on Management to undertake repairs immediately. Building Replacement Fund is not paid by 113 members. It was proposed to make recovery committees who will approach the defaulters for clearance of necessary dues.

However, if this effort fails the Society will have no option but to hire advocate for recovery through legal process. Advocate Mansokhane was contacted and he quoted that court fee which will be 3% of ~~cost~~ recovery amount will be paid by the Society. He will charge 10% of amount collected after the recovery is made.

At this stage Mr. Rajin a joint member raised his hand and announced that he is a defaulter and will not pay his dues. This statement resulted in heated discussion.

One member Mr. Alek Rai got up and started moving towards Mr. Rajin. In the meantime Mr. Sandeep Bhatnagar intervened and fist fight started.

President adjourned the meeting immediately. Police was called and video recording handed over to the police.

At about 6PM on 25 Aug 19, President called Mr. Alek Rai and Mr. Sandeep

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Bhulani to his office. Both were advised not to get excited since heated arguments end up in brawls and bring a bad name to Society. They recalled their differences and the issue was resolved.

When the heated argument was taking place in the SGBM, Mr. Bhagnathi Behera announced that he resigns as head of Building Repair and Extension Committee.

At this stage it was also resolved that emails originated by joint members will not be replied. This resolution was passed with majority supporting the decision.

~~Handwritten signature~~ / ~~Handwritten signature~~

AM SR ARORA
President

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V.K. Bandy
Secretary