

SANDEEP VIHAR (AWHO) SOCIETY, GHS-79, SECTOR-20, PANCHKULA
RE-ADJOURNED ANNUAL GENERAL BODY MEETING HELD ON 05 NOV 2023
MINUTES OF THE PROCEEDINGS

Attendance

1. Re-adjourned Annual General Body Meeting was held on 05 Nov 2023, 114 members attended.

Agenda

2. The agenda was as under:

- (a) Passing of the minutes of GBM dated 19 Feb 23.
- (b) Presentation of the Annual Report.
- (c) Internal Audit Report.
- (d) CA's Audit report for FY 2022-23.
- (e) Update on legal cases.
- (f) Discussion on issues raised
- (g) Points from management.

3. President welcomed all members present. Members were requested to be brief, precise & not to repeat the points during discussions. Positive participation, without references to previous managements and any personal remarks was requested. Contribution by All previous Management Committees was appreciated and a vote of thanks was proposed for the outgoing Managing Committee. This was acknowledged with loud applause by members.

4. Homage was paid to Late Col GS Jeryal and Col Ravinder Singh whom we lost since last meeting and one minute silence was observed.

5. Members of new Managing Committee were introduced to the August Body by the President.

6. The General Body was informed that the Committee has formulated following aims:

- (a) To maintain and improve our society infrastructure to ensure convenience and safety of the residents.
- (b) To Ensure efficient water supply, power back up, sanitation and Security.
- (c) To ensure Efficient Management of Society Funds.

- (d) To ensure Compliance of Mandatory Provisions Governing Our Society.
- (e) Ensure Healthy Socio-Cultural Environment.

7. The August Gathering was thereafter requested for their indulgence in the following:

- (a) No wastage of time of management and society on frivolous and repetitive issues.
- (b) Avoidance of personal grudges / issues.
- (c) Good neighborliness and being considerate.
- (d) Avoidance of harsh, impolite and abusive language in speaking and writing.
- (e) Avoidance of false allegations / witch hunting.

8. Thereafter agenda of the Meeting was projected to the house, as under: -

- (a) Passing of Minutes of Last GBM.
- (b) Presentation of Annual Report.
- (c) Internal Audit Report.
- (d) CA's Audit Report.
- (e) Update On Legal Cases.
- (f) Discussions On Issues Raised.
- (g) Points From Management.

Passing of Minutes of last GBM

9. House was requested that minutes of previous GBM held on 19 Feb 23 be passed. The proposal for passing the minutes was proposed by Col V K Popli (E2/403) and seconded by Col Arjun Singh (E10/202).

Annual Report

10. (a) The report covers period from Apr 22 to Mar 23.
- (b) During this period Republic and Independence Day were celebrated and homage was paid to Maj Sandeep Shankla, AC. These events were well attended by residents.

- (c) There were two major power disruptions which were handled very well and power supply to residents continued from backup generator sets for 3 Days. During this period, it was ensured that there was no disruption in water supply.
- (d) Cement Grill Covers were repaired and painted in all 23 blocks.
- (e) Work on approved projects as approved in GBM Feb 2023 has commenced.
- (f) Roof Parapets of 5 Blocks were repaired since these were in bad shape & seepage was going to top floor flats.
- (g) Three lifts were overhauled.
- (h) 3rd LEC amount and interest were reimbursed.
- (j) Tambola, entertainment and Dance Programme were held with very good participation.
- (k) Fire Fighting (FF) Equipment:
 - (i) Repair and Maintenance of Starter Switch Boards.
 - (ii) Repair of Roof Top FF Motors.
 - (iii) Painting of Pipeline and Reel Boxes.

Internal Audit Report : 2022 – 2023

11. The Audit was conducted by Brig KC Sood, Col Surinder Singh & Col RC Jaswal. The remarks of the Board were as under:

- (a) Accounts are maintained properly.
- (b) Receipts, payments, cash and FDs tally.
- (c) LTDF should be placed under heading of Development Fund.
- (d) Development Fund received from Tenants should be placed under 'Misc'.
- (e) ~~Bank Charges on account of Motor~~ Bank Charges on account of Motor cheques must be recovered from concerned members.

CA's Audit Report: 2022 – 2023

12. Important aspects of CA's report are:

- (a) Audit of Balance Sheet & Income Expenditure has been Carried out.

(b) We Certify that balance Sheet and Income/ Expenditure are in Agreement.

(c) In Our View the Accounts Give True and Fair picture in conformity With Accounting Principles.

