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

**MINUTES OF GENERAL MEETING OF THE COLLEGIUM**

**HELD ON 06TH MAR 2016**

**Attendance**

1. General Meeting of the Collegiium was held on 06th Mar 2016 which was attended by 34 members out of 61 Collegium Members (55% appx) to deliberate on the following agenda items.

**Agenda**

2. a) Welcome address by President;

1. Passing of Minutes of AGM held during Sep 2015;
2. “Additional 2nd Land Enhancement Cost as demanded by HUDA recently.
3. Points put up by internal auditor/sub-committees;
4. Ex-post facto sanctions of financial expenditures incurred by Managing Committee,

President, General Secretary, Treasurer in emergent circumstances as laid down in

Bye-laws 26(xii);

1. Supplementary demands : i) Projection of new projects/wks for fin yr 2016-17;

ii) Projection of repairs/rectification & Mod wks;

1. Consideration and approval of Society’s Budget and also General Policy and Programme for the next fin year as prepared by Managing Committee;
2. Replies to questions submitted by members:-

i) Sh (Engr) AS Negi (U-1 Block),

ii) Col(R) NPS Mann (D-4),

iii) Hav(R) Ashok Bali (Th.),

iv) Col(R) VR Rampal (E-11),

v) Lt Col(R) Ravinder S Benal(D-1),

vi) Col(R) SK Chauhan(E-6),

vii) Col(R) Subash Chander Joshi(E-14),

viii) Lt Col(R) Kulwant Singh(E-13),

ix) Col(R) Sudarshan Bhardwaj(E-10),and

x) Col(R) Dalbir Singh(E-11);

j) Misc/any other point(s) permitted by President;

k) Vote of thanks.

**Obituary/Homage**

3. Before starting the deliberations on agenda points, the President informed the House that during the last year, some of our general members have lost eternally their dear ones viz.- wife of Brig(Retd) SK Sood, Father of Hav Ashok Bali, Father-in-law of Col SK Chauhan and Mother of Col Rohit Mittal. He, therefore, requested the assembly to stand- in- silence for 2(two) minutes to join in their grief and pray to the Almighty to grant peace to the departed souls and strength to the bereaved family members to bear the irreparable loss. Accordingly, the homage to the departed souls was paid by the Assembly by observing two minutes silence. Lt Col ® R S Benal of D-1, however, lamented that not a single member of the Management attended the funeral of the Mother of Lt Col Mittal of D-1 Block. He hoped that such a type of lapse should not re-occur especially when the incident takes place in the Society Complex itself though condolence messages did appear in the googlegroup.

**Deliberations**

4. Brig (Retd) Sarjit Singh, President then took up the agenda points one by one starting with the proposed Amendments of the Society Bye-laws – 17 in number by Col Dalbir Singh and 9 by Lt Col Kulwant Singh. The President then sought the opinion of the General Secretary Sh. Subhash C Pathania on the matter. The GS explained the method/procedure of carrying out the amendments as envisaged in Para 55 of the Bye-laws and desired that a sub-committee of officers be formed to give wide publicity and opportunity to one and all to participate in the process of carrying out the amendments, if any. Accordingly the House resolved to form a sub-committee consisting of Lt Col RS Benal, Lt Col Kulwant Singh and Col Balbir Singh in this regard and furnish the findings to the Managing Committee.

5. Lt Col RS Benal apprised the House that list/detail of points for the General Meeting are not known/circulated to the members as per the general practice but it has become known through the Minutes of MC Mtg dt 19th Feb 2016 that number of agenda points 43 (received) have been reduced to 16 for discussion in the ensuing GM. He further questioned to the GS and some other members of the MC as to whether they know the details of the Agenda Points but all of them said that though they are aware of the Agenda points but the list/detail has been squarely kept by the President with himself. Col Benal insisted that there is no provision in the Bye-laws to cut down the number of Agenda points as proposed/furnished by the general members and the Management is supposed to furnish replies in the GBM to fulfil the democratic obligation. He further argued that since 29 members (more than 1/3rd of 62 Collegium Members) have requisitioned the spl GBM and the same was not convened due to the reasons best known to the Management, as such the point of Spl GBM be taken up first for discussion. Brig (Retd) Sarjit Singh, President explained that after confirming from the signatories he found that 12 members have feigned their ignorance of the Agenda Points for the Spl GBM and hence 17 members donot meet the 1/3rd mandatory requirement. But Col Benal argued that confirming the genuineness of signatures on requisition through personal contacts/phone tentamounts to Horse-trading which is not allowed in a democracy as almost all the signatories have been class I officers and their signatures were genuine and beyond question. Hav Ashok Bali and some other members also agreed that there was no harm in convening the Spl GBM and the genuineness of their signatures could be verified during the meeting itself but to dismiss the requisition outrightly is quite un-democratic and wrong on the part of President/Management.

