

**SANDEEP VIHAR (AWHO) WELFARE & MAINT SOCIETY, GHS-79, SEC- 20, PKL**

**GENERAL MEETING OF THE COLLEGIUM HELD ON 21<sup>st</sup> SEPTEMBER 2014**

**MINUTES OF THE PROCEEDINGS**

**Attendance**

1. 1<sup>st</sup> Annual General Meeting of the newly elected Collegium was held on 21<sup>st</sup> Sep 2014 which was attended by 38 out of 62 collegium members (60+% attendance).

**Agenda Points**

2.
  - a) Presentation of Annual Report (including points put up by the Internal Auditors and Sub-committees);
  - b) Consideration and approval of details of accounts, including the Balance Sheet and Income & Expenditure (Profit & Loss a/c) Statement together with the Auditor's report for the preceding financial year on the basis of double entry system of accounting (to be made available in the office before 7 days of the meeting for perusal of members);
  - c) Re-fixing of society maintenance charges;
  - d) Fixing of rate of Long Term Development Charges from the new members;
  - e) Nomination of members as Internal Auditors(s) and Standing Contracts & Appointments Committee etc.;
  - f) Replies to questions, submitted by Members at least 7 days before the meeting;
  - g) Consideration, approval & budgeting (Rs. 40.00 lakh appx.) for following new projects during the forthcoming financial year:-
    - i) Automation of Entry Gate;
    - ii) Provision of Cycle/scooter stands in common areas in each block;
    - iii) Air-conditioning of Community Hall;
    - iv) Proper utilization of Gym Hall;
    - v) Development of swimming pool area into Party Spot;
    - vi) Provision of Ladies Club;
    - vii) Grit Wash/Green Granite Fixing wherever reqd;
    - viii) Lift/Elect/Water appliances repairs etc.
  - h) Any other point(s) with the permission of the Chair.

### **Welcome Address**

3. Brig (Retd) Sarjit Singh, President welcomed all the members of the Collegium who have spared their valuable time to attend this 1<sup>st</sup> Annual General Meeting (of the duly elected Collegium) and thereafter he straightway took up the agenda points for deliberation one by one.

### **Deliberations**

4. a) **Review of the points taken up during the last General Meeting and Presentation of Annual Report (including points put up by the CA/Internal Auditors and Sub-committees);** Brig Sarjit Singh read out Action Taken Report in r/o all the points deliberated in the previous General Meeting dated 06<sup>th</sup> July 2014, the proceedings of which the Collegium unanimously ratified/passed after discussing the issues as under:-
  - i) **Filing of Court Case against AWHO.** Brig Sarjit Singh explained that despite having written so many letters to MD AWHO and AG/Secretary MOD, the outstanding amt worth Rs. 1.50 crore appx as on 30<sup>th</sup> Apr 2013 has still not been released to us. Moreover the AWHO vide its letter dt 23 Sep 2013 have curtly denied/refuted our claim and contention by saying that “the entire balances of Society Fund including interest stand paid/accounted for” and thereafter have stopped replying our letters on the issue. Since these persuasive methods have not yielded any result, the President put the matter for further debate by the Collegium. Sh Subhash C Pathania, General Secretary supplemented the argument by saying that a sum of Rs. 61,97,944/- after TDS (Rs. 67,57,928/- with 15.5% p.a. interest as on 30.04.2013) out of Rs. 1.50 crore ibid pertains to interest (15%) component on “refund of excessively charged land-cost” released by HUDA to AWHO New Delhi on 27<sup>th</sup> Sep 2012 in favour of the accounts of GHS-79. He further explained that since the whole kitty belonged to all the 556 DU allottees of GHS-79, the mandate/resolution from Annual General Meeting on behalf of all DU allottees is legal requirement to pursue the case in a Court of Law. Thereupon, all members of the Collegium in one voice resolved/authorized the Managing Committee to go ahead with the legal remedy with the condition that whole amount (viz. Rs.1.50 crore appx as on 30.04.2013 and further as would be decided by the Court of Law) should go to Members’ Corpus Fund of GHS-79.
  - ii) **Investment of Funds in Nationalised Banks:** As decided earlier, the SBOP did not come forward with viable proposal. Bank of India also did not respond favourably despite owning the onus of deficiency of service during all these days. Managing Committee, therefore, proposed that instead of BOI/HDFC we should maintain our Society’s a/cs with IDBI Bank, Sec-20, Panchkula who have evinced keen interest and assured better banking service. The Collegium unanimously approved the action/proposal and advised that some funds may also be invested/kept in other Nationalised Bank(s) just to avoid putting all eggs in one basket.