Reporting Points by CA

13. (a) An Amount of Rs 11,158.00 expended on account of bank charges has been reduced from interest accumulated on Third LEC.
- (b) Expenses made for Overhauling of Fixed assets Which Increase the life of Asset Have been Capitalized before Depreciation.
- (c) All duties and Taxes have been paid.
- (d) Society Charges recovered are in surplus of Rs 1,19,258.00, on acct of, late fee, bank charges etc.
- (e) Amount received as GDF and LTDF from Tenants and sale of Flats have been charged GST which has been paid before Filing of IT Return.

14. Balance Sheet. Important aspects of balance sheet were presented as under:

(a) Liabilities

(i)	Members Capital	-	Rs	1,31,99,518
(ii)	LTDF	-	Rs	83,50,000
(iii)	GDF	-	Rs	41,78,175
(iv)	3 LEC	-	Rs	2,87,33,374

(b) Assets

(i)	Fixed Assets	-	Rs	3,39,16,840
(ii)	Bank A/C and FDs	-	Rs	3,95,58,493
(iii)	3 LEC	-	Rs	2,85,63,370

(c) Financial State As On 01 Apr 23

(i)	Total FDs	-	Rs	3,52,84,307
(ii)	Cash in Bank	-	Rs	58,78,286

(An improvement in FDs from last financial year by around Rs 40,00,000/-)

Income – Expenditure

15.	(a)	Depreciation	-	Rs	45,41,691
	(b)	Excess of Income Over Expenditure	-	Rs	35,58,808
	(c)	Addition to Fixed Assels	-	Rs	32,80,338

16. Approval of House for the CA's Audit report was requested. Approval was proposed by Brig S N Setia (D2/503) and Maj Gen Ranjan Mahajan(E10/602) seconded the proposal.

Updates on Legal Cases17. Update on Third LEC Refund.

(a) The deposit of Third LEC and its interest has been refunded to all eligible members.

(b) The deposits of those 74 cases who have sold their flats will remain with the society till finalisation of the demand by HUDA in conformity with the decision of the General Body.

(c) Balance deposit with society is Rs. 1,82,68,968.00 (incl interest up to 30 Sep 23).

(d) A fresh case is being filed to contest the speaking order passed by HUDA.

18. 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 is now fixed for 19 Dec 23.

LTDF Case

19. (a) This case did not come up for hearing on dates scheduled ie 24 Feb 23 & 07 Jul 23.

(b) On 13 Oct 23 the case was adjourned for 16 Feb 2024.

Update on Budgeted Projects.

20. The following projects already approved for the financial year are in hand or have been completed: -

(a) Repair and painting all three sub stations has since been completed.

(b) Improvement of the main gate and outlook of Society from outside is going on.

(c) Repair & Painting of Boundary Walls and Red Islands is going on.

(d) Repair & maintenance of parapet walls on roof of TH, U1, U2, Office & E1 Blocks have been completed.

21. Solar Power Project. The Solar Power Project has generated 3,13,360 units till 31 Oct 23. This has resulted in a saving of Rs 23,04,010 lakhs in electricity bills for the Society. 54.4% of the total investment on the Project of Rs42.5 lakh has thus been recouped in 3 yrs.

Proposals for Consideration

22. Fire Fighting Equipment. Our firefighting system was procured and installed at the time of construction of the project. There is urgent need of immediate repairs and replacement of certain equipment. A board of members has recommended following:

	<u>Work/Item</u>	<u>Qty</u>		<u>Approx Cost</u>
(a)	Hose Reel 30 mtr (One for each floor)	163	-	Rs 7.33 lakhs
(b)	Purchase of 57 RRL hoses & repair of 115 hoses out of 438 held		-	Rs 2.50 Lakhs
(c)	Purchase of new water type Fire Extinguishers	82	-	Rs 2.50 Lakhs
	Total		-	Rs 12.33 Lakhs

23. After discussion and approval of the proposed work, approval for expenditure on this project was asked from the General Body. It was proposed by Brig Sarjit Singh and seconded by Col Surjit Singh.

24. Proposal to Improve Electricity Supply Availability during Breakdown.

(a) In case of any damage to underground cable from Sub Station 3 to 2, our system does not support any alternative route for continuous power supply from Sub Station 2. Therefore, we need to create an alternate route of HT supply which involves the following:

- (i) Purchase of one new VCB Panel for Sub Station No.1.
- (ii) Shift one spare VCB Panel from Sub Station 3 to Sub Station 2.
- (iii) Cable required for new route is approx. 170 meters.

(iv) Installation & labor charges

(b) Total expenditure for the work comes to approx. Rs. 8.00 lakhs. General Body was requested to approve the project. Approval was proposed by Col S K Chauhan and seconded by Col Gyan Veer.