6. Col Joshi, Col Rampal and Col Chuahan insisted that agenda points submitted by them for convening of Spl GM be taken up firstly, Some non-collegium members, however entered the venue and intervened in the proceedings which was objected to by the Collegium members. Col Rampal and Col Joshi pointed out that provisions of Society Bye-laws are being willfully flouted by the President and some members of the Managing Committee. They pointed out that Lt Col Suresh Sharma has shifted out of the Complex and has rented out his flat and thereby not physically residing in the Society premises. They, however, questioned to the President and General Secretary as to how Col Suresh Sharma was continuing as the member of Collegium/Managing Committee and therefore appealed to clarify the position in terms of relevant provisions of Society Bye-laws (Page). The General Secretary, as such, was asked by the House to read out the relevant provisions of the Bye-laws. The General Secretary told to the House that he/office is not aware as to whether Lt Col Suresh Sharma has shifted out of the Complex and therefore asked to the President and Lt Col Suresh Sharma to corroborate the objection. The President and Lt Col Suresh Sharma admitted that the latter has shifted his residence out of the Society Complex and has rented out his flat D-2/402. The General Secretary then read out the relevant provisions of Bye-laws (Paras 18) and the undertaking ((Annx-1 to Appx A to Para 18 (i) to (iv)) being generally filed by the nominees for the Members of Managing Committee by the provisions of which Lt Col Suresh Sharma by having been not residing physically in the Society Complex loses the status of being a member of the Collegium as well as that of Managing Committee since the date he shifted his residence out of the Society Complex. The House therefore concluded/resolved that as per the relevant provisions of Society Bye-laws, Lt Col Suresh Sharma is no more the member of the Collegium as well as of the Managing Committee of GHS-79. There was wrangling amongst certain members on this score. Lt Col Suresh Sharma thereupon started leaving the venue, but the President and other members appealed him to carry on displaying the agenda points on the projector/screen as he was helpful in loading the data on computer. Col Batra and Col Nautiyal appealed to the President that spl GBM can be held any time as per the provisions of the Bye-laws but let the present GBM be continued in right spirit. The President then agreed to hold the Spl GBM on Sunday next and started taking up the Agenda points one by one.

7. Action Taken Report and Passing Minutes of AGM held during Sep 2015. The President read out the main points /minutes of proceedings of the AGM held on o6th Sep 2015. The President explained that additional paid car parking slots have been created beside D-1, D-3 blocks, White-wash work is in progress, Renovation of Banquet Hall has been done, 12 lifts have been upgraded, Major civil works/ repairs have been done on E-1 blcok & in front of E-9/E-10 blocks, CVCs/PTs have been got repaired, sheds costing Rs. 2.25 lakh have been raised on the transformers. Electric panels/ gensets have been got repaired. Formation of club is almost complete, as gym, swimming pool, card/kitty room, sports ground, restaurant etc are smoothly running now though fly-proofings in certain areas are yet to be got done. 67% of the Girit-wash work has been got done. The President however regretted that granite re-fixing job has not been completed as per the requirement and therefore sought to fore-close the project. Col Amin Chand proposed the passing of minutes of proceedings of AGM dt 06th Sep 2015 and Col RS Benal seconded it and thus the Minutes of Proceedings/ATR were unanimously passed by the House.

