

**SANDEEP VIHAR (AWHO) WELFARE AND MAINTENANCE
SOCIETY, RE-ADJOURNED GENERAL BODY MEETING HELD ON
24 MARCH 2019: MINUTES OF THE PROCEEDINGS**

Attendance

1. Re-adjourned Annual General Meeting was held on 24 March 2019, which was attended by 83 out of 529 eligible members (15.7% attendance against required Quorum of 15 %).

Agenda

2. (a) Welcome Address by President.
- (b) Passing of Minutes of the AGM held on 14 Oct 2018.
- (c) Follow Up of issues arising out of earlier Audit Reports.
- (d) Presentation of Budget for 2019-2020.
- (e) Discussion of Points submitted by members and listed in Agenda.

Welcome Address by the President

3 The President informed that the incumbent management had now completed 18 months in office. And had practically fulfilled/completed all the commitments which were made while soliciting the members' support. In fact, their efforts had gone much beyond that. On assuming office, they realized the extent of work and improvements which could be done.

4. He appreciated that this had been made possible due to the platform created by predecessors and the unstinted support and appreciation of the near total majority of members. He placed on record with all humility, the appreciation which they had received from the silent majority of members.

5. He mentioned that they had to waste a lot of time and effort on tackling unscrupulous allegations and other ingenious measures to divert their efforts, which really was the nature of democracy today.

6. He assured members that our work is not complete, as it never could be, but assured members that by the time the management demitted office, things would be on a very sound footing.

7. One major achievement, which he placed on record, was in harnessing Information Technology to improve the quality of administration and security. He expressed thanks to Brig D K Mohan, who had spearheaded all IT endeavours and overcome the proverbial “resistance to change”. He had also donated a laptop and a printer for data entry by the Office Superintendent.

Today,

* The entire flat owners record from the time of taking over from AWHO as well as current tenant data is available with the provision to search for specific queries.

* The Society Website, “sandeepans.com” is a repository for all information pertaining to the Society and also serves as an archive for information including expenditures, minutes of meetings and SOPs.

* The second website under aegis of Kotak Mahindra Bank, “sandeepans.in”, is a record of all dues. Its records payments, updates, fines and issues receipts. It has precluded the possibility of any payment of late fee being missed out, which was the case with the earlier manual system, where the office Superintendent was the final authority.

* Currently, the “All is Well” app is under introduction.

8. Some of the major projects which had been completed during the period were: -

- (a) Installation of Electronic Boom Barriers at Gates No 1 & 2.
- (b) Repair of Grit Wash of all blocks.
- (c) Repair and painting of boundary wall.
- (d) Tiling of Corner Islands.
- (e) Repair of damaged Transformer and overhauling of all Sub Stations, Pump House Generator and Water Pumps.
- (f) Installation of Automatic Rescue Device in all 39 Lifts.
- (g) Outdoor firefighting system made fully functional.

9. He requested members to refer to the handout provided to see the complete list of projects completed by the management. (Attached at Appx A). Through networking with Command HQ CSD Canteen, 8

trolleys had been positioned in the Shopping Complex for visitors to carry their purchases to their cars parked outside Gate No 2.

Legal Cases

10. Case against HUDA in High Court.

(a) He reiterated that HUDA had no reply to any of the points raised by us in the Case. We had submitted a 500 plus pages Rejoinder in the last week of Jan 2019. The case came up for Hearing on 6 March 2019. Final Arguments had been ordered for 22 Aug 2019.

(b) On an interesting side note, much of the ammunition used by us in the Rejoinder had come through 131 RTI applications filed by us. All of these went through the process of First Appeal and 27 went to the Second Appeal Stage before CIC, Haryana. These were still being heard with dates through all of April 2019 extending into May 2019 . In eleven cases CIC has proposed issuance of personal fines of Rs2 5,000/- each for non-provision of information.

111. NCDRC Case. The NCDRC case is listed for Final Arguments on 23 April 2018.

Points from the Management

12. **Cleanliness of Blocks.** He mentioned that during every GBM, points were raised about the litter in every block. The management had undertaken a very thorough exercise to identify the location of the areas which required cleaning and posted the photos/notices on our WhatsApp groups. These included: -

- (a) Abandoned cycles/motorcycles/scooters, cartons and crates in stilt areas.
- (b) Luggage stocked in the stairs and landings at the roof door.
- (c) Water tanks installed in balconies.
- (d) Flower pots and stands on parapets/abandoned under the residential blocks.
- (e) Random parking of motorcycles/scooters in passages.

13. He regretted that, in spite of repeated requests progress on these issues has been minimal and some blocks actually looked like garbage dumps.

14. Efforts were also made to lock access to the roofs. Everyone agreed that this needed to be done in the interest of security as well as safety of the assets on the roof. Apart from theft of the fitments, there were instances of water theft. There were instances of walking and washing of pet dogs, washing of carpets, drinking and immoral activities and so on so forth.

15. He reiterated that the get up of blocks depended upon the residents of the block and in particular, the blocks in charge.

16. He quoted D3 Block as an example of how residents and a proactive Block In charge could ensure the upkeep of their blocks. This block had cleared out all storage from rooftop passages, obsolete items from the stilt, ensured orderly stacking in the parking and even locked their roof top door. The nuisance of pets dirtying the lifts and passages had been curbed. This had been achieved by identifying the offenders and then the concerned ladies of the block collectively meeting them and requesting compliance, which had worked effectively. Instances of disorderly pets were brought to the notice of the management by them along with Flat Numbers and fines were levied. This was effective in controlling the pet nuisance. Improperly parked motorcycles were clamped.

17. D3 Block had locked the roof with a lock having five keys. One each had been given to plumber and the lift mechanic. Three others are held by specified members whose details are posted next to the door. Anyone who required the same could take it from any of the members whose name was listed. The management would assist by providing the locks with the required number of keys. But proactive approach had to come the residents of the block.

18. He also requested all Blocks to adopt a collective name and shame approach. Where offenders were identified, the management would assist in every possible way. It was not possible for the management to take action on WhatsApp posts of pets dirtying lifts etc. unless the offender was identified. Similarly, where there was default in parking, it was the security staff which had to be informed. Posting photos on WhatsApp did not ensure immediate compliance.

