

SANDEEP VIHAR (AWHO) WELFARE AND MAINTENANCE SOCIETY,
RE-ADJOURNED GENERAL BODY MEETING HELD ON 14 OCT 2018
: MINUTES OF THE PROCEEDINGS

Attendance

1. Re-adjourned Annual General Meeting was held on 14 October 2018, which was attended by 85 out of 547 eligible members (16% attendance against required Quorum of 15 %).

Agenda

2. The was as under mentioned :-

- (a) Annual Report by the President.
- (b) Passing of Minutes of Special GBM held on 02 Sep 2018.
- (c) Consideration and passing of Audit Report and Accounts for FY 2017-18.
- (d) Discussion of Agenda Points.
- (e) Discussion of Points from Members.

Annual Report by the President

Security.

3. The President, Col R S Rathee (Retd) informed that there has been considerable tightening up of the security of the Society, including following measures:-

- (a) Opening of a second entry gate and installation of an Electronic Boom Barrier at Gate No 1 has facilitated detailed scrutiny of visitors to the Society.
- (b) Entry of regular visitors like Tradesmen and Army Combatants has also been regulated through system of passes.
- (c) Enforcement of cars parking discipline, although initially painful, has had the desired effect. The passage between E-9 to E-11 Blocks and the Central Park which used to look like a parking lot in the morning, has no wrongly parked vehicle these days. This could happen because of the support and cooperation of the members.
- (d) Entry of door to door visitors has been stopped. In case anyone comes to you without prior announcement from the management, then please inform security staff immediately to have them evicted. A modus operandi is to come in on the pretext of visiting an individual flat and then to start door to door visits.

4. He further stated that fool proof security of a society of our size with the quality and limited number of security staff that we have is not an easy proposition. Presently we are only in a position to ensure vetting of individuals and vehicles entering the campus. The odd case of theft cannot be ruled out, for which everyone has to ensure that their flats and property outside are properly secured.

5. He clarified however, that was not to say that we have given up on achieving the status of 'Gated Society' or at least a near gated society. Some of the measures under implementation are:-

(a) The bona fides of every vehicle/visitor entering the society without pass are being confirmed by verification of the mobile number of the visitor through a missed call. Within a few months when we have an intercom in place, entry will only be permitted after permission for the flat being visited.

(b) A biometric attendance system has been installed at the main gate, initially for recording of the attendance of all society staff. However, once the system stabilises, this will also be introduced for all pass holders in order to avoid misuse of physical passes.

(c) In deference to the demands of members, as well as to further decongest traffic at Gate No 1, it is proposed to install an Electronic Boom Barrier at Gate No 3, which shall permit entry ONLY of our society tagged vehicles. For this, the approval of the House to expend an amount of Rs 1.50 lakhs on the equipment and civil works is required. No additional budgetary provision is required since the funds are available from the additional revenue generated from the renting out of restaurant complex and shopping complex. The proposal was approved and the expenditure was authorised by the House.

(d) Airtel has given us five free broadband and telephone connections at the two offices and three gates. All of them are being networked and shortly, all entries of vehicles and individuals through biometric system will be recorded.

CCTV Camera System.

6. The President informed that, the CCTV Camera System which was installed as late as Jun last year, developed major faults and packed up in totality on 18 August this year. The original vendor refused to carry out repairs on the grounds that, his one year warranty period was over and demanded exorbitant charges to repair the system.

7. The house was informed that, efforts were on to revive and upgrade the system in a most cost effective manner. We have hired a qualified technician who will manage the system as well as our other automation efforts, in addition to the duties which were earlier being performed by the previous supervisor. Presently the system covers the gates, the lobbies of all the residential blocks and some external areas. Over a period of time, we will try to ensure that all external areas and lifts are also covered.

Lifts.

8. The president reminded that our lifts are now permanently prone to mechanical defects due to reasons which have been repeatedly enumerated in the past. An effort was made to overhaul one lift, but it was found that, the improvement in performance was not commensurate with the cost.