8. CA/internal auditors report. There is no major observation made by the CA for the fin year 2014-15. Local/internal auditors observations have been rectified. Tally system of accounting has facilitated the transparency and the lapses in recording of revenue receipts and exp/payments have been totally removed.

9. Ex-post facto sanction of fin exp – no such case during the period under report.

10. The issue of Supplementary demands etc shall be taken up during the next AGM concerning the passing of annual accounts.

11. Regarding consideration and approval of Society’s Budget. The President explained that out of Rs. 1500/- per monthly maint charges, Rs. 100/- goes to General Building Fund and thus Rs. 1400/- i. e Rs. 7.78 lakh is available for maint exp per year but the actual exp is near about Rs. 9.00 lakh and the short-fall is being met by sundry receipts/generating funds from rents, canopies etc. He also explained that a sum of Rs. 92.00 lakh was in our kitty when we took over during Sep 2013 and now as on 31.01.2016 the funds position is worth Rs. 1.62 crores. He explained the increase in funds as Rs. 25.00 lakh, Rs. 29 lakh and Rs. 28 lakh during the fin years 2013-14, 2014-15 and 2015-16 respectively. The House appreciated the role of Management in improving the funds position.

12. Replies to questions. The President explained that a number of complaints have been percolating regarding security lapses and thefts in the Society Complex and the Management is also very much concerned about that. He explained that the MC has assessed the situation and have proposed to have boomers at entry point (gate No. 1) and to install 2 automatic cameras in each block (one in stairs and another in the lift), 4 to 6 digital cameras in common areas and 4 to 5 at vulnerable points in the periphery to be monitored centrally costing a sum of Rs. 9.43 lakh appx. Col Nautyal appealed to defer the aforesaid proposal for the time being as he had different perception about tackling the security lapses. He said that there are ouside and inside threats to the security. TV network, audio & vedio gadgets to tackle the realtime reaction to the problem should be analysed. Col Vimal Sharma opined that homogenous security aspect should be studied and digital security with censors at stage I, II & III be tried. He also emphasized that Fence should be strong as it is weak in eastern side of the Complex. Col Sarjit Singh of D-1 suggested that inter-com facility should be there at entry/exit points. Col Benal opined that full-flegded electronic gates and CCTV cameras at vulnerable points should be installed. Brig Sarjit Singh President suggested that height of Gates can be increased and block-wise patrolling by guards can be studied but this would entail employment of more guards and burden of more maint charges on DU owners. Col Jetly opined that block-specific security would cost Rs. 600/- appx increase in monthly maint charges to every DU owner. Col SK Chauhan explained the method as to how the theft of batteries from the cars could be avoided. Col Kulwant Singh opined that coiled barbed-wire/grill can be fixed at gates/vulnerable points. Col Nautiyal and Col Chauhan were of the view that there should be integrated solution to the problems viz tech/material, economical, AMC etc aspects should be taken into consideration as the patrolling area/periphery of the Complex is too large. The House therefore unanimously resolved to form a sub-committee comprising Col Vimal Sharma, Col SK Chauhan and Col Nautiyal to study and prepare the project report to solve the security problem and furnish the same to Management within a month/latest by 30th April 2016.

13. Grit-wash. The President explained that still a patch of 640 sqf costing Rs, 1.05 lakh has been left to be repaired by grit-wash. Col Sarjit Singh of D-1 suggested that elevated ladder with wheels can be acquired to carry out the grit-wash work. Col Kulwant Singh and Col SK Chauhan explained as to how the design of existing trolly could be modified with very few exp to suit/improve its usage. The House resolved/allowed the modification of the existing trolly.

14. Repair of internal roads. The slide pertaining to road repair was flashed by which the President explained that approx 8,000 sft @ Rs. 40/- psft thus costing Rs. 3,20,000/- need to be exp and the repair in this way may last for 2 years. Otherwise digging out 4” road and then to carry out standardized repair for 15 yrs life is a very costly affair. Col SK Chauhan explained that roads get damaged mostly at turning points as well as where the water stagnates as has happened near E-12, E-1 & D-2 Blocks and therefore the black cement can solve the problem to a great extent. Col Dalbir Singh apprised that zira/thinner particles or pebbles with 43-53 grade/ratio of cement should be used in patchworks so that it could last at least for 2 years. The House, however, unanimously resolved that Sh AS Negi, Civil Engr be requested to carry out the survey of all internal roads and furnish the project report for repair work as early as possible.