19. **Renovation of Flats.** Another problem area was of some members carrying out renovations which affected the structure or the look of the building. By the time the management became aware, the damage was done. He requested approval of the House to implement an SOP whereby prior to commencement of every repair / maintenance in a Flat, approval of the scope of the work would be taken from the management. Entry of labour would be permitted only after such an approval. And, in case of deviation from the approved scope, entry of labour would be stopped. Also, the contractor who undertook work which was not in compliance with the approved scope would be blacklisted for future. The House approved the proposal unanimously.

20. Charges from Property Dealers. He recalled that during the Budget GBM of 2018, a proposal was mooted by the management to charge from every property dealer, Rs1,500/- for letting out a flat and 10 % of sale fee. This worked well in the initial phases. Subsequently, the dealers had found a way of getting around this by getting the owners to tell state that it was a direct deal and hence these charges could not be levied. Considerable time and effort were spent on determining whether this was a genuine statement, but where the owner was adamant, there was nothing which could be done. It was proposed to discontinue this practice, since the revenue was not commensurate with the effort. The proposal was agreed to unanimously.

21. **Accounting.** The President informed that we had been advised by our CA that we were required to become GST compliant in view of current rules. While our Society Charges and actual recoveries from electricity charges etc would remain exempt, income from rental of shops, fines and penalties etc was to be reflected for GST. We were accordingly completing the necessary process before 1 April.

22. **All is Well App.** The President thereafter touched upon the "All is Well" App. It had been a long-standing demand that we must have stricter enforcement of entry into the premises. This was not possible earlier due to non-availability of an intercom facility. This would now become possible with introduction of this simple App. It was a low-cost digital effort which gave us a multitude of facilities. In order to be successful, it would require downloading by all residents. Strict enforcement would start from 01 April 2019 and all members were required to download the App before that date.

Passing of Minutes of the Last Meeting (14 Oct 2018)

23. The President informed that Minutes of the last GBM were circulated to all, as well as posted on the Notice Boards, WhatsApp, Society Website and sent by email to all addresses and asked if there were any observations.

24. Mr Subhash Pathania stated that he had not proposed closure of the Swimming Pool, as recorded, but had in fact suggested that facilities like Swimming Pool, Restaurant, Tennis Court, Sports Ground etc be made functional. He requested that the Minutes be amended accordingly. The President stated that his recollection of the statement made was as recorded. However, the issue being of very trivial nature, agreed to have the same amended, after which the passing of the Minutes was proposed by Brig Sarjit Singh and seconded by Col V K Seth.

Follow-up of pending issues arising from earlier Audit Reports

25. The President reminded that during the AGM on 14 Oct 2018, two issues were raised on which it was decided to assemble Board of Officers. These need to be given finality during the current GBM.

26. The first Board was regarding "Opaqueness in the Procedure and Accounting for Relaying of Electrical Wiring". It would be recalled that Brig Sarjit Singh had pointed out the anomalies and stated that since the Project was undertaken while he was the President, he did not want to be held accountable for any lapses at a future point of time. After lengthy discussion it was decided that a re-examination of the project execution and accounts must be carried out and produced before the House.

27. The second Board was regarding certain observations made by the Auditor regarding installation of CCTV Cameras during FY 2017-18.

28. He thereafter requested the Presiding Officers to brief the House on their findings.

Board of Officers on Relaying of Electrical Wiring

29. Col Hardeep Sharma, Presiding Officer Informed that initially the project started in 2012-13 to rectify issues in E7, E13 and E-14 Blocks with voluntary contributions from owners. Subsequently, it was decided to carry out the project for the complete Society through

contribution of Rs 1,000/- per Flat. The work was executed in due course for all blocks except Thrifty.

30. The entire collection was made in cash and not reflected in the Society accounts. However, receipts were issued for the payments. A total of Rs 4,90,800/- was collected including two members from Thrifty Block. Rs 11,400 remained uncollected.

31. The work was executed under supervision of Brig Sarjit Singh (President), Mr Subhash C Pathania, (General Secretary). Lt Col Kulwant Singh (Treasurer) and Col S K Chauhan with assistance from Hony Capt G C Bhatt.

32. The Board observed that no original documents pertaining to the Rectification of Defective Underground Wiring in Blocks were held in the Society Office. Brig Sarjit Singh had given photo copies of some documents but the authenticity of these could not be verified. Statements of Brig Sarjit Singh and Col S K Chauhan were asked for, but no deduction could be drawn.

33. The Board recommended that: -

(a) All original bills and document pertaining to the work be deposited in the society office by Brig Sarjit Singh (President), Mr Subhash C Pathania (Gen Secy), Lt Col Kulwant Singh (Treasurer), Col S K Chauhan and Sub Karan Singh (Head Clerk) as they were a part of the Management Committee when the work was executed / internal Audit Board held in 2016.

(b) The balance sum of Rs 11,400/- be collected from the members who have not paid the amount and the same be taken on charge of the society fund.

(c) A sum of Rs 2,000/- collected from the two owners of thrifty apartments be returned to them / adjusted against tiling work which is being carried out in Thrifty Block.

(d) The BOO is of the view that the case may be treated as closed as recommended by the internal audit.

(e) The BOO further recommends that for all projects centrally taken up by the society, the following steps need to be followed for ensuring proper accounting transparency and quality of work.

(i) Proposals of work to be carried out must be approved by the GBM.

- (ii) A BOO be detailed to do market survey and assess the budgeting for the work.
 - (iii) A separate BOO be detailed to execute the work.
 - (iv) A separate BOO be detailed for closure of the work.
- (f) Money collected for any work should be properly accounted for and taken on charge of society account and then spent from there.

34. Discussion. The President stated that during the previous GBM he had asked for members to volunteer to form a panel for conducting Boards, but there had been no volunteers. Members detailed for some Boards had refused or simply not carried out the task. Thus, the management was left with no alternative but to detail Boards from within itself or the occasional member who agreed to help. Col Hardeep Sharma and Col Surjeet Singh very vehemently expressed the view that if members wanted the Society to improve, they must come forward to help when requested by the management. This view was echoed by many other members.

35. He further proposed that in view of the inability of the BOO to probe any further, the audit point be closed. The proposal was agreed to by the House.

36. Brig Sarjit Singh thanked the House for having restored his honour. He stated that the stigma of the entire episode had remained attached with him because he was the President for some part of the time. He reminded that the President never handled any cash or held any documents. This was the prerogative of the General Secretary or the OIC Project.