- iii) **Clearance of common areas :-** Members objected to the loose luggage dumped in the garages and therefore impressed upon the Management to get the same removed urgently. Col DB Singh, Comdr Bal, Col Surinder Singh (of D-3) and Col Vimal Kumar were of the view that wooden boxes/rugs are fire hazard and can cause serious damage to men, material and the building as happened recently in U-1 block and moreover it is very difficult to identify the miscreant in that eventuality. Col Batra and Col Kaushal contended that smaller garages-under-stilts are else of no use except than for storage purposes and the Mgt cannot interfere with the property rights of the owners. Col Rampal opined that members could have refused taking possession of small garages if they found them as worthless. The President however apprised to the House that Brig DK Mohan has contacted Adm Comdt in the Comd HQ and the latter has suggested that the needy Officers can contact the local COs to harness the facility of storage in def establishments. Alternatively the luggage can also be deposited with local Warehouses/Packers & Movers at nominal rates. After discussing the issue at length, Members with majority vote decided/resolved that even if the iron boxes etc. are placed in one's own garage within the permissible boundary/ space, the respective owner of the luggage must give an undertaking/ affidavit that he/she would be responsible to make good the loss if suffered by the adjoining owners/society in case of any mishap on a/c of the dumped material.
- iv) **Oversized overhead water tanks** The President informed the house that the defaulting members have since lowered the float balls to 1000 lts level, the issue, therefore, needs to be closed subject to time to time supervision by the Society Supervisor/In-charge water supply system.
- v) **Maint of Lifts & AMC.** Lt Col Suresh Sharma, In-charge Lifts informed that all heavy exp has been incurred to set right the 7 critically defective lifts. LED lights and automatic off & on fan device have been fixed in lifts which has saved elect exp. worth of Rs. 25000/- appx p.m. He also informed that the present vendor has agreed not to increase the AMC rates for the next contract period. The Collegium, therefore, unanimously resolved to extend the AMC of lifts for another term at the same rate with the present Vendor. The replacement cost of necessary parts shall be paid on actual basis separately.
- Whereas one lift of E-3 Block has got damaged due to overflow of water from the rooftop fire water tank and the other lift of E-7 Block narrowly escaped, Hony Capt Negi, was requested to study the reason and also suggest measures to control flowing of Fire-watertank/ rainy water into the lift area. He was also requested to carry out necessary repairs (civil works) urgently to avoid any water spillage/ damage to lifts. The House re-iterated the involvement of respective Block Incharge in collecting the unpaid charges/cost of float-balls.

- vi) **Wastage of Water** Col Rampal, Col Jeryal Col SS Chauhan (of E-13) expressed the views that by supplying water in one go for 2 ½ hrs in morning and 1 ½ - 2 hrs in the evening the tubewell is pumping out water for 4 to 5 hrs more daily thus exhausting natural resource of water expeditiously and increasing elect bill tremendously every month. They also opined that once the float balls have been fixed uniformly /overflow from o/h watertanks arrested, the 3 phased system of water supply, as was in vogue earlier, would ensure judicious / adequate supply of water. Upon this, Mr Subhash C Pathania requested that since Col SK Chuahan and Col RC Jaswal – Incharge Water Supply System had carried out re-structuring of water supply system, Col Jaswal's views must be taken into consideration before deciding the change. Thereafter Col Jaswal explained that complaints have lessened by virtue of new system and a minor increase in elect bill is immaterial. Col Kulwant Singh, however, suggested that the timings of water supply should be changed to 6 AM to 8 AM in the morning and 6 PM to 7.30 PM or so in the evening on a trial basis for a week and after Col SK Chauhan returns, the 3 phased system could be studied/tried with his as well as with H/C Negi's consultations. The House unanimously agreed to this proposal.
- vii) **Repair of Electrical Panels, Gensets & Fire Fighting Systems** As suggested by Col S K Chauhan ealier in AGM of dt. 6<sup>th</sup> July 2014 that most of the electrical fixtures/panels have been worn out with time factor/ wear & tear and therefore require thorough repairs lest there may be chances of a big mishap, the Management contacted Sh. Sehgal an Electrical Engr/Contractor who had installed the electrical gadgets in our Society in 2006-07. Sh Sehgal visited the site and clarified that there is no need to get panicked for the present but it is better if we hire the services of some trained electrical engr (preferably retired JE Elect conversant with transformers' mechanism) for time to time check-up/repair of elect panels etc. The AGM agreed to the suggestion. The Mgt is, therefore, on the lookout for such a JE and also request the worthy members if they could be of any help in locating the one.
- viii) **Recovery of arears of maintenance charges** The Treasurer Lt Col Kulwant Singh informed the House that there are still 10 (ten) DU Allottees who have not paid the maintenance charges for long. Maj (Mrs) Dimple Singla has paid only a sum of Rs. 7,500/- in the 1<sup>st</sup> week of Sep 2014 though principal amt on a/c arrears comes to Rs. 76,500/- (for the period from 01.07.2009 to 31.08.2014) besides penal interest as per the relevant provisions of the Bye-laws. The Collegium unanimously resolved that persuasive methods may be tried by the Managing Committee to come at amicable solution lest the defaulting allottees should pay the arrears of maintenance charges alongwith penal interest irrespective of their stay or non-stay in the DU for which the matter may be taken up with AWHO/Tribunal for recovery of dues/cancellation of DU as envisaged in the Bye-laws.