15. Repair of water pipe-lines. Col RS Benal and Col Sarjit Singh of D-1 block opined that job of repairing the leaking water-pipelines should be at Society’s cost/responsibility. Col SK Chauhan explained that most of the water-pipes in E-1, E-5 and D-5 blocks have rusted and therefore while repairing, the underneath brick-cement support should be shifted and the rotton/rusted portion of the pipe be got rubbed properly and painted while the underneath support should not allow deposit water or dampness to spoil the pipes again by fixing granite slab in-between the pipe and underneath support system. Col Sarjit Singh of D-1 suggested that hollow pipe should be placed in between the water-pipes and underneath supporting bricks. Brig Sarjit Singh, President apprised that 90% water-pipes are not leaking and wherever required the plumber is repairing/replacing the broken portion of pipes by creating fresh choorrees with his tools as well as by shifting the underneath supporting plunk/mound. Since most of the members were of the view that it should be society’s responsibility to carry-out/incur the cost of repairs of water-pipes upto the internal taps, to avoid ruckus/hassles amongst the DU owners, the House unanimously resolved/agreed to this suggestion though it would put extra financial burden on the society’s exchequer.

16. Fire-fighting. Brig Sarjit Singh, President explained that we should go in for 1st aid fire-fighting system viz refilling the fire-extinguishers at alternative floor, should have trolleys for panels the cost factor of which shall be Rs. 5.00 lakh appx. Col Dalbir Singh apprised the House that latest technology in Fire-fighting system require lesser number of fire-extinguishers with mono-amonia/phosphate having solution strength of 90 lasting for 5 years and hence fire-hydrants require 1st-aid type and 2nd trolly-type with 25 kg compound contents. Col SK Chauhan opined that existing ABC type of fire extinguishers can be got refilled and water system through over-head fire-tanks can be modified with not much of the exp so that in case of eventuality floor-wise facility can be put in use by the affected DU owners/anyone to tackle the disaster instantly. Col Suresh Sharma pointed out that re-vamping the water-system through o/h fire-water tanks had earlier caused damage to lifts in E-3, E-8 and U-2 blocks involving an exp of Rs. 4.00 lakh appx and hence is not a viable proposal. Brig Sarjit Singh, President explained that existing fire-fighting system costing Rs. 20.00 lakh has got 3 pumping stations with 35 HP motors and 2 bushels – one in D-5 and another in E-7 block and lifting of water level in fire-tanks by 3” and blocking the outlets could burst the tanks. He therefore suggested that original plan/system of fire-fighting and fire-tanks should not be disturbed at all as the same was created on technical grounds by the builders. Col Vimal Sharma suggested that old-system of water-supply with minor modifications be restored. Col SK Chauhan explained that timely exp of Rs. 20,000/- would have saved the damage to 3 lifts. Col Nautiyal opined that fire-fighting system have to be studied properly and the vendors should give demonstration of its worthiness. The House therefore unanimously nominated Col Vimal Sharma, Col SK Chauhan and Col Nautiyal for BOO/Sub-committee to carry out in-depth study of the FF System and to prepare a project report with technical feasibility and total exp involved and furnish the same to the Management by 30th April 2016.

17. Development of swimming pool area into Party Spot. As already approved during the

AGM dt. 21st Sept 2014, Brig Sarjit Singh suggested to improve the condition of bathrooms and

installation of benches around swimming pool area. Col Kulwant Singh explained thatMunicipal

Committee of Panchkula be approached for repair of internal roads and for installation of

decorative benches / chairs in parks and swimming pool area. Col Nautiyal opined that outsiders

should not be allowed to avail of the swimming pool facility. The House however unanimously

resolved to arrange/install better quality chairs to beautify the swimming pool area.

