

SANDEEP VIHAR (AWHO) SOCIETY, GHS-79, SECTOR-20, PANCHKULA
RE-ADJOURNED GENERAL BODY MEETING HELD ON 17 MAR 2024

MINUTES OF THE PROCEEDINGS

General

1. attended Re-adjourned General Body Meeting was held on 17 Mar 2024. 89 members (16%).

Agenda

2. The agenda was as under:

- (a) Passing of the minutes of AGM dated 05 Nov 23.
- (b) Progress of work during FY 23-24.
- (c) Proposed budget and works for FY 24-25.
- (d) Update on legal cases.
- (e) Issues for discussion.
- (f) Points from members.
- (g) Points from Management.

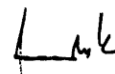
3. President welcomed and thanked all members for their presence. Members were requested to be brief, precise and non-repetitive. Positive participation, without reference to previous managements and personal remarks was requested.

4. The General Body was informed that the Management will continue to focus on the following:

- (a) To maintain and improve Society infrastructure to ensure convenience and safety of Residents.
- (b) Efficient Water Supply, Power Back up, Sanitation and Security.
- (c) Efficient Management of Society Funds.
- (d) Compliance of Mandatory Provisions Governing Our Society.
- (e) Healthy Socio-Cultural Environment.

Passing of Minutes of AGM held on 05 November 2023

5. House was requested that minutes of AGM held on 05 November 2023 be passed. The proposal for passing the minutes was proposed by Brig S N Setia (D2/501) and seconded by Col Arun Dhawan. (E 7/201).



Progress of work during 2023-246. General Works

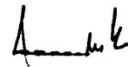
- (a) Painting of Gates, Sub stations, Transformers, Boundary wall and its grills, Pavement curbs, speed breakers, Sports Complex, Red Islands, Structure and wall of Main lawns and Fountain Area.
- (b) Fixing of Paver tiles at and adjacent to main gate.
- (c) Replacement of Basket Ball boards.
- (d) Pruning of trees and shrubs.
- (e) Cleaning of area around Boundary wall.
- (f) New cycle stands.
- (g) Restarting Compost preparation.

7. Electrical Systems

- (a) Chemical Earthing for 4 pumps and 2 Panels.
- (b) HT cable connectivity from Sub Station 1-2.
- (c) Procurement of new VCP-11 KVA, 800 amps.
- (d) Procurement of 200 mtrs HT cable.
- (e) Shifting of old VCB and related earth works.
- (f) Additional lights in Park and Sports Area.

8. Firefighting System

- (a) Purchase of 66 new Fire Extinguishers.
- (b) Refilling of 243 Fire Extinguishers.
- (c) Replacement of 10-inch dia pipe at Pumping station.
- (d) New couplings for 90 RRLs.
- (e) NRVs repair and replacement.
- (f) Repair of Pumps at rooftops.
- (g) Replacement of worn-out pipes



9. Lifts

- (a) Major repairs to Lift no 9 in D5 block.
- (b) Painting of 10 lifts.
- (c) Fire safety switch {30} were repaired/replaced.
- (d) Regular preventive maintenance.
- (e) Painting of Control Panel Buttons.

10. Civil Works

- (a) Roof top and Parapet repairs for 12 blocks.
- (b) Road repairs
- (c) Tightening of hanging wires.
- (d) Removal of communication cables not in use.

11. Sign Postings

- (a) Glow Boards at Gate No 1.
- (b) Society Boards at Gates and Office.
- (c) Direction markers.
- (d) Traffic Signs.
- (e) General Sign Boards.
- (f) Display Boards.

12. Car Parking

- (a) Marking of OCP and PP with Plastic studs.
- (b) Marking of Parking slots in covered parking.
- (c) Marking of Car Parking numbers.