37. He reminded that he had signed the order for convening the original audit board on 23 April 2016 and had relinquished the appointment of President on 1 May 2016. Col S K Chauhan had then become the President. The Audit Board was held in September 2016. At that time the original documents were produced before the Board. It remained for the concerned functionaries of the time to either produce the original documents or clarify what had been done with them and why. Before demitting office, he had kept a copy of the same because he apprehended that at some future time, he might be made a scapegoat.

38. Findings and Recommendations of the Board of Officers are attached as Appendix B.

Board of Officers for Follow Up Action on Observations in the Audit Report FY 2017-18 regarding “Purchase of CCTV Cameras”

39. The Audit Report by CA for FY 2017 -18 had raised the following observations with regard to the execution of the project for installation of CCTV Cameras: -

(a) A total expenditure of Rs 5,73,500/- had been incurred and advance of Rs 5,58,000/- had been paid between 13 Dec 2016 and 12 Feb 2017.

(b) Quotations from only three dealers had been called for, whereas the same for large expenditures must be called for in the form of open quotation.

(c) No verification of goods was done by any official of the Society which could have led to over billing.

(d) Additional items including a 40-inch TV were purchased without quotation.

(e) The recommendation of the Screening Committee /BOO regarding the “Agreeable Response Time” and “Assurance of Monthly Visit: by the vendor” as part of the periodic maintenance were not complied with no warranty produced.

40. Findings of the Board.

(a) Total Expenditure. As per the Job Order, payments were to be made in three phase – Rs 1.25 lakhs on delivery of wire and allied materials, Rs 2 lakhs on delivery of cameras and balance on completion of the work. However, five payments were made to the vendor without linking the same to the progress of work through which Rs 6,500 was overpaid.

(b) Quotations. Quotation for D Link Cable (Armour External) @ Rs 42/- per metre has been accepted without making any effort to get comparative quotes form other vendors. This resulted in purchase at a much inflated price.

(c) No Verification. No verification of the stocks received or utilised was accrued out.

(d) Additional Items and TV Monitor 40 Inch. Some items were added at a later stage for which no quotations were obtained.

(e) Periodic Maintenance. Record is available of the “After Sales Service / Periodic Maintenance / Agreeable Response Time / Warranty.”

41. Additional Findings of the Board.

(a) It is evident that the work of installation of CCTV Cameras proceeded in a very careless manner at execution stage. A free rope was given to the vendor and excess payments made to him, contrary to the terms of the Job Order issued on the subject and the SOP – most callously and without any meaningful supervision. So much so, that he Vendor was asked to provide the Final Bills for the expenses only in **Jun 2017** when a change of management mandated by the Registrar of Societies came as a surprise to the management then. **As a fait accompli, the post-dated bills were obtained in a hurry for the work which should have been completed by 31st Jan 2017 as per Job Order, was shoddily concluded only in Jun/Jul 2017.**

(b) Also, no record of “Price Negotiation Committee “as had been recommended by the Steering Committee / Board of Officers could be placed on record?

(c) A Final Noting on Job Order for Installation of Cameras: Payment dated 16 Jun 2017 initiated by the Presiding Officer and approved by the General Secretary & President (then) are available on record. **The date 16 Jun 2017, being days after the tenure of Management hen was over. The subject Noting Sheet is evidently dubious and not in order. The same though dated 16 Jun 2017 is pre-dated, as it contains a reference of a future Refund Cheque of excess amount of Rs 6500/- paid by the vendor, bearing machine No. 026940 date 15 Jul 2017 – a date almost a month later.**

(d) Even the **Steering Committee** guideline on a “security deposit” and the routine procedural rule of cutting of TDS were flouted.

42. Recommendations of the Board of Officers. To avoid recurrence of such negligence, resulting in loss and embarrassment to the Society, the board of officers recommends the following: -

- (a) Proper SOPs be worked out, related to the estimated cost of expenditure envisaged and formalised.
- (b) Observations, findings and recommendations of this Board of Officers be put up before the august Governing body of the Society in the next GBM to consider, discuss and ratify these.
- (c) Action be initiated to settle the Observations of the Audit Report FY 2017-18 based on the recommendations of this board and the decision of the Governing Body.
- (d) A Fixed Asset Register / Property Register be opened immediately.
- (e) Previous Management in Chair then, the Board of Officers in question and the concerned supervisory staff be apprised of these lapses and action as deemed fit, may, be initiated.

43. Findings and Recommendations of the Board of Officers are attached as Appendix C.

44. The President requested the House to record appreciation to both the Presiding Officers and all members for the time and effort taken to delve into the issues. This was all the more praiseworthy, because, it had to be done at the cost of interpersonal relations. But they had looked to the larger interests of the Society and taken on the challenge. The proposal was approved by the House.

Budget 2019-2020

45. The President presented the Budget for FY 2019-2020.

46. He summarised by stating that the annual revenue of the Society works out to approximately Rs 1 crore and 70 lakhs. Out of this Rs 1 crore and 33 lakhs were from Maintenance Charges and the balance from other sources of income.

47. On the expenditure side, approximately, Rs 01 crore and 05 lakhs were spent on standing expenditures like Salaries, Security staff, AMC of Lifts, Electricity and Water Bills, Sanitation Contract and Diesel. That left approximately Rs 65 lakhs for revenue expenditure towards day to day functioning and Capital Expenditure towards major projects.

48. Within this, it was proposed to allocate Rs 22.5 lakhs for revenue expenditure, Rs 35 lakhs for capital expenditure and Rs 7.5 lakhs for transfer to Corpus Fund.

49. The projects which would be undertaken out of Revenue Expenditure were as under: -

- (a) Repair of broken/damaged slabs for covers of underground junction points.
- (b) Repair and painting of Grill of Pipe Shafts.
- (c) Repair and painting of letter boxes and electricity meters wire mesh gates.
- (d) Repair and painting of the fencing in front of the Society.
- (e) Boom Barrier at Gate No 3.
- (f) Painting of Lifts.
- (g) Brightening up the area of the lifts, including replacement of red stone where required.
- (h) Tiling of the internal flower beds in blocks in a phased manner.
- (i) Repair of Lightening Conductors.

50. He informed that the feasibility of installing a Solar Energy System would also be examined. That would obviously require different mode of funding on which the issue would be reverted back to the House if it was found cost effective.