18. 3rd Land Enhancement Cost demanded by HUDA. The President informed to the House that the instant increase in LEC is an off-shoot of the refund amt plus intt thereon which was wrongly refunded to the Societies by HUDA in 2012. The general members however demanded that the General Secretary should explain the issue elaborately. Threreupon Sh Subhash C Pathania, General Secretary after reading the relevant paras of Speaking Order of CCF HUDA explained that instant LEC has got no relevance with the refund of overcharged amt in Aug 2012 but HUDA has now changed its stand that GHS-108, 109, 110 & 111 comprising 3.95 acre area fall under Part II Sector-20 Pkl and their LC load has to be borne by GH Societies (including GHS-79) falling in Part I of Sec-20 Pkl. The General Secretary however lamented that good work done by certain members of joint action committee/our members have not be appreciated by our Management and thus the de-motivating attitude is not a healthy sign of resolving the issues. The General Secretary further informed the House that Lt Col GS Jeryal and GS himself have consulted the old members of erstwhile Joint Action Committee of Sector-20 GHS who are of the view to postpone the payment of 2nd Addl (3rd) LEC to HUDA as they are in constant touch with concerned echelons of Adm etc to resolve this issue to the possible extent. House thereupon unanimously resolved that our Society should also not pay the addl 2nd  (3rd) LEC for the present and rather should join other Societies in this endeavour. Alternatively the GS has written two letters (under the signatures of Vice-President) to AWHO New Delhi to make lump-sum payment to HUDA as was done by them in 2010-11 followed by another letter by President and verbal comn by him with the MD but all in vain as AWHO has now refused to do that for want of funds on our accounts with them. Some of the members opined that our Society should file a suit in the Court of Law against AWHO that the latter should transfer the land/other assets on the name of our Society (GHS-79) so that our Society Management could take bank loan in such an eventuality and make lump-sum payment to HUDA subject to recovery from respective DU owners later on to avoid 15% interest liability on the members.

19. Sh Subhash C Pathania, General Secretary apprised to the House that as deputed by the Managing Ccommittee, he had appeared in the Court (NCGRC) at New Delhi on 15/02/2016 regarding release of Society Funds by the AWHO, but the said case has been adjourned for hearing on 07/04/2016 as AWHO has filed some fresh appeal.

20. Increase in the salary of Sfaikarmcharies. President, Brig Sarjit Singh apprised to the House that sfaikarmcharies are demanding pay-hike and he therefore proposed an increase of Rs. 1000/-i.e. from Rs. 6000/- to Rs. 7000/- pm for each of the 10 sfaikarmcharies to which majority of the members agreed. But the GS explained that this increase of 17% in one go with Rs. 1.20 lakh yrly increase in exp is un-called for and may send wrong signals for other employees. He also informed that sfaikarmcharies are employed for only 4 hrs pd and are better paid as compared to guardners etc. and moreover they earn additional handsome amount by selling rags collected by them daily from 556 households. The GS also proposed that in view of the implications of the relevant provisions of Industrial Dispute Act/Factory Act 1948, the Govt has now notified that if any soc/org employs 10 (ealier 20) or more employees then EPF liability has to be borne by the employer and therefore, our Society should go in for having contractual labour to avoid such liabilities as we have so in the case of Security Agency and water-supply segments. GS opined that revenue and exp comparatives should have been outlined reflecting the proposed salary hike for the info and analysis by the general members well before the ensuing meeting. The President opined that sfaikarmcharies are doing brooming job in the afternoon also and the proposed increase can be safely met from the existing revenue receipts. Col Suresh Sharma explained that contractual labour is a cumbersome ordeal and hence is not feasible in our Society. Col Nautiyal and others opined that let there be an increase of Rs. 1000/- pm as proposed ibid and the House passed the same with majority vote.

21. Card Room exp. The President explained that a sum of Rs. 10,000/- only have been exp over and above the sanctioned amount on the renovation of Card Room and since it is a welfare facility, the recovery of exp should not be main consideration. The House agreed to the proposal and suggested it to be named as Card-cum-kitty room.