13. Solar Power Project. The project is going on very well. Details are as under:

<u>Period</u>	<u>Units Produced</u>	<u>Cost (Rs)</u>
(a) September -December 2020	- 85,990	
(b) January-December 2021	- 126,970	

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(c) January – December 2022	-	1,07,420
(d) January 23- February 2024	-	1,22,480
Total	-	3,42,860
Cost Of Power @ Rs 7.10 /Unit		24,34,306
Subsidy by UHVN		88,100
Total Saving		25,22,406

(Note- We invested Rs. 42.50 Lacs in this project and have already recovered 59.35% of the cost of project)

Proposed Budget and Estimates

14. Estimated Revenue. Estimated Revenue during 2024-25 is likely to as under:

<u>Ser</u>	<u>Source</u>	<u>Amount (Rs)</u>
(a)	Society Charges @	- 2,04,14,400
(b)	Rental Income	- 12,93,000
(c)	Interest Income	- 16,00,000
(d)	Misc Income	- 5,00,000
	Total	- 2,38,07,400

(@ incl Rs. 33,74,440.00 addl collection for 2024-25)

15. Standing Expenditure. We have following regular expenditure for maintenance of Buildings and Equipment:

<u>Expenditure details</u>	<u>Amount (Rs)</u>
(a) AMC Lifts	- 15,15,000
(b) AMC Electricity	- 4,46,000
(c) AMC CCTV	- 1,56,000
(d) AMC Boom Barrier	- 84,000
(e) Contract Sweeping	- 20,40,000
(f) Contract Water ETC	- 3,84,000
(g) AMC DG Sets	- 84,000
Total	- 47,09,000

16. Routine Expenditures. We have various regular routine expenditures for various responsibilities, which are as under:

<u>Ser</u>	<u>Expenditure</u>	<u>Approx Amount (Rs)</u>
(a)	Staff Salary	14,85,000

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(b) Security Staff	15,75,000
(c) Electricity Bills	26,00,000
(d) Water and Sewage	21,00,000
(e) Repair Civil Works	20,00,000
(f) Repairs Electricity Related	10,00,000
(g) GST On Revenue	5,15,000
(h) Office & Misc Expenses	6,00,000
Total	1,18,75,000

17. Funds Available. It is estimated that following funds will be available during the year:

<u>Ser</u>	<u>Fund</u>	<u>Amount (Rs)</u>
(a)	Income	2,38,07,400
(b)	Standing Expenditure	47,09,000
(c)	Routine Expenditure	1,18,75,000
(d)	Balance Funds Available for Development and Saving	72,23,400

18. Fund State. This State reflects the financial Strength of or Society:

<u>Ser</u>	<u>Type of Funds</u>	<u>Amount (Rs)</u>
(a)	FDs as on 31 January 2024	- 3,56,00,000
(b)	Cash in Banks	- 23,39,912
(c)	Funds (under liability head) as per last audit report	
	(i) Members Capital	- 1,31,99,518
	(ii) Long Term Development Fund	- 83,50,000
	Total	- 2,25,49,518

19. The house was informed that as had been conveyed during the AGM held on 05 Nov 2023, it is planned to plough back a sum of Rs. 30 lacs approx, out of the addl Society Charges collected during for the current year into Society/Corpus Fund for our future requirements of replacement/major repairs of society infrastructure

Miscellaneous Inputs for Information of Members.

20. (a) Annual stock taking Board (ASTB) has been completed.
 (b) We have sold scrap worth Rs 43000.00.

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- (c) We have received an IT Refund of Rs. 1,28,690.00 for AY 23-24.
- (d) Two new shops for Salon and Aesthetics/Homeopathic Clinic have been opened.
- (e) We are looking for an entrepreneur for running restaurant which KND is vacating on 30 April 2024.

Proposed works for 2024-25

21. Following works to be undertaken during FY 2024-25 were presented the Gen Body for approval:

<u>Ser</u>	<u>Item of Work</u>	<u>Approx Cost</u>
(a)	Roof top parapet repairs (13)	10,00,000
(b)	Replace FF eqpt (50%-reel pipe)	3,75,000
(c)	Hard plinth for transformers	3,00,000
(d)	Road repairs & paver tiles	5,00,000
(e)	Painting of electric poles (132+71)	1,75,000
(f)	Paint community hall inside	75,000
(g)	Painting of restaurant and card room	1,00,000
(h)	Repair of common toilets in all blocks	1,50,000
(i)	Filling of swimming pool & its devp	5,50,000
(j)	Water drainage U Block (Nr lifts)	1,00,000
(j)	Emergency works	3,00,000
(k)	Drainage clearance	50,000
(l)	New benches	75,000
	Total	38,00,000