9. We had originally planned to overhaul half the lifts this year and the remaining half next year, for which budget sanction was given. However, with the experience of the repairs undertaken, we feel that further expenditure towards this manner of reviving the lifts will neither be cost effective nor have the desired effect on the functionality of the lifts.

10. From the safety point of view, the lifts pose no problem. However, the absence of the Automatic Rescue Device (ARD) forces passengers to break open doors when load shedding takes place. Therefore, action is in hand to install ARDs in all lifts, as well repair the problematic devices in specific lifts. Simultaneously, internal painting and change of flooring is also being undertaken.

Update on Projects.

11. The President stated that, residents were aware of all the projects undertaken during the last year and the ongoing projects. Instead of going into all the details, he summarised the same as under :-

Projects Completed.

- (a) Cleaning of storm water drains and sewage drains – 18 trolley loads of muck removed.
- (b) The tiling of corner islands completed.
- (c) Filling up of earth inside the corner islands completed.
- (d) Painting of all junction boxes, gates and play stations completed.
- (e) Terracotta painting of corner islands, stones in the parks and roof of community centre.
- (f) Colour washing of Shopping Complex, Office Complex and all open covered car parkings.
- (g) Overhaul and repair of all electric substations, pump house generator and water pumps.
- (h) Renovation of Guest rooms.

Projects currently under execution.

12. Projects currently under execution are as under mentioned :-

- (a) Repair of fallen Grit Wash completed in E3 and E11 Blocks and progressing further.
- (b) Tilting of the boundary wall with Peer Muchalla at rear end of swimming pool has been curtailed through innovative measures by anchoring with steel wire ropes. Through steady tightening, the tilt will be reversed in due course.
- (c) Patchwork repair of broken portions of the internal roads.

Forthcoming Projects.

13. The President informed that the following Projects were proposed to be completed in the near future and requested approval of the House for the same.

- (a) Repair and painting of boundary walls.
- (b) Painting of road side berms.
- (c) Painting of Wire Mesh of Sports Complex.

14. The proposal was approved by the House.

Automation.

15. The President stressed that Automation has been a major thrust area during the last year. Apart from normal social media like WhatsApp and Google Groups, the full use of IT has been made to streamline the functioning of the Society. Some of the major achievements are as under mentioned :-

- (a) The details of all 556 members have been uploaded on the Haryana Industries and Commerce Website, Registrar of Societies, and, all Reports sand Returns are now being submitted through this medium as per legal requirements. We are the first society in Panchkula to have operationalised this and for the first time, we will be able to file the Annual Report by due date without any late fee.
- (b) Operationalisation of Unity Living Website which enables direct online payment, as well as recording of payments made by cash or cheque through the bank. It issues receipts for online payments and bank counterfoils for cash and cheque payments which has resulted in discontinuation of the massive exercise of issuance of receipts by the Head Clerk and maintenance of manual records. It maintains full records of the accounts of the members and automatically updates the penalties for delayed payments. Thus, members can view their account state form their homes and do not have to visit the office for clarification. However, one small issue is the inability of the software to incorporate the grace period of 20 days for delayed payments

in April and October. This upsets the entire fine calculation. To streamline this, we will have to dispense with the 20 days grace period and payment would be required to be made by the due dates of 31 March and 30 September. This will be offset by giving more warning period for payment. He requested approval of the House for the same, which was accorded.

(c) A Relational Database designed by Mr Sunit Bansal is being updated, which will serve as a permanent and ready record of all data pertaining to the Society, its members and tenants.

(d) Internet viewing rights have been sought for our bank accounts which will facilitate real time reconciliation of receipts and debits, without the need to wait for updating of passbooks. A swipe machine has also been applied for to provide another user friendly option for society payments.

Thereafter the President gave an update on the progress of our legal issues.

Writ petition against HUDA.