5. **Consideration, adoption and approval of annual accounts** Lt Col Kulwant Singh, Treasurer presented the duly audited final accounts of the Society for the year 01 Apr 2013-31 Mar 2014 alongwith the Auditors Report. For the first time the cost of common assets has been shown in the Balance Sheet. The figures in r/o of value of common assets worth Rs. 11.50 crore (at factor cost during 2006-07) was collected by hand from AWHO New Delhi by deputing Society Supervisor in this regard. Depreciation figure on common assets for the year 2013-14 has been calculated to the tune of Rs. 80,00,737/- which (after having eaten away the profit worth Rs. 18.00 lakh appx) has caused Excess of Expenditure over Income by Rs. 61,99,785.71. Though the expenditure on electricity, water supply and running of generator (in the event of elect failure) has been mounting, the Management has been successful in managing the affairs of the Society satisfactorily by adopting austerity measures. After proper analysis and evaluation of each head of Income & Exp Statement/ Balance Sheet for the year 2013-14 (copy attached), the Collegium unanimously adopted/approved these final accounts. The Collegium also approved and passed the revised Balance Sheets and Income & Exp. Statements for the years 2008-09, 2009-10, 2010-11, 2011-2012, 2012-13 prepared by the Auditors by reflecting/taking all common assets on charge from ab initio.

6. **Re-fixation of Society Maintenance Charges** President apprised the House that since there has been an unprecedented increase in inflation in the past years, there is a requirement to increase the monthly maintenance charges and the members, if feel likewise, can suggest the increase. Sh. Subhash C Pathania and Lt Col GS Jeryal suggested that in view of the mounting figure of Excess of Exp over Income and thereby erosion of capital funds, the replenishment of capital/corpus fund with Rs. 250/- per month is the need of the hour to have adequate funds for replacement of costly common assets in near future. Col Jeryal also suggested that LED lights of 20 watts should be put into use to bring down the elect bill. Major Subash Chander Sharma, Col Nautial, Col RG Sharma and Col SS Chauhan stressed that exp on security and gardening should be curtailed and there should not be any abnormal increase. Col Seth and Col Subhash Joshi argued that if the quality service is not to be compromised then there is need to increase the maint charges. There has been also a suggestion that different rates should be fixed for TH, U, E and D blocks which was outrightly rejected by almost all the members. After deliberating the issue with arguments and counter arguments the Collegium unanimously resolved that the increase in monthly maintenance charges should be Rs. 250/- thereby raising it to 1500/- per month w.e.f. 01<sup>st</sup> Jan 2015.

7. **Corpus Fund Growth** The President apprised the House that the Original Allottee Members paid on an average 1.3% appx (Rs. 20,000/-) of the cost of Flat as contribution towards Corpus Fund for repair/replacement of common facilities e.g. Lifts, Generators, Pump Sets, Electrical Penals, Transformers, Fire Fighting System, Internal Roads etc. which involve heavy cost/expenditure (Rs. 11.50 crores during 2005-06). Considering that the Society is more than 6 (six) years old and heavy outflow of funds is likely to maintain common facilities, the Collegium therefore unanimously resolved that the New Member (Transferee) should, henceforth, contribute a sum of Rs. 50,000/- for a thrifty flat, Rs. 60,000/- for a utility flat, Rs. 80,000/- for an economy flat and Rs. 1,00,000/- for a deluxe flat. These figures will be revised

as per the change, if any, in the Collector's rate/prevalent market value and be presented by the Managing Committee at the AGM for its approval. The funds thus generated will be accounted for under the head "Members Additional Corpus – Disaster/Long Term Maintenance Fund" the fifty percent of which shall be expended on new projects as well as on development works during the same financial year or as decided by the Managing Committee in view of the funds position subject to approval by the immediate next AGM.