25. Repair of Roof Parapets. Poor condition of parapets on roofs is causing seepage to top floor flats and must be repaired on priority. Emergency repairs of roofs in 5 blocks have already been carried out and repairs of remaining 20 buildings must be undertaken. Cost of this work is estimated to be approx. Rs12 lakhs and proposed to be done over next two years. Approval of the general body for the work and expenditure was sought. The General Body Approved the work and expenditure. Proposed by Col Gyan Veer and seconded by Col V K Popli.

Society Charges

26. The August gathering was informed that our Annual Income is around Rs 2.00 Crore, of which society charges forms the major part of Rs 1.70 crore. We have a fixed expenditure of Rs 1.60 Crores on various services and we are left with approx. 0.40 Lakhs for all repairs, maintenance & replacements. This amount is not sufficient to undertake any major Repair and Replacement.

27. Since our society is 15-18 yrs old, our infrastructure & equipment will require major overhaul or replacement from time to time, for which substantial amount will be required. We need to create a reserve for such major requirements, for which increase in Society charges is required. The Society charges for D/E/U/TH blocks are in the ratio of 1.19/1/0.78/0.595. It was proposed to increase the Society Charges from April 2024 as under.

	<u>Type of Flat</u>		<u>Proposed Society Charges Per Month</u>
(a)	Deluxe	-	Rs 3600.00
(b)	Economy	-	Rs 3000.00
(c)	Utility	-	Rs 2350.00
(d)	Thrifty	-	Rs 1800.00

Brig Sarjit Singh proposed the expenditure be passed and it was seconded by Col Arun Dhawan and same accepted by the house.

Points Raised by Members

28. Reactivation of Gym & Swimming Pool. The house was informed that Gym was established with equipment presented by HQ WC and a trainer was employed by the Society. Most of this equipment has outlived its life and BER. Repair of the Equipment is not cost effective. Purchase of new equipment and employing a trainer is also not considered essential especially when so many Gymnasiums with expert trainers are available in near vicinity of our Society within Sector 20. As

regards Swimming pool it has already been decided in a GBM that we should close it. It is not advisable to have a swimming pool without a filtration plant. We will soon fill it up and convert it into a playground.

29. Cycle Parking. The requirement of cycle parking for children is noted and additional cycle stands are being procured for Gate No.2, Sports Complex, Cafeteria etc. Parents are requested to advise children to park their cycles properly.

30. Two-Wheeler Parking. Adequate two-wheeler parking is available in Economy, Utility & Thrifty apartments. Deluxe apartment they have lot of space within parking areas to adjust their 2 wheelers.

31. AC Drainage. All residents are requested to ensure that AC Condensation water outlets are connected and drained out to balconies.

32. Dumping of Boxes and Crates. Many residents have kept boxes, crates and other materials in common area and parking space. Some Residents have fixed Cupboards in common areas. This is a serious fire hazard and against the law. All residents are advised to clear the area under the stilts by end of this year failing which action will be initiated as per law/byelaws to get the area under the stilts vacated.

33. OCPs are Very Tight. It was brought out by some members that Open Car Parking's (OCP) were small and it is difficult to park cars there. Col P K Bhatia (E14/702) requested that additional space may be given for comfortable parking by including Guest Parking space and resizing the individual car spaces. Members were informed it is not possible to change the sizes of allotted car parking. Guest Parking is a mandatory requirement as per Model Building Byelaws and cannot be removed.

34. Pigeon Droppings on Neighbor's Balcony or Parked Cars. These are inter personal issues and should be resolved between considerate neighbors. Society Management can only help in a dialogue, if its missing.

35. Points by Col S K Chauhan. Issues raised by Col SK Chauhan had been dealt with in writing as per provisions in Bye Laws and if any issue still remains, Col Chauhan is welcome to discuss any issue individually, since it does not concern entire house. This was accepted by Col S K Chauhan (E6/302).

36. Points raised by Col Kulwant Singh (E/13, 704). Issues raised by Col Kulwant Singh had been dealt with in writing as per provisions in Bye Laws and if any issue still remains, he is welcome to discuss any issue individually, since it does not concern entire house. This was accepted by him.

37. Point by Shri Subhash Pathania (E6-203). Issues raised by Shri Subhash Pathania had been dealt with in writing as per provisions in Bye Laws and if any issue still remains, he is welcome to discuss any issue individually, since it does not concern entire house. This was accepted by him.

38. Points raised by Advocate Brij Mohan Vashisht. Issues raised were how to deal with high rise buildings coming up close by in Peer Muchhalla, since view from those

flats is encroaching on our privacy. It was decided that we can discuss it separately and if need be, we can visit Office of DC Mohali or any other concerned office.