16. After a final warning by the High Court, HUDA gave a reply to our writ during the hearing on 09 Oct 2018. The reply is devoid of any substance and could not counter even a single point raised in our writ. However, it has given us the opportunity to file a Rejoinder which will include all the research done by us after filing of the writ – especially the admissions received through RTI replies.

17. This effort has been based on 148 RTI applications filed with HUDA. Since no replies were received, First Appeals were filed in all 148 cases. Thereafter, considerable information was received. However, on crucial issues, HUDA continued to deny information. Thereafter, we have filed 21 Second Appeals before the Haryana State Information Commission. Hearings on the first four cases were held on 05 and 08 Oct 18 where HUDA was pulled up and directed to open their files for our inspection on 17 Oct 18. The remaining cases are coming up in the coming days.

18. The case continues to be pursued with dogged determination. The next hearing, which should normally be the final arguments is scheduled for 06 March 2018.

NCDRC Case against AWHO.

19. The Special GBM of 02 Sep 18 had authorised the management to continue with the ongoing negotiations with AWHO to arrive at a amicable solution, without compromising our core issues of MI Room, Return of Interest and Return of Corpus Fund without prejudice to our ongoing case in NCDRC.

20. Accordingly, AWHO was informed that we expected the MI Room to be handed over without payment of any consideration and also return of our Interest and Corpus dues with interest updated. AWHO sought a fresh date from NCDRC which has been given for 23 Apr 19.

21. Simultaneously, the Management approached the GOC-in-C, Western Command in his capacity as a member of the Board of Governors of AWHO for his good offices in forcing AWHO towards accepting our demands.

22. It is to be noted that, the management is required to bring the final proposals before the General Body and any decision regarding acceptance of any proposal or continuing with case in NCDRC is to be taken by the General Body.

PASSING OF THE MINUTES OF THE LAST MEETING.

23. The president informed that the Minutes of the last meeting held on 02 Sep 2018 were disseminated through all media. He enquired if there were any observations. There being none, the same were passed on proposal by Brig Sarjit Singh and seconding by Lt Col Arvind Bali.

CONSIDERATION OF AUDIT REPORT AND APPROVAL OF ACCOUNTS

24. The President stated that the Audit Report for FY 2017-2018 had already been disseminated and a copy of the same was also distributed to all present. He requested for any observations.

25. Points raised by Lt Col Kulwant Singh (Retd) and the responses are reflected below:-

(a) In earlier years, the balance sheet used to reflect a Corpus Fund. This year it has been reflected as 'Members Capital'. This should have been approved by the House

Reply. The change of nomenclature has been done in accordance with current book keeping practices by the auditors. It in no way changes the utilisation of the fund as stipulated in Society Bye Laws.

(b) The outstanding dues of Major Dimple Singla (604/D5) are more than reflected in the statement.

Reply. The same shall be verified and updated in the present accounts, if required. However, for information of the House, legal measures to effect recovery have been initiated.

(c) The Depreciation Statement reflects a depreciation of only Rs 70,000/- against a cost which was higher.

Reply. The balance amount was paid during the current financial year and hence, would be reflected for depreciation in the next audit.

(d) On the auditor's Reporting Point No 2 on CCTV cameras, he pointed out that the bigger screen was purchased because it would be more effective in future and the price difference was not much

Reply. The issue raised by the auditor is that no quotations were obtained for this item.

26. Shri S C Pathania observed that an amount of Rs 6.68 lakhs had accrued as interest which was higher than usual because of the addition due to the 3rd LEC payment held in the bank. This might have an adverse effect on the income tax liabilities of the Society.

Reply. It was clarified that, the requisite tax liability would be adjusted before refund of interest amount to those who had deposited the payment.

27. Lt Col J S Jeryal (Retd) asked for the details of payment for legal expenses of Rs 2.75 lakhs. The President informed that, the payments were on account of the case against HUDA in High Court, the case against AWHO in NCDRC and the allied expenses.