22 Col Benal enquired about the detail of Rs. 1.60 lakh appx paid to auditors of the Society by the present Management. The Treasurer – Col Balbir Singh replied that a sum of Rs. 90,000/- was paid as data entry charges for about 60 months period @ Rs. 1500/- pm and another sum of Rs. 70,000/- was paid as charges for preparation of revised balance sheets/auditors reports for past 5 years on the basis of data entry in the tally system of accounting. Col Kulwant Singh, ex-treasurer apprised the House that an internal auditors sub-committee headed by Brig Sarjit Singh was appointed in 2013 but the findings were inconclusive and no investigation report on serious lapses in the affairs of Society accounts was received from the Chartered Accounts as promised by him. Brig Sarjit Singh, President informed the House that the Sub-committee headed by him, had pointed out that certain Contract Agreements pertaining to shop rents etc were not revised annually by the previous Management and in certain cases the amount of rents rather than to be increased, were decreased without the express mandate of the then Managing Committee and he had recommended formation of another BOO (expert in accounting matters) for carrying further investigations/enquiry into the lapses/financial irregularities. As the House was not satisfied with the replies, the President promised to get the investigation report from CA expedited as well as to appoint internal auditors afresh to scrutinize the society accounts from ab-initio so that accountability/responsibility of lapses could be fixed.

23. Notice from IT Deptt. Col Balbir Singh informed the House that a Notice from the IT Authy to file IT Returns has been received and the Society CA has suggested not to reply the same as yet as it would involve payment of huge sum/penalty by the Society. Col Nautiyal apprised that our Society should not ignore the IT Notice because sooner or later, the Society has to pay the income tax as well as exorbitant penalty for such lapse. Sh SC Pathania, General Secretary apprised the House that our society is running its affairs in accordance with the procedure being followed by other AWHO oriented Housing Societies and therefore it would be prudent in case we consult those Housing Societies on this issue and follow their line/course of action in this regard. He further informed the House that if we file the IT return earnestly, then we can also claim refund of TDS being deducted by banks on our Society’s FD etc accounts. The House appreciated this suggestion and resolved to comply with IT authy’s directions as soon as possible.

24. Entry to roof-top terrace. Col VR Rampal quoted para 48 of the Bye-laws and suggested that entry to roof top terrace cannot be banned. The President replied that since the matter is sub-judice, the Management cannot comment on this issue for the time being.

25. Repair of Society Equipment. Col SK Chauhan gave a long list of society equipments which need to be repaired to avoid mis-haps. But Col Chauhan and President Brig Sarjit Singh indulged in verbal arguments with each other on these issues and the matter remained inclusive.

26. Autocracy and absence of transparency in the functioning of Management by the President. Col Subash Joshi cited a number of examples where the President had been autocratic in running the affairs of the Society. He said that President does not like dissent at all and therefore manipulates the expulsion of those loyal/sincere functionaries of the Managing Committee who dare to differ him. This type of dictatorship demotivates the sincere/intelligent members of the Managing Committee and other talented members the Society. He further said that all decisions of the Managing Committee are influenced by the President which is not in tune with democratic functioning of the Management as enshrined in the Preamble of Soceity Bye-laws/HRRS Act 2012. As soon as the President Brig Sarjit Singh started explaining the aforesaid allegations, there was commotion amongst the members. Allegations and counter-allegations were free for all. Col Jetly, Col Kaushal and Col Nautiyal appealed to the President to set his team of Managing Committee in tact first of all and should not waste the valuable time of Collegium members in mud-slinging on each other. They even opined that let there be fresh elections of the Management.

27. As nothing could be heard properly in the din of heated exchange of arguments and counter arguments, the Collegiium members started dispersing and the meeting ended in a fiasco/inconclusively.

Sd/xxx Sd/xxx

File No. 14 RWS/GHS-79/GM (Col Balbir Singh Retd) (Subhash C. Pathania) Treasurer 17/3/16 GeneralSecretary 12/3/16

Dated : 12th /**22nd March 2016**.

Sd/xxx (Brig Retd Sarjit Singh) **President has been out of Station**

(Col Dalbir Singh Retd ) 17/3/16 President – the Chairman **since 07th Mar 2016 till do date** Member Managing Committee Dated \_\_\_\_\_ Mar 2016 **i.e. 22/3/2016)**