

SANDEEP VIHAR (AWHO) WELFARE MAINT SOCIETY, GHS-79
SECTOR 20, PANCHKULA

MINUTES OF MONTHLY MEETING OF AD-HOC GOVERNING BODY HELD ON

27TH OCTOBER 2013

Attendance

1. Monthly Meeting of Ad-hoc Managing Committee was held on 27th Oct 2013 and it was attended by all the 9 (nine) committee members.

Agenda

2. (a) To deliberate on Action Taken Report relating to the current month;
- (b) To chalk out strategies to improve upon the functioning of the Committee in view of the status report so that reasonable comfort level of the residents of the Society is met by judiciously utilizing the available resources and by plugging the loopholes in generation of revenues.
- © Any other point with the permission of the Chair.

Discussions

3. Brig Retd Sarjit Singh, Convener of the Committee chaired the meeting and initiated the deliberations with usual welcome address to the committee members especially to Col VR Rampal who attended the ad-hoc committee meeting 1st time now, as its member, since he missed attending the previous meeting. Thereafter the Convener advised to Sh. Subhash C Pathania – Incharge of Secretarial duties to apprise the House of the Status Report on the points discussed during the previous meeting. As such Sh Pathania apprised the House of the minutes of the previous meeting and also pointed out that two major issues remained to be addressed as yet viz. formation of Collegium as well as appointment of Chartered Accountant as directed by the District Registrar on 13th Sep 2013. In this connection he further apprised the House that:-

- a) After going through the records of the Society it has been observed that the previous Managing Committee headed by Brig (Retd) SMS Rathore had arranged the renewal of registration after submitting **false mandatory Undertaking/Affidavit to the Office of Registrar that “the Memorandum and the Bye-laws of the Society, as being presented before you, are conforming to the Model byelaws and the provisions of the Haryana Registration & Regulation of the Societies Act, 2012”**. But whereas the Bye-laws as per the provisions of Haryana Registration & Regulation of Societies Act 2012 are not **(NOT)** available on record of the Society, the process of formulation of Collegium, therefore, cannot be started. As such we have now started updating the addresses of the electorate as well as drafting the new Bye-laws as per the HRRS Act 2012. The House, therefore, after persual of records **endorsed the reality and unanimously resolved** to expedite this process under intimation to the District Registrar.

- b) Sh. Pathania also reminded the House that as per the verbal directions issued by the District Registrar on 13th Sep 2013, the Ad-hoc Committee was also advised to get the accounts of the Society properly audited by a registered Chartered Accountant/firm and Sh. Pathania therefore invited suggestions of the Committee Members in this regard. After a thorough discussion on this issue, the Committee Members **unanimously resolved** to get the society accounts fully posted on computer (Tally etc. based) and audited from ab initio - the day one through a reputed Chartered Accountant/firm under the supervision of a Board of Officers/Sub-Committee.

4. Sh. Subhash C Pathania apprised the House that the letter dt 24th Sep 2013 received from AWHO New Delhi in response to our letter dt 26th Aug 2013 did not show any concern to our submissions whereby we have very judiciously staked our claim for release of our overdue funds worth Rs. 1,49,90,568/- till 30.04.2013. However, we had also issued a reminder on 27th Sep 2013 under intimation to Def Secy, COAS and AG Army HQs requesting them to intervene into the subject matter. Sh. Pathania and Col Kulwant requested the House to decide the future course of action in view of the recalcitrant response of the AWHO on the matter. The Committee Members therefore **unanimously resolved** to get issued a proper legal notice to AWHO New Delhi and thereafter file legal suit in the National Consumer Disputes Redressal Commission for seeking due justice.