Reply. Brig D K Mohan clarified that, the payment made to the lawyer for the HUDA case was Rs 2.20 lakhs. This was a total package, irrespective of the number of hearings or time period involved. He was the same lawyer who had fought all earlier cases of Sector 20, Panchkula and was being paid for his expertise. Now there were four other cases tagged with our case for which he had charged Rs 1,500/- per flat.

28. Shri S C Pathania opined that, when he had approached the same lawyer earlier to lodge an individual case, he had demanded lesser amount and it did not make difference whether he represented a single individual or an entire Society.

Reply. It was clarified that, four other societies had since tagged their case with our case, wherein Rs 1,500/- per flat had been charged from them by the same lawyer. By comparison, ours was a very well negotiated rate.

29. Brig Sarjit Singh (Retd) observed that, there were some serious observations by the auditor about the entire procurement of CCTV Cameras. The principal observation was that the stores installed had not been checked by anyone and the bills had been passed without certification by any official. Furthermore, the entire payment had been made by 12 Feb 2018 and the bills received/regularised only in June 2017 after the then management had demitted office. He felt that the management must order a Board to enquire into the execution of the project and only thereafter the Action Taken Report could be submitted to the General Body.

30. Col Sandeep Nautiyal (Retd) informed that, he had been the Presiding Officer of the initial Board and had finalised the vendor. They had laid down four conditions, including the setting up of a Technical Committee and regarding maintenance and warranty. He did not know whether these had been complied with.

31. The President complimented Col Sandeep Nautiyal (Retd) and members of the Board on their excellent effort. He displayed the file to the House wherein the slips of paper on the basis of which stores were supposed to have been installed and billed for were to be seen. He also pointed out that, no member had signed any paper or bill except a Noting Sheet on 16 Jun 17, and, that too by only the then President and General Secretary. The reasons for the spaces for signature of Vice President and Treasurer remaining blank were a serious question. He further

informed that, according to the file none of the recommendations made by the original board of Officers had been complied with.

Decision. The House overwhelmingly decided that the issues raised by the auditors must be examined by a Board of Officers and the same be produced in the form of an Action Taken Report before the next GBM.

32. The Audit Report and Accounts were thereafter approved on proposal by Brig Sarjit Singh (Retd) and seconding by Lt Col Surinder Singh (Retd).

33. The President expressed his regret that whenever a Board of Officers was detailed, the officers expressed their inability to participate. On his query as to who would be willing to do the needful in such case in future, a few officers offered their services and their names have been gratefully recorded.

AGENDA POINTS

Point 1 - Introduction of Intercom Facility for the Society.

34. The necessity for an intercom facility for the Society, to augment security and utility services, has been felt from the very beginning. However, the project could never be undertaken due to prohibitive cost. For some time BSNL provided a mutual intercom facility only for its subscribers, but this too did not last long.

35. The provision of an intercom facility was envisaged as part of the laying of optic fiber cable by Airtel. The proposal has been negotiated with Airtel and the following are the essentials of the same. Airtel will provide lifetime intercom facility to all 556 flats and our utility locations like pump house, power house etc. at a one time cost of Rs 1,500/- per flat/location. There will be no other charges again. However, the telephone will have to be provided by the flat owner. Airtel can assist in purchasing quality telephones at bulk rates if a collective demand is placed.

Discussion. The necessity for such a facility was accepted by all. Some doubts were raised about follow up maintenance and it was assured by the president that lifetime maintenance would be recorded in the MOU. On the issue of payment by members having Airtel connection requiring a new connection, a clarification would be issued after discussion again with Airtel.

Decision. The House approved the proposal for the Intercom System and authorised the management to recover payment from individual flat owners.

Point 2 - Defamatory Allegations Posted by Col Subhash Chander (Retd) Against the Management.

36. Col Subhash Chander (Retd) has posted a letter on the Society Google Group making veiled and unsubstantiated allegations against the management. Amongst others, he has alleged that, AWHO touts are working on a commission basis to convince the management to close the NCDRC case. He has also alleged that the present management including the President, do not have knowledge of the case and are bowing to the pressure of some 'outsider' with personal interest to sell out the interests of the society.