51. Thereafter, the proposed Capital projects were discussed.

52. **VCB.** The President informed that Rs 4.70 lakhs was required for replacement of a the VCB in front of Gate No 3 which had got damaged and was now beyond economical repair. We had been functioning with only one VCB as a stop gap arrangement, which was placing undue load on the system and was likely to lead to more damage unless the original state is restored. Quotations were asked for the same after contacting the OEM, Ms Siemens. The competitive quotation was from their authorized dealer for Rs 4.22 lakhs plus GST. He requested approval of the House.

Discussion. Col S K Chauhan opined that there was no requirement to replace the VCB because the existing arrangement was functioning satisfactorily. Further he stated that as per his information, there was no VCB installed at another Input point at Gate No 2.

Lt Col J S Jeryal stated that expert opinion must be taken and if the requirement was still confirmed then only the project be executed.

Brig D K Mohan opined that AWHO had established a sound electrical system which should not be tinkered with. We had tried to economise on AMC of lifts with original OEMs and altered the firefighting system at various stages due to which both were in shambles. He expressed his firm conviction that a system as sensitive as the electrical one must be restored to its designed state less, we have bigger issues in future. This opinion was echoed by some other members.

The President informed that the expert opinions had already been obtained and before proceeding with the project confirmation another opinion would be obtained.

Decision. The project was approved with the proviso that another confirmatory expert opinion be obtained and if the same concurred then the same be executed.

53. **Lifts.** The President reminded that in the budget GBM 2018, he had stated that the state of our lifts had deteriorated due to AMCs with a number of non-OEM vendors and patchwork repairs. The present vendor who had been working for about three years was quite committed and down time of lifts had reduced considerably.

54. During the current year Automatic Rescue Devices had been installed in all 39 lifts. Earlier, the deficiency of ARDs resulted in damage to doors by residents who got trapped during blackouts. This had led to the rattling and improper closing of doors in most lifts. Additionally, the Controller and Drive system of four lifts was replaced. With nine systems replaced earlier, we now have 13 lifts which have been revived. Next year it was proposed to replace the Controller and Drives of 10 lifts which require it the most. For this and other maintenance, Rs 20 lakhs had been budgeted.

55. **Firefighting System.** The President informed that the current year, they were forced to resort to phasing of the repair of the firefighting system due to limitation of resources. Accordingly, all hand-held devices had been tested and made serviceable. The outdoor firefighting system had also been made serviceable and tested a number of times. Much credit for this went to the selfless efforts of Maj H S Luddu.

56. During the forthcoming year the restoration of the rooftop firefighting system would be restored by completing the deficiencies of Phase 2 of the Society, installation of Non-Return Valves and restoration of diverted pipelines where required. For this, budgetary provision of Rs 10.10 lakhs has been made. With this, the complete firefighting system of the Society would be made fully functional.

57. The Budget was thereafter passed unanimously. Copy of the same is attached at Appendix D.

Points from Management

Point No 1 - AMC for CCTV System

58. The CCTV Camera System has been breaking down frequently resulting in large recurring expenditure. During the major storm on 28 Aug 2018, a number of cameras and other equipment, including a Hard Disk were irreparably damaged. A proposal for AMC has been made by the vendor and after negotiation, an amount of Rs 99,000 per annum plus 18% GST has been arrived at. This will include routine maintenance with replacement of all damaged parts in future. Approval of the same is recommended.

Discussion. Lt Col J S Jeryal opined that instead of going in for an AMC, we should get the system repaired on as required basis by paying for the services and spares. Col Arvind Bali gave an expert opinion that today, no parts are repaired and only replacement is done which is costly. The President informed that after the major storm in August 2018, extensive damage had occurred to the CCTV System. An AMC which included the cost of replacement of parts was the best solution. The proposal was approved by the House.

Point No 2 - Replacement of VCB. - Already discussed

59. The VCB in front of Gate No 3 had got damaged and is now beyond economical repair. We are presently functioning under a makeshift arrangement whereby the entire load has been placed on one VCB at Sub Station No.3 near TH Block. Quotations were asked for the same after contacting the OEM, M/s Siemens. The competitive quotation was from their authorized dealer for Rs 4.22 lakhs plus GST. Approval of the same is recommended.

Discussion. Point already discussed and decision arrived at.

Point No 3 - Resetting of Lightening Conductors

60. The lightening conductors earthing has been done in a very haphazard manner. Resetting is required to be done, for which, quotations have been received. Survey of quantum of works to be accrued out is being undertaken. Approval of the same is recommended.

Discussion. The proposal was approved.

Point No 4 - Action Against Residents for Non-Payment of Society Dues.

61. In spite of continuous reminders and personal telephone calls, a number of defaulters in payment of Society Charges, always remain. In the interim period, their share of the water, electricity and other dues is being borne by the Society. There are provisions in Para 45 of the Society Bye Laws for strict action against defaulters, including disconnection of Backup Electricity and Water. It is recommended that approval of the House be accorded to implement these provisions after giving due warning to defaulters.

Discussion. Members opined that as a start, the paid services like Backup Generator and Conservancy be discontinued. Simultaneously, entry of domestic staff of the concerned Flats be suspended till payment of their dues. The proposal was unanimously approved by the House.

Points from Members

Point No 1 – Discount on Payment of Society Charges for Full Year (Col Gaurav Bhatia, E10/504)

62. It is recommended that a discount on the Society charges must be offered in case of full 12-month annual payment in one go. A 5 - 10% discount is recommended.

Reply

63. Till a few years back, only 11 months charges were levied from members paying for the full year. However, it was discontinued due to financial loss to the Society. That reason still holds good. Additionally, our society charges accounting has been computerized. It works on six monthly slabs and imposes penalty for delayed payments on each individual slab. It will not be possible to incorporate any concession into the software.

64. However, members who want to pay for the full year for peace of mind are welcome to do so. The software will reflect the balance amount as advance and adjust it on the due date.

Point No 2 – Col N P S Mann (D4/604)

65. The management is doing a wonderful job covering all aspects of the Society and the campus is looking spruced up. However, there are some long pending issues of aesthetics in the lift area and often blocking of sewerage line and gutters. It is recommended that the lifts area stone which is worn out be replaced. The lift also requires painting and frequent failures though these are attended to very promptly.

Reply

66. These have already been included in the projects for the next year.

Point No 3 – Dismantling of structures in E6/103 (Sh Subhash Pathania E6/203)

67. During renovation of the Flat, the arch beam in the middle of the Drawing Room has been removed which shall endanger life of residents of the block. This is contrary to the Society Bye Laws / Haryana Apartment Act. The beam should be got restored or else I will be constrained to approach Court of Law / Police authorities.