Outstanding Dues

22. Ms Dimple Singla (D5/604) has not paid Society charges since 2009 and her flat is lying unoccupied. Her outstanding dues were presented to the house and it was informed that efforts are being made by contacting her to settle following dues:

	<u>Amount (Rs)</u>
(a) Outstanding Society Charges (1.7.2009 To 31.3.2024)	3,15,600
(b) Society Charges First Half 2024	21,600
(c) Interest Till 31.3.2024	3,55,337
Total	6,92,537

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Pending Compliance Issues

23. Following two important issues still need compliance and cooperation of Residents is required to complete mandatory requirements:

- (a) Fire Fighting Certification (NOC).
- (b) Lift Inspection & NOC.

Updates on Legal Cases

24. Update on Third LEC

- (a) Principal amount & Interest has been refunded to all residents.
- (b) The deposits of 84 Individuals who have sold their flats will remain with the society till finalisation of the case.
- (c) Balance deposit with society is Rs. 2,08,56,959.00 (incl interest up to 31 December 2023).
- (d) Fresh case is being filed to contest the speaking order passed by HUDA/HSVP. Consent of MD AWHO is awaited.

25. NCDRC Case

- (a) Hearing scheduled for 13 Jun 23 was postponed to 09 Aug 23 and additional documents were submitted by our subcommittee on that day.
- (b) Final hearing was scheduled for 19 Dec 23 & 23 Feb 24 but our case did not come up for hearing. Next hearing is scheduled for 15 May 24.

26. LTDF Case

- (a) This case did not come up for hearing on dates scheduled ie 24 Feb23, 07Jul 23, 13cOctc23 & 16 Feb24.
- (b) On 16Feb24 the case was adjourned for 10 May 2024 since process fee was not yet paid by Petitioner No 2.

Sports & Cultural Activities

27. Following activities were conducted in last 6 months:

<u>Ser</u>	<u>Date</u>	<u>Event</u>
	15 Aug 23	Independence Day
	19 Aug 23	Teej & Tambola
	17 Sep23	Tambola

28 Oct 23	Diwali Mela
01 Nov 23	Karva Chauth
12 Nov 23	Diwali Celebration
14 Jan 24	Lohri
26 Jan 24	Republic Day Flag Hoisting and Street Play
03 Mar 24	Lecture by Dr Furuza MD, Radiation Oncologist
14 Mar 24	Mammography and Bone Density Tests
--	Guru Gobind Singh Birthday Gurupurab & Shri Ram Pran Pratishtha with Voluntary Contributions were celebrated.

Issues Discussed in the General Body

28. Batteries For Lifts to activate ARD.

(a) All lifts in Society are on Generator backup and also Automatic Rescue Device (ARD). The ARDs are not working as the Batteries have outlived their life. It takes about 10 secs to few minutes for lifts to resume movement with Generator backup. In case we wish to restore the Battery backup, the requirement of funds is as under:

(i) No of Lifts	-	39
(ii) Batteries required per Lift	-	6
(iii) Total No of Batteries required	-	234
(iv) Cost Per Battery	-	Rs 2300
(v) Funds Required	-	Rs 5,38,000 +GST+ Installation Cost

(b) These batteries need to be replaced every two years. Brig SN Setia suggested use of tubular batteries. Brig D K Mohan recommended we should go in for Battery backup as some elderly and children are claustrophobic it could harm them if they get stuck. Average Replacement cost is around Rs 25,000.00 per month which is not much.

(c) It was decided to replace the batteries and make ARD functional.

29. Storage Room for Stores. Presently we have given a room, that is actually a kitchen of Community Hall to our contractor to keep all machines, gardening equipment and emergency stores. It is proposed that we either construct a temporary room or place a Container in the area behind TH Block (next to Sub Station 3). It is likely to cost approx Rs 150,000.00. This requirement was accepted by the house.

30. 3 LEC Legal Case. The General Body was informed that Management Committee has decided to co-opt Brig D K Mohan, SM(Retd) for handling of 3LEC accounts & legal case on 07 February 2024 as given in Bye Laws.

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31. ID Cards of Society. It was decided to do away with Society Identity Card as we already have various other identity documents.

32. Expert Committees. In order to work out the long-term requirement of funds it was proposed to form of three sub committees of experts to assess the present condition and likely future requirements for the followings facilities, which was approved by the General Body:

- (a) Lifts.
- (b) Water Supply.
- (c) Electricity.