37. It is proposed that Col Subhash Chander (Retd) be asked to name the authenticity of his information about touts and commission as well as whose personal interests are involved in arriving at mutual settlement in which our core interests are fully met. In case he cannot provide the answers, then he be censured by the House for his actions.

Reply and Decision. The President asked Col Subhash Chander (Retd) to unambiguously name his sources of information regarding touts and commission agents and whose personal interests were allegedly involved. A number of members followed suit in insisting that the allegations must be substantiated. However, Col Subhash Chander (Retd) fumbled and refused to elaborate any further. The President thereafter opined that the facts had become evident to all present and in view of Col Subhash Chander's (Retd) refusal to co-operate, the point be closed.

Point 3 - DO Letter by Lt Col J S Jeryal (Retd) to GOC-in-C, Western Command Regarding NCDRC Case.

38. In accordance with the unanimous decision of the Special GBM of 02 Sep 18, the issue of a mutual settlement which meets our core issues was progressed with AWHO. Simultaneously, a DO Letter was written to GOC-in-C, Western Command, in his capacity as a member of the Board of Governors of AWHO, seeking his backing of our case in the forthcoming meeting of the Board.

39. Shortly thereafter, we were informed from HQ Western Command that, Lt Col J S Jeyal (Retd) had written a letter to the Army Commander, Western Command stating, 'in view of the foregoing facts and the opinion of a number of allottees for seeking due justice, your kind intervention is solicited to let the court case be continued to its logical conclusion or the compensation, as prayed for, be granted to the entitled allottees/Society if at all an out-of-court settlement is felt the dire necessity at this stage by your good self'. This letter was addressed to the GOC-in-C, Western Command with copy to AWHO, but was not endorsed to the Society office.

40. This letter is factually incorrect. There was never a resolution to withdraw the case. This action has diluted the stand of the management particularly and the society as a whole, if not altogether sabotaged it. The weakness observed in our unity, will definitely be exploited by AWHO.

41. It is for the House to decide whether Lt Col J S Jeryal (Retd) had any locus standi to write secretly to the GOC-in-C on a subject decided by the General Body and being followed on this authority by the Management. He should be required to specify the members who differed with the unanimous resolution of the House and whose support is being quoted as the basis for this letter. In case the House holds that this action is detrimental to the interests of the society then, it should censure him for his action.

42. The President stated that the action by Lt Col J S Jeryal (Retd) had undermined the unity of the society and questioned the authority of the management to execute the decision taken by the General Body in the Special GBM

of 02 Sep 2018. He requested Lt Col J S Jeryal (Retd) to explain his locus standi in writing the letter.

Reply and Decision. Lt Col J S Jeryal (Retd) stated that, he had written in his personal capacity and as such, could write to anyone including the President of India. He further stated that, no decision was taken to authorise the management to proceed further as it had done. Col Sandeep Nautiyal (Retd) and other members vehemently reminded Lt Col J S Jeryal (Retd) that, they had been present in the said GBM and the stated decision had been taken and correctly recorded. After expression of considerable angst by members, the issue remained inconclusive and was declared closed by the President.

Points From Members.

Col A K Parmar (Retd) (504/U-2)

Point No 1 – Tiling of Internal Open Spaces of E-4 and U-1/U-2 Blocks.

43. The internal open spaces of all blocks, except E-4 and U-1/U-2 have been tiled as a measure of prevention of water logging/garbage stagnation and beautification, through contributions by block members. However, this has not happened in these two cases, because of inability of the block members to come together and undertake the project.

44. There is a need to execute the project at the earliest as a measure of disease prevention as well as to maintain the aesthetics of the Society.

45. It is proposed that the management be authorised to undertake the project centrally and recover the expenditure through supplementary society charges from the members of these blocks.