Reply

68. As soon as it was brought to our notice that the member was constructing a brick wall on this first floor balcony and had broken an arch beam in the drawing room of his Flat, the entire management along with other well-wishers went to the concerned Flat. The impact of the weight of the brick wall and the removed beam were pointed out to him and he was requested to immediately remove the wall and restore the beam. The member took immediate action to remove the wall, but has not yet restored the beam.

69. Another written advisory has been sent to him to restore the beam.

Discussion. Sh S C Pathania stated that the management had not been proactive in getting the beam restored. He stated that the Management should resign if it could not enforce its writ. He threatened that he would pursue the case with police and courts. The President stated that the management had taken all steps that it could and would continue to pressurise the concerned owner. However, if Sh Pathania

still felt adamant to approach the police / courts, it was his choice, but he would be wise to remember that he would be opening a Pandoras Box.

70. The President enquired from Sh SC Pathania as to how he had retained copies of official documents from the office after demitting office. Mr Pathania replied that he had made photocopies of the same but did not find anything wrong with that claiming that they were not classified documents. Many members of the House expressed reservations about this action.

Points from Lt Col Kulwant Singh (E13/704)

Point No 4 – Tiling Work of U1/U2 Blocks

71. While extending help for tiling work of U1/U2 Block is appreciable, the charges collected through Society Funds will increase the income and therefore attract TDS. How will this TDS be tackled?

Reply

72. The open area between U1 / U2 Blocks had become an eye sore and a health hazard. A proposal to have the work undertaken under aegis of the management and subsequent recovery of payment from owners was not accepted during the last GBM, on vehement protests by a few members.

73. The work is now being organised under Block arrangements. However, to facilitate payment by outstation members, use has been made of the Society Bank Account.

74. As a consequence of this there will be no TDS liability. It is presumed that the member means income tax liability instead of TDS. It is intimated that year after year, the Society is not assessed for Income Tax.

75. Furthermore, only two payments have been received through this mode amounting to Rs 6,000/-. This results in a possible tax liability of Rs 600/- if at all we are assessed for tax during the current year.

60. In view of the protest by the member, Rs 600 has been deducted from the payment received and only Rs 5,400/- will be given to the organisers

Discussion Lt Col Kulwant Singh defenced his actions by stating that the letter for the work had been signed by Brig D K Mohan, who

was not a member of the management. Brig D K Mohan clarified that he had signed the letter in his private capacity as Co-Ordinator for the project. It was ironic that on the one hand the initiative was being praised and on the other hand quibbling was going on about signatory of the letter. If the letter had been officially issued by the management, then that would also have been objected to on the grounds that it was not an official project.

Point No 5 – Charges of Rs 500 pm from Flats having Larger Capacity Water Tanks.

76. Status of implementation of decision to recover Rs 500/- per month from Flats which have installed larger capacity tanks be intimated. Management decision of Sep / Oct 2017 refers.

Reply

77. The President replied that the issue had been resolved by ensuring all inlet pipes were at the level of 1000 litres. In case any deviation had been observed, same may be brought to notice of the Management.

Point No 6 – Details of Late Fees Paid to Registrar.

78. Details of late fee paid to Registrar on account of holding GBM later than scheduled be provided for the last two years.

Reply

79. The President reminded that Govt of Haryana had issued directions in 2015 to the effect that all annual returns were to be uploaded onto its website and manual returns would not be acceptable. As a prelude to this, extensive details of all members had to be uploaded onto the website. This had not been completed till the time of filing the annual return for FY 20-16 -2017.

80. This management had to undertake an extensive exercise to collect the owner's details of 556 members and thereafter to upload the same onto the website. Only thereafter the annual return could be uploaded. As a consequence, there was a late fee of Rs 6,800/-

81. Had these owners' details been collected and uploaded in the time frame stipulated by the State Govt by the previous management, this penalty would not have been imposed.

82. As far as annual return for FY 2017-18 was concerned, it had been filed and was awaiting approval, after which necessary fees would be deposited.

Point No 7 – Change of Security Agency.

83. The new security agency was engaged at an increased cost of Rs 4,000/- per guard amounting to Rs 6 lakhs per year. Old security agency has been recalled with an increase of 20%. Issue may be elaborated.

Reply

84. It had been mentioned in the last Budget Session that efforts would be made to find a more effective security agency, which would cost more. As a result, budget provision for the Head was also increased.

85. A new agency had been employed on trial basis for three months. However, it did not live up to the commitments made and was removed within the trial period itself. After that the earlier agency was brought back, as a stop gap arrangement. Efforts were on to find a better agency which could meet the security and connected technological requirements

86. He further went on to say that the figures quoted by the member were figment of imagination. In actual fact, the increased cost per Guard was Rs 3,500 for better quality of guards which was promised. Furthermore, the increase given to the old agency was only 10%

87. The President requested Lt Col Kulwant to give out the source of his information, but the latter declined to do so.

Point No 8 – Recoup of Depreciated Value of Common Assets

88. Society Maint charges were briefly increased by Rs 500/- per month to meet long term requirement of funds. Current details of this sub head be intimated.

Reply

89. The President informed that the amount in this Sub Head was Rs 16,84,500/- at the closing of FY 2017-18. There has been no expenditure from, or addition to the same.

Discussion. The President then stated that these numerous points of a minor nature in every GBM were taking up a lot of time and if any

member had any doubts about any aspect of Society functioning, they were free to come to the office and clarify the same instead of banking upon rumours.

Lt Col Kulwant Singh stated that since the management prided itself on its transparency, it should not feel disturbed about such queries.

The President used the opportunity to remind Lt Col Kulwant Singh about the opaqueness and illegality by the last management of which he had been a member. He stated that the State Govt had changed the application of Collegium System to General Body System in Sep 2015. In spite of this, elections of the Management had been knowingly conducted under the Collegium System in June 2016 and were again being conducted in 2017, till brought to notice of the Registrar. Thus, all administrative and financial decisions during this period were null and the matter could be taken to Registrar or the Courts. If this happened then the concerned management would have to foot the bill for the financial expenditures. Lt Col Kulwant challenged as to why this had not been done. The President replied that his management did not believe in raking up past issues till it was pushed beyond acceptable limits.