39. Flower Pots in Balcony. Brig Rohit Dutta (E9/403) raised the point about flower pots being kept in balcony without railing. These can cause serious accidents on ground floor or damage the parked cars. It was unanimously agreed that such flower pots be removed from balconies immediately.

Points From the Management

40. General. Members of Management are not employees of the society. We have volunteered to contribute to the well-being of society by contributing time and effort. Most members have long varied experience which can benefit the society. It hurts when a member or a lady enters the office and starts shouting or is being rude. Unfortunately, such members and ladies expect to be respected without giving any. Also, regrettably compliance of laws/byelaws by many Society members is very low.

41. Driving Etiquettes. What do you think about a resident of our society, who, in the morning has to speed out from society, honking without any reason. It's being inconsiderate. All residents going out of the gate must stop and then proceed, and not expect the gate to be open when they arrive.

42. 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 thinks 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.**

43. 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'.

44. Cleanliness. Society like ours should not be littered with cigarette butts, snack wrappings and soft drink bottles, and now even Dog Food. Unfortunately, it is. Kindly dispose off such waste materials carefully at appropriate place.

45. 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.

46. Garbage collection.

(a) The Municipal Corporation of Panchkula has conveyed that the waste generated shall be segregated in following streams:

- (i) Bio Degradable (Wet Waste) - To Be Processed Within Premises (to the extent possible).
- (ii) Non-Bio-Degradable (Dry Waste) – To be Handed Over to MC Waste Collector/ Agency Authorised.
- (iii) Domestic Hazardous Waste – To be handed Over Separately to waste Collectors. Sanitary Waste to be Wrapped Separately and Handed Over to Waste Collector or Kept in Dry Bin.
- (iv) Construction Waste – To be Disposed off as per Construction and Demolition Waste Management Rules 2016.

(b) We have sought clarification from the Corporation on the issue of Authorised Waste Collectors and Agencies. Detailed Instructions will be Issued soon. These may Please be Followed. Non-Compliance of Rules by the Society will Attract Penal Fines Up to Rs 1.00 lakhs as stated in Bye Laws of MC Panchkula.

Extracts of Some Laws/ Rules

47. Extracts of Laws applicable in a society like ours in Haryana are appended below. These may please be adhered to for our safety.

48. Applicability. Each apartment owner/resident shall comply strictly with the bye-laws, regulations, covenants, conditions and restrictions, set forth in the declaration or in the deed of apartment. Failure to comply with any of the same shall be a ground for an action to recover sums due, for damages or injunctive relief or both, maintainable by the Manager or Board or Managers on behalf of the association of apartment owners, or in a proper case by an aggrieved apartment owner.

49. Fire Protection and Fire Safety Requirements.

(a) House Keeping. A high standard of housekeeping must be insisted upon by all concerned. There must be no laxity in this respect. It must be borne in mind that fire safety is dependent to a large extent upon good housekeeping. It includes the following:

- (i) Maintaining the entire premises in neat and clean condition.
- (ii) Ensuring that rubbish and combustible material are not thrown about or allowed to accumulate, even in small quantity, in any portion of the building. Particular attention must be paid to corners and places hidden from view.

(iii) Ensuring that Cars /Scooters etc. are parked systematically in neat rows. It is advisable to mark parking lines on the ground in the parking areas near the building and in the parking area on ground floor and in basement(s); as applicable, inside the building. It must be ensured that vehicles are parked in an orderly manner and that the vehicles do not encroach upon the open space surrounding the building.

(iv) The common/public corridor shall be maintained free of obstructions, and the lessee shall not put up any fixtures that may obstruct the passage in the corridor and/or shall not keep any wares, furniture or other articles in the corridor.

(v) The penalty for contravention of the condition laid down below must be immediate termination of lease and removal of all offending materials.

(vi) Regular inspection and checks must be carried out at frequent intervals to ensure compliance with conditions above.

50. The Common Areas and Facilities.

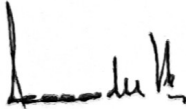
(a) The common areas and facilities shall remain undivided and no apartment owner or any other person shall bring any action for partition or division or any part thereof unless the property has been removed from the provisions of this Act. Any covenant to the contrary shall be null and void.

(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.

51. Point by Shri Subhash Pathania (E6-203). At the end of the meeting, Shri Subhash Pathania again got up and reiterated his demand of discussion on his points that have been replied to him under the Provisions of Society Byelaws, but he continued to insist on a discussion. President then asked the House, if anyone would like to discuss issues raised by him. On this, not a single hand was raised and Mr. Pathania was told that the House was not interested in the issues raised by him.

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

Date: 15 Nov 2023


Brig Parvinder Singh (Retd)
President


Col H S Ahuja (Retd)
Gen Secretary