8. **Appointment/Nomination of Auditors etc.** The Collegium unanimously authorised the Managing Committee to negotiate/settle the emoluments/fees of M/s. Ashok Dahra & Associates, Chartered Accountants- Auditors of our Society as prevalent in our area. Col Vimal Kumar, Col RG Sharma and Col Delta were nominated as Internal Auditors of the Society for the year ending 31<sup>st</sup> Mar 2015.

Lt Col GS Jeryal, Col Jetly and Col Kaushal were nominated as members of Standing Contracts & Appointment Committee.

9 **Consideration, approval & budgeting of new projects.** The Collegium, after lengthy discussion, unanimously approved the following new projects to be taken up priority-wise during the current financial area 2014-15 involving an exp of Rs. 30 to 35 lakhs appx. in all as briefed by Col DB Singh :-

- i) Grit wash/green granite fixing and general repairs of the buildings wherever reqd;
- ii) Lifts/elect/water appliances & roads repairs;
- iii) Air-conditioning/renovation of Community Hall/Guest Rooms and hardsurfacing of its front area to be utilized for community get-together and for more guest/paid parkings etc.
- iv) Provision of Cycle/scooter stands/railings in common areas/garages in each block;
- v) Automation of Entry Gate;
- vi) Development of swimming pool area into Party Spot;
- vii) Proper utilization of Gym Hall;
- viii) Provision of Ladies Club

10. **Replies to questions, submitted by members** Brig Sarjit Singh. President read out the points received from Col Rathi, Col MS Kanwar, Col Jetly, Col Uppal and Col SK Chauhan. He expressed his gratitude to these members for having shown their deep concern towards the welfare/benefit of the residents of Society. He replied each and every point whereas most of these issues have already been included by the Mgt in the Agenda for the present AGM. However, some more points viz Keeping the roof-top door key in the Society Office; Landscaping and beautification of front area along Entry Gate No.1; closure of Gate No. 2 to avoid wear & tear of internal roads by lengthy drive and also to not confront the students/vehs rush on busy road in front of Gurukul School; Covering of certain man-holes by 12" thick iron-

sheets; Compilation and supply of members-telephone directory (Col Batra), Society's own website for speedy registration/redressal of complaints (Col Jetly); Tme to time inter-action with residents and conduct of sports events (Maj Neelam Sharma); Replacement of worn out water pipes, Shed on Gen Sets (Col SK Chauhan); Construction of sheds on open car-parking area with respective owner's contribution/cost (Col Surinder Singh E-7) etc. The Managing Committee was advised by the House to study the feasibility of these issues and take up/carry out the same sans any compromise with ambience.

Members appreciated the walking plaza/music system but favoured instrumental music in the morning and Hindi old songs in the evening.

11. The President Brig Sarjit Singh and Vice-President Subhash Chander Joshi assured that all points submitted in writing shall be again sifted/discussed in Managing Committee meetings and the suitable action shall be taken to address the genuine ones keeping in view the priority and funds position.

12. Brig Sarjit Singh, President narrated a recent incident where the resident members were found wanting/indifferent to co-operate/come forward to muster/demonstrate solidarity when called for. He was all praise for Lt Gen Aul who, despite his pre-occupation, immediately rang up to the concerned authorities for listening to our part of story for solving the issue. President, therefore, appealed that since this Society belongs to its all members, they should feel proud in co-operating/helping each other whenever there comes any such opportunity/eventuality.

13. Col Kaushal informed the House that ESM Helpline for any advice/requirement of vehicle etc. to avail hospital/policlinic facility is available in Comd HQ at No. 0172-2589624. Needy/desirous retired defence personnel can avail the same round-the clock.

He also appealed that donors can deposit blankets/clothes or other items with the Comd HQ Helppage Group opened for facilitating/sending Disaster Relief to Jammu & Kashmir flood victims. Members appreciated these initiatives.