Points from Col J S Jeryal – E3-704)

Point No 9 - Corpus Fund

90. How much amount has been credited to the corpus fund excluding interest amount during the last two years. How much is the corpus fund today?

Reply

STATE OF CORPUS FUND

Balance as on

Year	31 Mar	Increase
2010	₹ 1,11,20,000	
2011	₹ 1,11,20,000	₹ 0
2012	₹ 1,11,20,000	₹ 0
2013	₹ 1,11,20,000	₹ 0
2014	₹ 1,11,20,000	₹ 0
2015	₹ 1,11,20,000	₹ 0

2016	₹ 1,11,20,000	₹ 0
2017	₹ 1,12,76,000	₹ 1,56,000
2018	₹ 1,18,20,000	₹ 5,44,000
2019	₹ 1,25,70,000	₹ 7,50,000

91. No increase in Corpus Fund took place during any period prior to 2017, including the period during which Lt Col J S Jeryal was President. The increase took place primarily during the tenure of the current management.

Point No 10 – Contract for Repair and Painting of Boundary Wall

92. (a) Date of materializing the contract
 (b) Amount quoted by all bidders with comparative statement may be produced before GBM along with copy of supply order and mode of payment.

Reply

93. (a) Date of issuance of Tender Notice – 24 Oct 2018
 (b) Date of Tender Opening Board – 15 Nov 2018
 (c) Date of Issuance of Approval by Managing Committee – 4 Dec 2018
 (d) Date of issuance of Work Order – 15 Dec 2018.

94. The President informed that the tendering process in all transactions is fully transparent. Quotations for all works are sought in the form of Tenders and posted on the Society Notice Board, WhatsApp and other fora. An individual file for every transaction is maintained starting from call for quotations, and running through opening board and preparing of comparative statement, negotiation with vendor and final approval. These can be perused in the office, preferably, once the audit for the year is concluded.

95. Lt Col J S Jeryal stated that he had raised the point to impose caution on the management to follow the laid down procedure.

96. Brig D K Mohan stated that he did not want to raise old issues, but the unsubstantiated allegations against the present management forced him to refer back to the Archives. The present management was

strictly following financial procedures which were followed in the Army. starting from issuance of tender notices, strictures had been raised against actions of Lt Col J S Jeryal by the CA audit for FY (2009-10). He read out extracts from the Minutes of the GBM of 24 April 2011.

GBM 24 April 2011

Agenda Point	Decision of the House
<p><u>Other Obsns Raised by CA for FY 2009 -10</u></p> <p>(i) Unaccountable expenditure incurred to the tune of Rs 1,50,000/- on bore well which failed required to be ratified by the house.</p> <p>(ii) Installation of telephones with 'O' facility at Residences of President & Vice President and Gate resulting in expenditure of Rs 73,908/- from Apr 2009 to Jun 2010 as compared to Rs 11,968/- for the period from Aug 2010 to Mar 2011 required to be ratified by the House.</p> <p>(iii) No quotations called upon to give Security Contract to Expert Security Agency and No Contract made.</p> <p>(iv) AMC given to M/s Gurbux Singh on the basis of quotation received from only two firms.</p> <p>(v) AMC for Genset was given on the basis of only one quotation</p> <p>(vi) Airtel was arbitrarily permitted to install/lay lines and function inside the complex by Lt Col J S Jeryal (ex President) without prior approval/knowledge of members/ House</p>	<p>The observation raised were deliberated/discussed and was an eye opener to members of the house. The House expressed its deep concern on the poor management functioning and avoidable waste of funds. Some of the members were aghast and viewed with serious concern. However, the accounts for the FY 2009-10 were finally passed by the House.</p> <p>The House firmly objected to this kind of act and opined that only BSNL & its franchisee be permitted. AIRTEL be asked to wind up from the Society forthwith.</p>

97. He recalled that he, as an initial resident had attended the meeting and played a pivotal role in getting the House to regularise the irregularities.

98. Sh S C Pathania objected to any statement being made by Brig D K Mohan claiming that since he was co-owner of the Flat along with his wife, who was also present, she should represent the Flat. Brig D K Mohan clarified that as owners of two Flats, she was representing the other unit and advised that in case the member felt otherwise, he could approach the Registrar of Societies.

99. Brig D K Mohan in an emotional moment reminded that being amongst the oldest residents, he had worked devotedly with every management. He reminded Lt Col J S Jeryal that he had drafted, typed and digitised the first Bye Laws of the Society and similarly the second set of Bye Laws. The contribution to the current management had been adequately acknowledged and included the drafting, typing and submission of Court Case against HUDA, its Rejoinder, RTI Queries and Appeals. He had made personal donations to the Society and not claimed a single penny for expenditures incurred including visits to AWHO, Delhi, High Court and Hearings before First and Second Appellate Authorities in RTI cases. Thus, it hurt to be questioned on unfounded basis.

100. He reminded Sh S C Pathania that in spite of the many years of efforts, the former had personally insisted on tagging him as a “Non-Member” in all his posts and Minutes recorded as General Secretary. This had encouraged him to buy a Flat just so that he could have full, participation in Society affairs, without snide comments from this particular member.

101. Many members expressed their annoyance at Sh S C Pathania for repeatedly and baselessly targeting a selfless contributor to the Society.

Point No 11. -Maintenance of Lifts

102. The condition of lifts is poor and requires major repairs. This aspect has been completely ignored. Please provide the plan / road map for keeping the lifts fully functional at all times.

Point No 12 – Procurement of Lifts

103. Normal life of a lift is 15-20 years. Of which 11 years have gone by. Going by this calculation the lift will need replacement after 9 years. The existing 39 lacs @ Rs 14 lacs per lift will cost Rs 5 crores. Please provide a plan of availability of funds. It is further suggested to

form a committee comprising an engineer, financial expert, legal expert to do a study to ascertain ways out of this issue.

Reply to Points No. 11 and 12

104. It is not entirely correct to say that, condition of the lifts in Sandeep Vihar is poor and imply that major repairs are required at one go. It is perhaps more correct to say that; the lifts need improvement and is going to require repairs progressively. The genesis of the problem started from the very first AMC in 2010 when Lt Col J S Jeryal was the President and continued over time, due to apathy and cost cutting measures. A proper cost benefit analysis would have indicated that we were being “Penny Wise and Pound Foolish”.

Sequence of Events Culminating in Today’s State.