5. Col S K Chauhan – In-charge electricity, apprised the house of the progress since made by his team in rectification of numerous defects in electricity infrastructure viz major repairs carried out in all the 7 transformers, all HT panels have been set right by way of proper cleaning, repairs and servicing etc. Servicing of one DG Set as been got done for Rs. 36,000/- against Rs. 57,000/- expended on the same job by the previous Management. Re-laying of electricity lines/wires at the cost of residents (on voluntary basis) has also be taken up, which shall stabilise the electricity supply to households and check frequent burning of electric panels/gadgets. With the good work done by his team, electricity complaints have drastically come down which can be checked by any member in the Society Office. Col Chauhan also elaborated on various defects in our fire fighting system which remained altogether neglected by the previous management thus far. He put forth valuable suggestions to set it right and also to further streamline the water supply in the Complex. Electricity bill has come down from Rs. 3.51 lakh to Rs. 2.85 lakh during the very 1st month (16.09.13 to 15.10.13) of our team's functioning. The House appreciated the perceptible improvements made by the respective teams in electricity and water supplies to the residents.

6. Lt Col Kulwant Singh-Treasurer, apprised the House that log books for repairs and servicing of DG Sets/Transformers have been introduced. Diesel consumption register has been up-dated and monitored properly. The Treasurer requested the Committee to take a decision for re-deployment of funds of the likely maturing FDs. The Committee therefore opined that let the next AGM, if convened till then, decide this issue. He also put forth a proposal to increase the emoluments of Sfaikaramcharis by Rs. 500/- per month wef 1st Oct 2013 as Diwali gift to them. Sh. Subhash Pathania, Member In-charge secretarial duties objected to this increase after arguing that the duties hours of these employees are lesser and moreover their performance is not showing any substantial improvement/up-to-the-mark since their deployment 3 months back besides the extra exp should follow only after the extra revenue is generated. But Col Kulwant Singh stressed that these workers joined duties under the constant threats emanating from previous team and therefore deserve the increase in the form of incentive. Other 7 members of the Committee also opined that salary increase from Rs. 5,000/- to 5,500/- per month is

genuine and thus the increase by Rs. 500/- pm as above was **passed with majority vote (8 : 1)**. The Statement of Monthly Income and Expenditure A/c for the month of Sep 2013 was also considered and **unanimously passed** by the Committee.

7. Lt Col Suresh Sharma, In-charge Lift mgt apprised the house that 80% work on lifts have been got completed through the new Vendor. The repair work on 7 critical lifts is on, Lifts of E-5 and E-10 blocks shall be okay before Diwali, Lifts of E-1 and E-4 shall be okay by 20th Nov 2013 and the 3 most critical ones shall be alright by 31st Dec 2013. Thereby all lifts shall be workable properly by 31st Dec 2013. Brig Sarjit Singh, Convener pointed out that roof-top room of each lift machine be got cleaned properly and it should be kept as locked so that dust particles may not spoil the machinery. Col Bali pointed out that lift complaint register kept at gate No.1 is not being monitored properly by the security staff and consequently complaint of defect in E-7 block lift was not timely addressed. Col Suresh replied that this is an old case of 10 days back, and things have drastically improved now to which Col Bali agreed. However, Brig Sarjit Singh opined that instead of paper pasting of Vendor's mobile No. inside the lifts, a steel strip, engraving the Vendor's Mobile No., may be got fixed inside each lift cabin in due course for permanent/prompt remedial measure. All members **agreed to this proposal**

8. Lt Col Arvind Bali. Member In-charge parks & gardens maint apprised the House that he has arranged 10,000 seedlings/saplings to be planted after next 7-10 days. He also expressed his gratitude towards Lt Col G S Jeryal for donating some plants which the former has since got planted inside the Complex. Col Bali sought approval to purchase a 500 ltr mobile water carrier/tank for watering the plants but Col Subhash Joshi, Member Security-in-charge offered the one/same on free of cost to the Society. Lt Col Kulwant Singh, Treasurer apprised the House that 100 plants offered/planted by the School Children of nearby Gurukul School on 2nd Oct 2013 along boundary wall of our Complex are being reared properly by us. Brig Sarjit Singh Convener advised to Col Chauhan, Col Suresh and Col Bali to put the update performance of their respective areas of responsibility on the website for the information of members.

