

SANDEEP VIHAR (AWHO) WELFARE & MAINTENANCE SOCIETY,
GHS-79, SECTOR-20, PANCHKULA

READJOURNED GENERAL BODY MEETING HELD ON 02 FEB 2020

MINUTES OF THE PROCEEDINGS

Attendance

1. Re-adjourned Annual General Meeting was held on 02 Feb 2020, which was attended by 92 out of 538 eligible members. (17.1% attendance against required Quorum of 15 %).
2. It was later found that the following members had crossed out their names in the Attendance Register :-
 - (a) Col S K Chauhan (302/E-6)
 - (b) Col V K Singh (704/D-4)
 - (c) Col S C Joshi (203/E-14)
 - (d) Lt Col Kulwant Singh (704/E-13)
 - (e) Rfn S C Pathania (203/E-6)
3. Even if their attendance is not counted, 87 members out of 538 attended which amount to 16.1% % of attendance. The Quorum was achieved.

Agenda

4.
 - (a) Welcome Address by the President.
 - (b) Passing of Minutes of AGM held on 08 Sep 2019.
 - (c) Points from Management.
 - (d) Presentation of Budget 2020-2021
 - (e) Consideration of Writ Petition file by Mr Pushpinder Kalia against the Society.
 - (f) Discussion of points submitted by members and listed on the Agenda.
 - (g) Lunch

WELCOME ADDRESS

5. The President placed on record that the incumbent management had survived for the longest period in the history of the Society. It has survived all the efforts at derailment through infructuous complaints to the DC, Registrar, Army Commander, AWHO and legal notices. A lot of time and effort had been wasted in replying to these. Worse still had been the malicious gossip spread which was so far below the belt as to make the members of the management wonder whether

they should continue in office. However, it was the support of the silent majority which kept them deserting, which had been exactly the aim of all these efforts.

6. He reminded that, everyone was aware as to how much work had been done by this management. It was not just what was visible on ground like repair of Grit Wash etc. Issues which could not be resolved for 15 years like, operationalization the Fire Fighting system had been completed, thanks to the dedicated contribution of the unassuming Maj H S Luddu. For keeping operational, the aging electrical system which had been prone to repeated breakdowns, Capt G C Bhatt's dedicated efforts on ground had to be acknowledged. The water system and drainage system had remained fully functional with periodic maintenance under Hav Ashok Bali. So far, the Controllers and Drives in 05 lifts had been replaced, thereby taking the total of the revived lifts to 26. It was a matter of record that as a result of the continuous upgrading, where required and the installation of ARDs, the incidents of breakdown were practically negligible.

7. However, it was the future vision of the management which had silently impacted the Society the most. The decisions to open the second entry gate and install the electronic boom barrier were very brave and had resulted in easing the traffic flow into the Society. Introduction of the All is Well App had helped to improve the security. Attendance of the society staff was being biometrically monitored. The two websites of the Society provided a repository for all information pertaining to the Society as well as details of individual accounts. Most importantly, every detail of membership and tenancy had been digitized. In order to ensure the longevity of our costly equipment, we had gone for AMCs with original/reputed vendors.

8. The President informed that the mostly defunct Lightning Conductor earthing system of all the blocks had also been revived by installing proper chemical filled pipes earthing.

9. The president displayed the results of the Earthing Test carried out prior to start of work and the status after the completion of the work, which showed that, proper earthing had now been done.

10. The President apprised that in the month of Aug 2019, a health emergency was created when the Municipal Corporation refused to accept our entire house waste, until such time as it was segregated and the wet waste was treated within the Society in accordance with the Solid Waste Management Act. We were constrained to install a system comprising 10 wet waste composting drums at a cost of Rs 4.84 lakhs. The plant was installed by the same firm which had earlier supplied to Rajeev Vihar (AWHO), Chandigarh and is approved by Municipal Corporation, Panchkula and Chandigarh. The system was fully functional. Most of the first lot of compost was used in the Society Lawns, with the remaining being sold to an outside buyer.