Discussion and Decision. Some of the members felt that, since all the other blocks had organised this activity under their own arrangements, there was no need for the Society to get involved in the same. While the necessity was accepted, it was opined that the same be encouraged under block arrangements.

Col P K Bhatia (Retd) (702/E14)

Point No 1. Covering and Widening of OCPs located at the Rear of E-12 to E-15 Blocks.

46. Reasons for covering and widening the car parkings are as under :-

- (a) They are presently very small.
- (b) Paid parking be removed in order to widen the space.
- (c) Adequate covering be provided for the vehicles.

Discussion and Decision. It was opined that, since the existing parkings were paid for according to size and registered in individual names, any tampering with

the same would have legal ramifications. Hence it was decided to maintain status quo.

Point No 2. Common Area Cleaning on daily Basis Instead of Only Twice a Week as of Now

47. Our entrance, lifts and stairs are in very poor state of cleanliness as of now. Request arrange cleaning on daily basis except may be Sundays, so that area becomes cleaner. Also cleaning material such as phenyl etc. be utilised.

Discussion and Decision. The President informed that, an extra person had been employed by the contractor for daily cleaning of lifts. Unfortunately, he had been indisposed for a few days. Col Bhatia pointed out that, there had been considerable accumulation of filth in central areas of the residential blocks and a determined drive to clean it must be carried out. The President assured that the same would be done.

Point No 3. Opening of Gate No 3 Till 8 PM.

48. Presently this gate is opened for only personnel passage up to 6.00 PM. Kindly keep it open till 8.00 PM so that occupants and their maids are able to use this gate instead of walking till Gate No 2.

Decision. The proposal was agreed to by the House.

Brig Sarjit Singh (203/E-3)

Point No 1 – Scraping of Side Walls of Allotted Parkings

49. Some members have scraped the sides of their allotted car parking space in order to fit larger vehicles inside. Apart from affecting the structure of the building, it is destroying the façade of the Society, which is contrary to para 46 (v) and (vi) of the Society Bye Laws.

50. Recently, the Management had censured and applied pressure on a member, who restored the scraped walls/columns to the original state.

51. The House needs to resolve to have this practice discontinued and to require members who have carried out this modification, to have the same restored to the original state by 31 Dec 2018. Further, the Management should be authorised to undertake these repairs at the risk and expense of the member, in case the same is not completed by the due date.

Discussion and Decision. Shri S C Pathania raised the point that he was the individual who had recently scraped the walls of his parking and had the same redone. He took exception to the use of the word “censured” in submission of the point. Brig Sarjit Singh (Retd) stated that he had not been aware of the personalities involved, however, if it had hurt anyone’s sensibilities then he apologised for the same. The House authorised that management to proceed as proposed.

Point No 2. Encroachment of Central Areas by Members

52. Some members have encroached upon Central Areas and in spite of repeated requests by the management, have not vacated the same.

53. The House should resolve to charge them for this misuse, if they continue to occupy the Central Areas.

Discussion and Decision. The general consensus was that this is really a live problem which required support of members to resolve. The management was authorised to implement the same.

Point No. 3 - Opaqueness in the Procedure and Accounting for Relaying of Electrical Wiring

54. Para 28 of Internal Audit Board 2015-16 reads as follows:-

'Relaying of electrical wiring'

(a) The project started in the year 2013. A sum of Rs 4,90,800/- was demanded, collected and expended also. Block wise details are given in the accounts file maintained separately. A total sum of Rs 11,400/- is yet to be collected from 12 flats. A sum of Rs 1,000/- each could only be collected from two owners of Thrifty Block, hence, the job was not done,

(b) The point has been discussed at least 14 times in Management Committee Meeting and closed. Also, the same point has been discussed in the Collegium also at least on two occasions and closed. The board recommends the following:-

(i) Money taken from Thrifty owners be returned as per laid down procedure by the Society.

(ii) Management Committee should recover the amount outstanding as on date and disposal instructions be obtained from the Collegium in the following meeting.