14. **Vote of thanks** The General Secretary thanked Brig KC Sood for having provided the Projector by virtue of the whole proceedings points-wise were screened in front of the audience. As there was no other point for deliberation, Col Rampal paid a vote of thanks to the Chair on behalf of the House while the meeting concluded at 2.15 PM after 4 ¼ hrs of smooth, free & frank discussion.

File No. GHS-79WMS/AGM-03/2014

Dated : 24th Sept. 2014.

Sd/-xxx  
(Subhash C. Pathania)  
General Secretary

Sd/-xxx  
(Brig Retd Sarjit Singh)  
President

**M/S SANDEEP VIHAR (AWHO) WELFARE &  
MAINTENANCE SOCIETY  
BALANCE SHEET AS ON 31st MARCH, 2014**

<b><u>LIABILITIES</u></b>		<b><u>AMOUNT (Rs.)</u></b>	<b><u>ASSETS</u></b>	<b><u>AMOUNT (Rs.)</u></b>
<b><u>CAPITAL FUND</u></b>			<b><u>FIXED ASSETS</u></b>	54833549.00
Members' Corpus Fund		11120000.00	(As per Schedule 'A')	
<b><u>MAINTENANCE FUND</u></b>			<b><u>CURRENT ASSETS</u></b>	
Opening Balance	6314530		Cash in Hand	14056.00
	6.77			
Less: Excess of Expense over	6199785		S/A with Bank of India	27695.06
	.71			
Income			S/A with HDFC	1614516.00
Less: TDS	117813.		FDRs with Bank	13720000.00
	00			
		56827708.06	Cheques in Hand	5000.00
<b><u>CURRENT LIABILITIES</u></b>			Recoverable from AWHO	380800.00
Professional Fee Payable	74158.0			15762067.06
	0			
Cheque Issued but not Presented	14000.0			
	0			
Security Deposits (Employee)	106600.		<b><u>LOANS &amp; ADVANCES</u></b>	
	00			
Security Deposits (Tenant)	2454550		Advance against Salary	1400.00
	.00			
		2649308.00		
<b><u>NOTES TO ACCOUNTS</u></b>				
(As per Schedule "B")				
<b>TOTAL</b>		<b>70597016.06</b>	<b>TOTAL</b>	<b>70597016.06</b>

PLACE : CHANDIGARH

DATED : 13/09/2014

Compiled from books  
of accounts,  
information &  
explanations given to  
us  
For ASHOK DAHRA &  
ASSOCIATES  
CHARTERED  
ACCOUNTANTS



**M/S SANDEEP VIHAR (AWHO) WELFARE & MAINTENANCE  
SOCIETY  
INCOME & EXPENDITURE A/C FOR THE YEAR ENDED  
31/03/2014**

<b><u>EXPENDITURES</u></b>	<b><u>AMOUNT (Rs.)</u></b>	<b><u>INCOMES</u></b>	<b><u>AMOUNT (Rs.)</u></b>
To AMC for Lift Charges	1154958.00	By Society Charges from members	8536936.88
To Audit Fee	9900.00	By Benquet & Other Charges	919691.00
To Bank Charges	22534.00	By Lift & Electricity Charges Received	230142.00
To Diesel Expenses	339325.00	By Gate Pass Charges	57540.00
To Electrical Expenses	16381.00	By Interest from Bank & FDRs	167018.41
To Electricity Expenses	3442978.00	By Interest on Corpus Fund	1087009.00
To Garbage Cleaning Exp.	26600.00	By Flat Transfer Fee	160000.00
To Honararium Paid	1000.00	By Rent	468621.00
To General & Maintainence Expenses	395491.00	By Penalty Charges Collected	25000.00
To Office & Placement Expenses	2683.00	By Excess of Expense over the Income	6199785.71
To Printing & Stationary Expenses	6552.00		
To Professional Fee to CA	74158.00		
To Repair & Maintinace	411273.00		
To Salary	1746701.00		
To Security Charges	938766.00		
To Stores Consumables	421488.00		
To Sweeping Charges & Consumables	363850.00		
To Telephone & Internet Charges	22923.00		
To Water Expenses	410446.00		
To White Wash Expenses	43000.00		
To Depreciation	8000737.00		
	<b>17851744.00</b>		<b>17851744.00</b>

**PLACE : CHANDIGARH**

**DATED : 13/09/2014**

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