Points By The Members

33. Brig A S Katoch(E7/304) proposed that we should not close the swimming pool and reconsider its use in future. He was informed that this has been discussed number of times in GBMs and a final decision has been taken to close.

34. Col A K Parmar (U2/504) recommended that we should have provision of cover on OCP. Expenditure can be shared equally by users. Brig Sarjit Singh said that this proposal has been considered earlier also and outstation members had refused to contribute. It was decided to examine the proposal including design sharing of cost by affected members.

35. Col Charanjit Singh (E13/701) conveyed that large number of water tanks keep leaking or overflowing. He was informed that regular check has already been started to stop water wastage and damage to roofs. He also recommended that 3 stray dogs in our society should be removed. He was informed that it is an offence to throw out these dogs. However, they have been serialized and vaccinated.

36. Col Kulwant Singh (E13/704) brought out that AWHO is not giving NOC to owner for sale/transfer of flat on the pretext that they have to get a cert from NCDRC Court. He was informed that we have already taken up the case with AWHO to address the issue

37. Mr. Brij Mohan Vashisht (TH/301) suggested that we should take up case with MC Panchkula regarding Garbage collection charges. He was informed that issue is already been addressed.

38. Lt Rishi Ram (U2/102) brought out that some residents are doing structural changes in the name of renovations and this is unsafe. He was informed that all renovations are being inspected regularly. We have now started system of interview/ interaction with the Flat owner before any renovation is approved. In case any Flat Owner has done and Structural damage, specific case must be reported.

Points From the Management

39. Use of Lifts. It was emphasized that lifts must be used for its legitimate purpose ie use by passengers. Most Societies do not allow use of lifts for transportation of construction material and construction waste/Baggage. This reduces the serviceability/safety of lifts/ Residents. We have to take a call and take a decision on this issue in next GBM/AGM.

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40. Pet Care. When we, the pet lovers take the dog out for a walk and don't care about the poop/pee left in lift, or on the road side, or, take the dog deliberately to the park for a poop, one think of community living. Some Pet owners just pick up the poop, if being watched, and then toss it across the boundary wall. Regrettably many pet owners think it's ok. It is not ok. It is being inconsiderate to fellow residents. We will impose a fine of Rs.1000.00 per incident, if poop is not cleared & disposed off properly.

41. Children Behaviour. When 14 yr old children are speeding away on scooters in the society, one thinks of elderly people walking with babies in prams, or when new cars are deliberately scratched and scooter seats cut with sharp objects (This is called 'mischief' and is an offence), covered under section 425 of IPC, one starts thinking about 'Parenting'.

42. Being Considerate. When Our Upstairs Neighbours are Not Very Considerate and they Decide to Clean /Wash their Balconies of Pigeon Droppings, Laws of Gravity are in Action, and the muck moves to Society Office. Similarly, when we decide to place our flower pots well beyond our sphere of Common Area Balcony, we are being inconsiderate. May we Request Good Neighbourliness and Being Considerate.

43. Being a Good Resident Have you submitted your contact details in the Society Office. If you have not done, kindly do so. You may need help in case of an Emergency. Kindly also update your Contact & Pet details in My Gate app/Society records. Kindly do complete the necessary documentation, including Copy of Tenants' Identity Documents, in the Society office.

44. The Common Areas and Facilities.

(a) The common areas and facilities shall remain undivided and no apartment owner or any other person shall bring any action for partition or division or any part thereof unless the property has been removed from the provisions of this Act. Any covenant to the contrary shall be null and void.

(b) Each apartment owner may use the common areas and facilities in accordance with the purpose for which they are intended without hindering or encroaching upon the lawful rights of the other apartment owners.

(c) When you rent out your apartment, kindly ensure your Tenant does not Illegally occupy Common Areas and Car Parking Space. Such Illegal occupation will be evicted.

45. All four gardeners were given a Cash Incentive of Rs 1000.00 each as Our Society was adjudged first in Garden Competition.

46. There being no other point the meeting was declared closed.

Date: ²⁶ Mar 2024




Brig Parvinder Singh (Retd)
President


Col H S Ahuja (Retd)
Gen Secretary