(iii) Since the point has been cropping up again and again, in spite of the fact that it was closed at least 4 times in MC Meetings and 2 times in Collegium meetings, the point needs to be put up in the forthcoming meeting of the Collegium and based on the decision taken by the Collegium, further course of action be taken. If need be, let there be ballot voting and not by raising of hands."

55. During the GBM of 12 Nov 2017, it was decided that a Board of Officers be requested to verify the accounts. However, this was not progressed for some reasons.

56. It is regretted to note that, during the GBM held on 18 March 2018, the issue was bulldozed by a few vocal members and the follow up action to the point of GBM of 12 Nov 2017 could not be discussed. It is a grave matter of financial impropriety

which needs to be discussed and then acted upon as per the wishes of the House, after a Ballot, as recommended by the original audit board which was aware of how the matter was earlier suppressed through raising of hands.

57. The following clarifications are requested :-

- (a) Has the payment made by Thrifty owners been returned?
- (b) Has the amount due from remaining members been recovered?
- (c) Where has the spare cash amount of Rs 16,000/- found in office almirah emerged from?
- (d) Where are the income and expenditure accounts for this entire exercise?
- (e) Have the accounts for the project been handed over to the incumbent management?

58. The fact that there are so many loose ends, yet so many attempts have been made to close the issue, indicates that there may be more to it than meets the eye. It is therefore recommended that, the accounts of this project be investigated de novo by a Board to be detailed by the House. Vote on this issue be through Ballot and not raising of hands.

Discussion. Brig Sarjit Singh (Retd) stated that he had raised the point because the project had been undertaken while he was the President and he did not want to be held accountable for the same at a later date. He observed that, the accounts for the same were not available and numerous efforts had been made to bury the issue despite the recommendations of the Internal Audit Board as at para 1 (b) (iii) above. Lt Col Kulwant Singh (Retd) and Shri S C Pathania vehemently opposed the proposal. The President pointed out that, CBI and other legal agencies also reopened cases when additional evidence came up. Maj Gen T S Ahluwalia (Retd) and others opined that, in view of the facts stated, a re-examination of the project execution and accounts must be done and produced before the House.

Decision. The proposal to order a Board of Officers to carry out de novo examination was overwhelmingly approved, with only 14 dissensions.

Col S K Aggarwal (Retd) (504/E-9)

59. The president requested Col S K Aggarwal (Retd) to present his points, but he was not present.

Point No 1.

60. Multiple parking of vehicles in garages covering common areas be stopped.

Reply. Parking within own spaces cannot be restricted.

61. Encroachment of common areas by two wheelers be got cleared.

Reply. Two wheelers and cycles are a part of life and cannot be strictly enforced in the absence of any alternate parking space.

62. Encroachment of common areas by keeping boxes etc. be got cleared. It is also fire hazard.

Reply. As per earlier points.

63. Did Society get NOC from Fire Dept of Haryana? Is our fire equipment functional?

Reply. It is known that a NOC was obtained by AWHO and has been seen by some members in the past, but is not available in files now. The firefighting system is substantially functional and efforts are ongoing to rectify the remaining flaws as explained in the Budget GBM.

64. Credit/Debit card swipe machine be obtained from the bank for payments.

Reply. Already under procurement

65. Management cannot refuse to take cash payment.

Reply and Decision. The President explained the system of levying of cash handling charges by banks on multiple/large cash deposits. He explained that, the same was not levied when deposited directly by account holders into their own account. Additionally, this reduced the clerical effort and accounting issues for the society. He sought the views of the House on discontinuation of cash deposit of Society Charges in the Society office, with full leeway to do so in any branch of Kotak Mahindra bank. The same was approved by the House.

66. How much money per month is being charged from the users of Fast Tag Gate?

Reply. Nil. Only one time initial payment is taken.

67. Society premises be got insured against natural calamities including earthquake for which worked out amount per flat may be charged annually from the members.

Reply. It was decided that while central assets could be insured by the society, individual personal units could not be centrally done.

