

आशादीप कोओपरेटिव ग्रुप हाउसिंग सोसाइटी लिमिटेड  
Asha Deep Cooperative Group Housing Society Ltd.

(Reg. No. 1290-GH)

PLOT NO. 3-B, SECTOR-2, DWARKA, NEW DELHI-110075

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**Special GBM OF ASHA DEEP CGHS Ltd was held under Chairmanship of Shri K K Chopra President Managing Committee on 25 Jun 2023, 1500 Hrs in the Conference hall of the Society**

The Special General Body Meeting of Asha Deep CGHS Ltd was held on Jun 25, 2023 (Sunday) at 1500 hrs.

As there was a lack of the required quorum of 1/3<sup>rd</sup> of the total members at the appointed time.

The Special GBM was adjourned to meet at 1530 hrs. The meeting was commenced at 1530 hrs after meeting mandatory requirement of 1/3<sup>rd</sup> members present at the venue.

Hon. President Shri K K Chopra introduced members of newly constituted management committee to all those who were present at the meeting.

Hon. President Shri K K Chopra has Co-Opted Shri M S Prasad (MS No. 201) in the management committee with his consent which is mandatory as per rules laid down in the by laws Para 23(i).

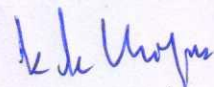
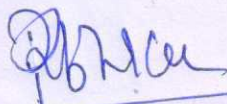
The members reciprocated the introduction of new members of the management committee at the meeting.

The president has intimated that our Society is a family of 66 members and any issue pertaining to the welfare of our Society can be resolved amicably and mutual co-ordination is very important for smooth functioning of our Society. The president in his address to members intimated the committee is very much transparent and he takes responsibility. The meeting started as per points enumerated in the agenda.

- (a) **Issue related to construction work and how to initiate the action for early completion of construction** : The following members have expressed their concerns pertaining to completion of construction work.

**Escalation asked by the Contractor**

- (i) Shri Rajiv Sharma (MS No 189) has pointed out that the delay in completion of construction work is due to incompetency of the contractor and charge taken over by the administrator. He also suggested that the contractor should pay compensation to each members @ 10% on account of undue delay in completion of construction work but the house was in favor of early completion of construction work even some extra amount may be paid.





- (ii) Shri DPS Rajesh ( MS No. 205) suggested that 5% increase may be given on adhoc basis. However members were of the opinion that any increase will be decided by the formulating a committee which will give in report within 15 days.
- (iii) Shri. Ajay Mamoriya (MS No.196) has suggested that any escalation in cost may be met from the fixed deposit of the society. However, other members present at the meeting have pointed out that the amount against fixed deposits can be utilized only in the event of natural calamities.
- (iv) Shri. Anil Kaul (MS No. 151) and Smt. Madhu (MS No. 229) have requested to accord top priority for water proofing the terraces of top floors President intimated that immediate action will be taken.

### **Interaction with contractor.**

The contractor, Mr. Israf Khan (M/s Hadiso Construction Pvt Ltd has been summoned and present at the meeting. He was requested to explain the reasons for undue delay and slow pace of work. Mr. Khan has brought the following reasons for delay in construction work:-

- (a) Delay on account of lock down due to Covid.
- (b) Construction banned when pollution is at high peak.
- (c) Timely access not provided by some members to complete the internal work.
- (d) Delayed decision by the society for phase III.

Mr. Khan further pointed out that the number of days lost since the commencement of work to till date is 270 days out of 670 days.

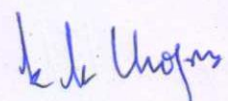
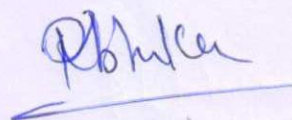
Mr Khan has also informed that the work worth approx. Rs. 41,00,000/- plus GST and other levies as applicable is only left to be completed for which he is asking 10% escalation on phase 3.

Some members have pointed out that the quality of marble laid in small room was inferior and vary from flat to flat for which Mr. Khan replied that he will procure marble of better quality in a single lot if money is paid in advance only. However, some members suggested that the money can be released only after delivery and physical checking of material quality in society premises.

Mr. Khan has assured the house that the work will be completed by **30 Sep 2023** and plastering of external walls by **Aug 2023 end**. He has also committed that the about 16 to 20 labourers will be deployed in the within 2 or 3 days to speed up the work.

### **Discussion on Fire fighting System**

The house intimated to M C that audit of fire fighting equipment and safety measures may be decided by the M C.





## Decision of defaulters

The house decided that amount dues from defaulter should be recovered immediately M C and Caretaker will approach to defaulters for early recovery.

## Discussion on Parking area and Car Stickers.

Member intimated to the house that due to so many reason they are facing the problems

President intimated that after completion of construction work the parking area will be reviewed by a committee and can stickers will be issued to members to avoid entry of vehicles of outsiders.

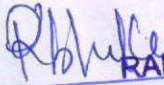
## Repair and Painting of both Towers.

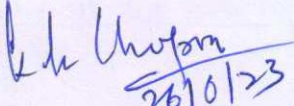
The President has intimated that the repair and painting of both the towers will be taken up after the completion of ongoing construction work.

The Chairman, Shri. K K Chopra has once again thanked to all the members present at the meeting for offering their valuable time, cooperation, understanding and also for active participation in the meeting. He, once again requested the members to come forward and actively participate in the overall development of the society.

The meeting ended with Vote of Thanks to the Chairman.

Prepared by : Ramesh Kumar Prabhakar, Secretary  
Date : 26.06.2023

  
RAMESH KUMAR PRABHAKAR  
(SECRETARY)  
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Approved by : K K Chopra, President  
Date : 26.06.2023

KANWAL KRISHAN CHOPRA  
(PRESIDENT)  
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