9. Col Kulwant Singh apprised the House that the plaster/grit wash of E-13 and E-14 walls have given way jeopardizing the safety of pedestrians and he therefore proposed that it may be got urgently removed/repared by the Society without waiting for AWHO's response. Committee Members **unanimously resolved/agreed** to pass this proposal.

10. Col Kulwant Singh also told the House that request letters from previous employees namely Sub (Retd) Om Narain, Supervisor, Mr. Dinesh, Plumber and Mr. Avnish, Plumber have been received for release of their security amounts held in the Society. Committee Members **unanimously resolved** to release their security amounts subject to tendering written apology by Mr. Dinesh and Mr. Avnish Plumbers because they left the job abruptly/without any prior notice with gross malafide intention/ulterior motive to disrupt the provision of utility services to the residents.

11. Brig Sarjit Singh, Convener apprised the House that certain members have put forth very valuable suggestions while interacting with him in the office namely introduction of club's functioning, installation of CCTV cameras on all the 3 gates and inside the Complex at vulnerable points with atleast 15 days memory retention facility of the Cassettes, inter-com with guest's photo-visibility facility at

entrance gate etc. which could only be addressed by the duly elected Governing Body. However regarding suggestion of construction of more shops, the committee **unanimously resolved** that provision/viability of 2 (two) make-shift shelter shops may be assessed by Col GS Jeryal and Col VR Rampal for Committee's consideration in due course. Col Subhash C Joshi Incharge-internal security was requested to get the speed/entry of heavily loaded milkmen's motorcycles regulated inside the Complex to ensure the safety of inmates.

12. Brig Sarjit Singh apprised the House that there are glaring instances of mis-management of Society's revenue resources by the previous Management headed by Brig Rathore. Contract agreements signed with shop keepers etc have been unilaterally altered/pilferaged besides other shortcomings in their drafting. Rent rates actually received in the accounts books of the Society are lesser than the documented rates/earlier prevalent viz. in certain cases instead of Rs. 5,000/-....Rs. 4,000/-; or instead of Rs.10,000/- , Rs. 8,000/- have been received and so on so forth. Moreover no yearly increase in the rent rates was effected despite its provision in the Contract Agreements. The Committee Members therefore **unanimously resolved** to fix responsibility/accountability of such lapses after proper scrutiny/audit and also to re-new all the rent agreements/contracts with proper checks and suitable provisions/SOPs.

13. Brig Sarjit Singh, Convener apprised the House that complaints in writing have been received in the Society Office from the Office Supervisor as well as from the Security Supervisor elucidating that they have been verbally threatened with dire consequences by a Member of previous Management of our Society. Such type of behaviour of the Officer was condemned by all the Committee Members and it was **unanimously resolved** that one Member of the Committee should speak to the concerned Officer, which has since been done. The matter, for the time being, stands closed and if similar complaint is received in future, the Committee shall be constrained to take action as may be deemed fit.

14. Brig Sarjit Singh also informed the House that an advisory has been issued by the Command CSD (I) authorities that only CSD Canteen Card Holders shall be allowed entry in the CSD Canteen of our Complex and no proxy or un-authorized person shall be allowed entry and therefore the members are being informed through a Public Notice to adhere to these instructions strictly so that canteen facility remain unhindered/intact in our Complex.

15. Brig Sarjit Singh appreciated the dedication and commitments of all the Committee Members for their designated responsibilities. He also appreciated that members are now more open to explain their complaints as they know that these shall be redressed promptly. Consequently so many hithertofore un-attended problems have now been resolved for the overall benefits of residents. With a positive outlook, it is really worthwhile to criticize, discuss and solve the matters. Members wholeheartedly thanked Mrs. Sudha Nayyar for having contributed valuable suggestions in these long deliberations and also requested her to bring other lady/ladies (if she so desires) in Committee Meetings henceforth so that she should not feel odd/lonely.

16. There being no other point for discussion, the meeting ended with a vote of thanks to the Chair.

File No. RWA/GH-79/MCM
Dated : 29th Oct 2013.

Sd/-
(Brig Retd Sarjit Singh)
Convener-Chairman

Sd/-
(Subhash C. Pathania)
Member Ad-hoc MC