105. The lifts in Sandeep Vihar were installed by M/s Johnson. Once the warranty period terminated, there was a requirement to enter into an AMC with M/s Johnson. It was then proposed that, such an AMC be entered into. However, this was not done in order to economise. Some extracts from the Minutes of various GBMs where the issue was discussed were read out.

GBM of 17 Jan 2010. – Lt Col J S Jeryal, President

“The annual contract for providing service to 39 Lifts was awarded to M/s Gurbux & Co, since M/s Johnson Lifts was quoting a higher rate”

10. After deteriorating service by M/s Gurbux & Co, the House again recorded the following in subsequent meetings as under.

GBM of 19 Sep 2010

“Lift AMC with Johnson Lifts for year 2010-2011 (Rs11 lacs). Put to hold due to lukewarm approach. Now 45 days extension given to M/s Gurbux for rectification of defects listed by Johnson Lifts”

106. Efforts still continued till that date to revert back to M/s Johnson Lifts.

SPEC MTG OF ADHOC GOVERNING BODY -21 JUN 2013

“M/s Johnson and other dealers of the area are being approached to carry out a survey as the condition of lifts is

very very alarming/life threatening especially in the seven storey blocks. OIC Lifts also stressed the need to have a safety alarm system installed/made functional in each panel.” This did not happen.

107. Again the proposal was dropped due to cost.

AGM 28 Jul 2013

“Since OEM is a costly affair vis a vis funds available, other sources should be explored”.

108. Thereafter it was decided to cut costs by making the Automatic Rescue Device non-functional.

SPEC MTG OF ADHOC GOVERNING BODY – 25 AUG 2013

“ A member pointed out the seamy state of lifts and non functioning of Automatic Rescue Device (ARD) / Alarm System. OIC Lifts explained that this was due to defective / dead batteries. Lt Col Kulwant Singh apprised the house that a good number of batteries were purchased a few months back but their deployment had not been reflected in the stock register of the society”.

MCM OF 19 JUN 2016

“The Gen Secy pointed out that, whereas the ARD had now been dispensed with, the lifts in case of electricity failure do not open/reach the level. Col S K Chauhan informed that frequent purchase of batteries involves too much expenditure and therefore the automatic start-up facility in the Gensets within a period of 20 to 30 seconds in case of failure shall meet the requirement unless there is any major breakdown in the system. Even then Gen Secy stressed the need to have a safety alarm system installed/made functional in each lift so that a sort of moral support/satisfaction level could sustain courage of inmates. House unanimously agreed to the proposal.” However, the same was never implemented.

109. Other measures which were proposed but never took were also discussed in meetings

AGM 23 OCT 2016

The President explained that “efforts are being made to provide alarm and intercom in the lifts, windows slots in lift doors, painting of lift doors etc.” However, none of this materialised.

AGM 12 FEB 2017

“Action is in hand for provisioning of intercom facilities and install CCTV cameras inside the lifts as part of the ongoing CCTV project. Action is also in hand to put glass/see through jally in all 39 lifts”. This project was never initiated.

Impact of These Measures on Lifts

110. As a result of successive non-OEM vendors, suspect spare parts were introduced into the lifts resulting in a state that M/s Johnson refused to consider an AMC. The current management once again attempted an assessment by M/s Johnsons but the repair cost was astronomical.

111. Non functional ARDs resulted in damage to doors by residents because blackouts do take place albeit infrequently. This had led to the rattling and improper closing of doors in most lifts. Also, somewhere in between the ARDs vanished, because when initial assessment was carried out by this management, there was not a single full ARD was left.

Replacement Plan for Lifts

112. The 20 year life span for lifts which has been mentioned, is neither an authentic or sacrosanct figure. That notwithstanding, continuous measures are being taken to ensure safety and serviceability. A lift comprises six major assemblies– the cabin, the cable, ratchet, drive and controller. The cabin is long lasting and only requires periodic maintenance. There is seldom a requirement to replace it. The cable and ratchet are the safety devices and so long as they are functional, there is no danger to the passengers. The drive and controller operate the lift and breakdown occurs on account of these. ARD, as the name implies, is a rescue device.

113. Thus, it is evident that there will not be a requirement to replace lifts in toto and simultaneously during the foreseeable future. However, replacement of components on as required basis will be needed. Furthermore, to prevent damage to lifts by irate passengers stuck therein, ARDs must remain functional.

Action Plan of the Management

114. (a) ARDs have been installed in all 39 lifts and will be kept functional.

(b) Controller and Drive is replaced on as required basis. 9 sets were replaced by previous managements and four have been replaced during this management tenure with work starting on the fifth. This action will carry on progressively at a faster pace, on a prioritised basis till all 39 lifts are completed.

(c) The Cable and Ratchet is periodically inspected by the Vendor and he certifies the safety of the lifts along with his monthly bill.

(d) The lifts technician ensures speedy rectification of faults once reported.

(e) Faults can be reported directly on telephone to the technician or through “sandeepans.com”, where apart from the technician it is monitored by the vendor and office supervisor.

(f) Intercom and Alarm System will be introduced in due course.

Point No 13 – Swimming Pool

115. When is the swimming pool being made functional, which is unfunctional for the last two years.

Reply

116. Attention is drawn to Minutes of following Meetings:-

MCM14 APR 2016

“IC Water management apprised the House that in view of general shortage of water in Tricity, it is imperative that potable water should not be used for swimming pool and hence its functioning should be stopped”.

GBM 14 OCT 2018

“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.

117. There is no change in the situation which could facilitate opening of the Swimming Pool. Proposal for alternate usage is being formulated, but being a basic change in the infrastructure of Society, will require to be passed by a Special Resolution.

Point No 14 – Sports

118. When is the tennis court being made functional which is lying unutilized for the last two years.

Reply

GBM 14 OCT 2018

“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.”

119. No change is feasible since this is the only ground for children to play.

Point No 15 -Club

120. When is the club being made functional?

Reply

121. The exact query is not entirely clear. If it pertains to the functioning of a social club, the issue has been examined earlier and not found feasible by a BOO which was convened by Lt Col Jeryal.

GBM 17 JAN 2010

“After a lot of discussion, a committee comprising Brig Mohan, Col Katoch and Col B S Chaudhary has been detailed to frame comprehensive and proper rules/regulations for Club and put up

in the next General Body and only after that the Club will be activated”

122. If the query pertains to vacation of the Building which is marked as Club House in the Plans, then, reference is made to another meeting where the point was raised by Lt Col Jeryal.

