

Minutes of the Special General Body Meeting

Held on Sunday on 17th of June 2018

A meeting of the Special General Body was held on Sunday the 17th of June 2018 under the Chairpersonship of Mr. Chander B.Dhoundiyal, Acting President/Vice President.

The meeting deliberated on the following points :

1. Approval and appointment of the Structural Engineer.
2. Process for tendering of Civil and Electrical work with respect to additional structure to each of the flats.
3. Appraisal to the members for estimated cost and finalization of scheme/stages of financial contribution/payment by the members of the society.
4. Briefing of addition/alteration by the Structural Engineer and the Architect.
5. Any other business with the permission of the Chairman.

The Managing Committee has taken by surprise by the Security Guard when he informed the President on the presence of Delhi Police. When enquired they informed that they have been requested by Mr.D.P.S.Rajesh as police protection to him during the meeting. The Managing Committee has turned down their request and suggest them the MC did not request any Police protection and advise them to stay outside the society premises.

In addition, the MC also received all of a sudden an order from the office of Registrar of Cooperative Societies, through his representative, Mr. Ravi Madan to act as an Observer at the said meeting on the request of Shri



Rajesh. The Managing Committee has immediately took a decision to seek general body's consent, on the ground of his attendance and paying him an amount of Rs.3,000/-. To this Mr. Rajesh has agreed to bear the cost. However, the General Body has categorically refused to allow the Observer to attend the meeting. Accordingly, the MC informed the decision of the GBM to the Registrar's representative and he left the society premises.

During the meeting, suddenly members have noticed the presence of a stranger by the side of said Mr. Rajesh. However, during the sudden commotion of sending this stranger out from the meeting, Mr. Rajesh and his wife objected his exit and it appeared to the general body that he was a Bouncer of Mr. Rajesh.

The General Body has approved the following names to the Construction Committee:

1. Mr.R.L.Yadav, Flat No. A-703
2. Mr. Mahipal Singh, Flat No. A-201
3. Mr. S.K.Sood, Flat No. A-601
4. Mr. B.D.Joshi, Flat No. A-901
5. Mr. Sayaji Alapati, Flat No. B-802
6. Mr. S.N.Prasad, Flat No.B-601 (In advisory role)

The construction committee will be overall responsible from the initiation of the construction of the revised building sanctioned plan for increased FAR till the completion phase and will work under the direct supervision of the Managing Committee. The final decision will rest with the Managing Committee. The general body also approved on the name of Mr. Mahipal Singh as the Technical Coordinator.

Mr. Chankaya Bora, Architect has presented the civil design and related works with all the present and also shared the approximate cost of Rs.2,15,000, plus the GST, to be borne by each of the members. This



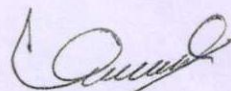
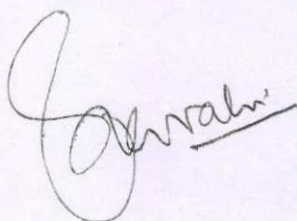
amount excludes the work of additional work like laying of additional water pipeline in the existing balcony to each of the flats. The above cost also includes provision of electrical and sanitary work. The general body has approved the cost estimate. However, some members shared their concern on the safety of the structure. In response to this, Mr. Bora also explained that it will not create any safety issues with the proposed structure. It has also been agreed that Mr. Bora will submit the structural drawings shortly to the Construction Committee members along-with the Structural Engineer. The tendering process will commence after approval of these drawings by the Construction Committee.

Other businesses:

1. Election of the President :

Considering the election is due of the entire MC in the month of March 2019 and the process of election will be completed within the 90 days, also the additional cost burden of election to the single post of President, being applied to the Society, the members have turned down the proposal of holding election.

2. **Income tax assessment** : A demand of Rs.2,18,070/- on account of Income Tax demand upon assessment for the financial year 2014-2015 has already been paid on 27th December 2017 to the department due to assessment not carried in given time-frame and later change in certain IT rules and regulations under which the Cooperative Housing Societies are no longer under the Exemption bracket. Also a tax liability of Rs.1,70,753/- for the said year, on account of concealed income, is yet to be deposited with the IT department.

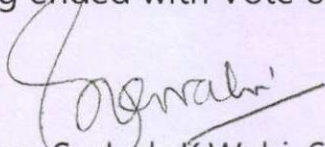


Further a tax liability of approximately Rs.1,25,000 (Self assessment) for the FY.2015-16 is due to be deposited in the Income Tax department to avoid tax burden on account of concealed income.


The general body has agreed to distribute the above cost in equal proportion to each of the members, however, the Managing Committee has opted to adjust the above cost from the accrued interest income on the Fixed Deposits held with the bank.

3. **Installation and operationalization of individual Water Meter :** In view of the increased water consumption bill and the absence of equity to members having small family, it has been discussed to finally implement the proposal to install individual water meters on the terrace of each block. The general body has agreed to bear the additional cost of Rs.25,000/- approximately to each of the members. This work will be carried along-with the construction work.
4. **Defaulting members :** The general body has agreed to take stern action against the defaulting members which includes withdrawal of basic amenities provided to the flats.
5. **Arrangement for alternate energy sources :** The general body has also accepted and agreed to Managing Committee's decision to explore use of Solar Energy, as renewable energy to reduce carbon foot print and also to reduce the energy costs of the Society.

The meeting ended with Vote of Thanks to the Chair.


Prepared by : Sudesh K.Wahi, Secretary

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