Lt Col J S Jeryal (Retd) (704/E-3)

Point 1.

68. All points submitted/spoken by any owner pertaining to the functioning/ interest of the Society, must be allowed to be discussed/recorded even if the owner could not be present due to unavoidable circumstances.

Reply. All points on the agenda are open to discussion. The discussion and the decisions are recorded in the Minutes which are disseminated by every means including a permanent record on the Website. During discussions where members get repetitive, stray from the subject or deprive others of a chance to speak, the Chair steps in to bring the discourse back on track. Presence of a member is not mandatory for his agenda point to be considered. However, if any clarification is required and the concerned members is not present, then the point may have to be shelved.

Point 2.

69. Why the Swimming Pool was not activated during the summer when there was no shortage of water resources? If the management cannot run it, it must give detailed reasons and alternatives thereto.

Reply. The swimming pool has developed leakages which require major expenditure to repair. Also the filtration plant is non functional for long. As a result, the water consumption is considerably enhanced. The HUDA water supply is just adequate to meet the society requirement. Bore well supply is expensive. Hence, its functioning would add considerably to the expenses. There was no shortage of water this past summer because the swimming pool was closed. Lt Col G S Jeryal (Retd) and Shri S C Pathania strongly conveyed that, if the swimming pool cannot be made functional, then it be closed and the area be utilised suitably for some other sport for the children. The President told them that, the matter will be taken up in the next GBM.

Point 3.

70. Tennis Court must be made functional/activated. Fixed timings after 7.00 PM be allotted to the game when other children have left the grounds earmarked for basket ball & badminton.

Reply. The full utilisation of the Sports Complex by children has resulted in their not playing on the lawns. The Sports Complex is not vacated at 7.00 PM. Children continue to play. Tennis deprives everyone else of the use for a game which maximum only four can play.

Point 4.

71. Guest Room must be activated properly where more than Rs 4.00 lakh have been spent so far. The management is requested to give details of income generated during the last one year and come out with steps being taken to improve its occupancy and make it economically viable.

Reply. Guest rooms are facility for residents only. Extensive renovations have been carried out of the toilets for user comfort. The income and expenditure statement reflects an income of Rs 69,653/- against an expenditure of Rs 4,995/- on maintenance for FY 2017-18.

Point 5.

72. Restaurant is not functional at all. This may please be made fully functional at the earliest as its functionality shall improve the occupancy of Guest Rooms too and moreover, the inhabitants may enjoy the desired eateries/healthy & neatly cooked food items at door steps, the purpose for which it was provisioned in the technical brochure.

Reply. No vendor has ever completed its terms and conditions and all foreclosed the restaurant. No one has since come forth for to operate the restaurant. One earlier vendor could not clear his dues and deserted, leaving his complete equipment behind. The last vendor gave an advance of Rs 12,000/-, but had to lose it because he could not open the facility. Presently, it is being used for coaching classes which generate Rs 16,200/- per month

Point 6.

73. A theft case has been detected where a scooter was stolen & the thief was recognized in the CCTV footage, but, same person (thief) is still allowed to work in the Society. I want to know why he has not been handed over to the police for further investigation and how the security breach happened?

Reply. No complaint was made to the management by any member. In any such case, the police complaint, if any, has to be lodged by the party concerned and not by the management.

Point 7.

74. All correspondence made with the AWHO & HQ Western Command regarding withdrawal of current NCDRC case be made public so that owners are aware of the on-going developments into the deal and recommend viable suggestions.

Reply. No correspondence has been initiated with anyone regarding withdrawal of the case. As decided by the Special GBM, there have been exchange of communications with AWHO and HQ Western Command regarding an amicable settlement where our core interests are not compromised. As authorised by the GBM, the final outcome will be placed before the House, if necessary by convening a Special GBM.

75. There being no other points, the AGM was declared closed.

Date : 22 Oct 2018

Sd/xx
(Lt Col Rohit Mittal)
General Secretary