MCM 28 AUG 2016

“ Point. Letter dated 16 Aug 2016 requiring present management to immediately vacate the club building including the existing room being used by President/Management Office and instead run the Club therein otherwise he would move Court against the present management. He has further desired that club building be handed over to club committee (adhoc) along with all funds generated through this facility from 2008 till date.”

Reply. By Col S K Chauhan, President. Col Jeryal has not suggested the alternative space for Society Office where residents could come to meet the management for redressal of their complaints. And in any case, society office shifted outside the campus viz Sector 20 market, would cause exorbitant rental burden to the Society/members and undue fatigue to the residents.”

123. If the query pertains to opening up of a Restaurant in the complex, it is pointed out that successive contractors have deserted leaving their equipment behind because they could not run a successful venture, or pay the balance of their dues.

124. It is pertinent to mention that the club building is available for use by those who want to socialise there, as per the SOP. As a matter of fact, Card Room facilities are fully in use.

Discussion. Lt Col J S Jeryal reiterated his stand that the offices be vacated from the building which had been mentioned as Club House in the original plans. He threatened that if this did not happen, he would take the Society to Court. The President informed that the usage of central assets was as sanctified by the General Body and if the member was adamant on going to Court against the Society then it was his personal decision.

Point No 16 - Security

125. After installation of Boom Barrier, CCTV and introduction of society premises app, how many security guards have been reduced. Please provide cost benefit analysis for the above.

Reply

126. One security guard has been reduced consequent to introduction of the new measures. However, the decision can be reviewed, if it is so required by the security requirement.

127. Cost benefit analysis implies monetary quantification. However, the maximum benefits are intangible – smooth entry of resident vehicles into the premises, consequently more detailed checking of visitor's vehicles, fool proof checking of staff like maids and buddies, etc.

Point No 17 - Publication of Tenders

128. Please provide details /copies of tendering process done for employment of security services and access control system installed at Gate No 1.

Reply.

129. The President reiterated his reply Question No 10. to earlier question by stating that the tendering process is fully transparent. An individual file for every transaction is maintained starting for call for quotations, through opening board and preparing of comparative statement, negotiation with vendor and final approval. These can be perused in the office, once the internal the audit for the year is concluded.

Point No 18 - Repair of Roads

130. At number of places internal roads have been damaged which require immediate repairs. It is suggested that paver blocks be used for future repairs which will be cheaper than PCC road.

Reply

131 . In the endeavour to effect savings, we will end up with patches which will look unaesthetic. Furthermore, with our heavy traffic, paver blocks will require frequent replacement and may be costlier in the long run.

Point No 19 - Fire and Safety

132. The existing fire fighting system is not functional thereby putting a risk of fire to the buildings and life of the residents. Please explain the way forward. Management is requested to carry out mock drills.

Reply

133. The state of fire fighting system is long standing legacy as borne out the following minutes of meeting.

MCM 28 JUN 2015

“The President apprised the House that Fire Fighting System is in shambles since long, though on paper, it has been taken over. Substantial funds need to be provided to get the system in order. After discussing the matter in detail, the House resolved to have 1st Aid Fire Safety System at least for which provision of refiling/replacement of fire extinguishers, CO2 trollies etc at appropriate places need to be made.”

AGM 23 OCT 2016

“The President informed the House that ABC type fire cylinders have been got filled up and placed on alternate floors: electronic gadgets of firefighting system have been repaired; leaking hose pipe connections have been got repaired and 3 FF water motors have been repaired/installed, but, their bases and covers are yet to be provided for. He further explained that, after checking the entire firefighting system, it has been found that Non-Return Valves have not been installed at all in the 2nd phase of our complex. FFV Water pipes in all floors shall need replacement which shall cost Rs 3.40 lakhs @ Rs 200 per pipe”

134. Reviving of the Fire Fighting System was a priority in the “Vision” of this management. After a thorough study of the system, the following point was discussed and approved by the House in Budget Session 2018.

GBM 18 MARCH 2018

“The President informed that, a thorough review of the firefighting system had also been carried out. Everyone was fully aware of the serious shortcomings right from the start. Achievement of full serviceability of the system would cost about Rs 24.50 lakhs plus GST. Again, restriction of resources

compelled us to spread this in two phases. In the first phase this year, we will upgrade the fire extinguishers immediate response system and parts to be installed/replaced at Rs 4.50 lakhs. In Phase 2 next year we will tackle the water delivery system. This was approved by the House”.

Current Status

135. All fire extinguishers have been made serviceable, including refilling where required. The external firefighting system has been made fully functional and been tested repeatedly. The rooftop system, which requires more extensive expenditure to undo changes made to the Fire Tank Water Supply and replacement of NVRs will be undertaken during the coming Financial year.

Point No 20 - Lightning Conductors

136. The lightning conductor to be checked for its function as this area is lightning prone.

Reply

137 . The existing state of Lightning Conductor is clarified as below.

MCM 15 JAN 2017

“Col Chauhan, President appraised the House that metallic lightening conductors are missing in a number of Blocks/Buildings as such copper/brass coated bars have to be put into 10 ft ditch filled with charcoal, salt and culmi-shore etc. All members felt very concerned about it and suggested that this project needs to be taken up urgently.

Current Status

138. This project is already under implementation. Quotations have been called for and are being processed. Sanction of the house for the expenditure is being obtained in this GBM.

Point No 21 - Insurance

139. Management is requested to conduct a feasibility study for the following:

- (a) Comprehensive insurance of each block against natural calamities like earthquake, flood, fire etc.

(b) Insurance of expensive assets like genset, electricity panels, transformers etc.

140. The issue has been examined earlier in detail.

Reply

GBM 11 SEP 2011

“ Brig D K Mohan raised the issue of insurance of flats and assets. A committee to study the same was also agreed to be setup”

141. The committee contacted various insurance agents but ran into the problem that a valuation of assets was required, which at that time was costing **Rs 15,000/-** by the designated valuer, prior to any proposal being made by the company. The project was therefore shelved.

142. The issue is part of the “Vision” of this management and efforts are ongoing to obtain original costing of assets from AWHO, failing which a valuation will be done.

Vote of Thanks

143. In conclusion Brig Sarjit Singh proposed a Vote of Thanks which was approved by the House.

Sd /xx

Date : 28 March 2019

(Lt Col Rohit Mittal, Retd)
General Secretary