Progress of Writ Petition pertaining to Third LEC

11. The President informed that the 900 page writ petition against HUDA regarding enhancements had been drafted and contested with material obtained through 141 RTI Queries and had resulted in a favourable decision on 05 Dec 2019. HUDA agreed to consider all points in our petition and recalculate in accordance with the policy letter issued on the basis of the Three Judges Report. HUDA was given a period of three months to comply, after submission of the certified court order. We had submitted our demands and the required paper work on 30 Dec 2019. We were scheduled to have discussions with Chief Controller of Finance on 28 Jan 2020. It had since been rescheduled to 03 Feb 2020 at the very last minute.

12. The President reminded that we were well aware of the devious ways of HUDA. It was possible that HUDA might not concede all our demands and the case might end up back in Court again. However, the recalculation was likely to put at rest the demands made for the Third and Fourth Enhancements and might even get us some refund. Once that happened, the collection of the Third Enhancement would be returned to the law abiding members who had deposited their dues.

13. The refund of payment to desirous members had always been open with the proviso that, in the event of payment liability arising again, they would have to deal with HUDA directly. Some members had withdrawn their deposits. The principle amounts had been returned. However, interest on the same would be returned once the final closure was done, since it could not be calculated in piecemeal.

Electrical System

14. The president intimated that, over the last couple of months we had had some major breakdowns in the electrical system, which had impacted some blocks more than the others. The frequency of breakdown was an indication of the fact that, our vital equipment was aging and found it difficult to cope with peak loads during extreme climatic conditions. During the past few months, three electrical panels had broken down. Additionally, the LT cables to E-9, and E-10 blocks were replaced and power supply to bore well from office substation had to be done by laying new LT cable. U2 and TH blocks cable has been procured. All the damaged equipment had been repaired, included an old panel which was lying in a BER state. We now have a backup of one complete panel for dealing with future emergencies.

15. Some of the problems are emanating from a design fault by AWHO. We have three sub stations, but only two feeder lines. As a result, the substation near TH block gets overloaded and perennially develops problems. The problem has been discussed with the SDO, UHBVN who has indicated that, the only solution is to connect a third feeder to the No 3 Sub Stn. This can either be from the twin pole near Gate No 2 or from main the line running between Sector 20 and Sector 21 and along the boundary wall behind E-9 & E-11 blocks. Further, technical evaluation

is in progress through a consultant, who himself is an electrical engineer. The project is proposed to be implemented after the technical evaluation is completed.

PASSING OF MINUTES OF THE GBM OF 08 SEP 2019

16. Passing of the Minutes was proposed by Lt Col Ranjit Singh and seconded by Col Surjeet Singh.

POINTS FROM THE MANAGEMENT

Ex Post Facto Approval of Unbudgeted Emergency Expenditures.

17. The President intimated that some unplanned emergency expenditures had had to be made in order to keep the utilities functional. All these unplanned expenditures had been made from within the existing budget. This had been achieved by cutting down expenditure on some other heads and reducing infructuous expenditure.

18. However, although incurred from within the budget, as a formality, approval of the House was required for the following major Emergency Expenditures incurred on Solid Wet Waste Management System and repair of Electrical Equipment:-

- | | | |
|-----|--|-----------------|
| (a) | Purchase of Solid Wet Waste Management System | - Rs 4,84,000/- |
| (b) | Repairs of 05 electric panels | - Rs 3,88,992/- |
| (c) | Purchase of LT Cable for E-9 and E-10 blocks | - Rs 1,10,880/- |
| (d) | Purchase of LT Cable for U2 and Th Blocks | - Rs 83,780/- |
| (e) | Repair of Transformer | - Rs 4,20,000/- |
| (f) | Purchase of 02 automatic starter motors for Pump House | - Rs 95,580/- |
| (g) | Repair of Lighting Conductors and Earthing | - Rs 2,57,712/- |

19. The President informed that a number of members had requested for revival of the Restaurant, which was discontinued after the last contractor abandoned the contract leaving behind his equipment. As an interim measure the Dining Hall and Kitchen were rented out for running tuition classes. Since Members feel that the dining facility coupled with the availability of the Card Room on rent would provide a facility for social interaction within the Society, efforts would be made to revive the same after termination of the present contracts.

Project on Rain Water Harvesting.

20. The President reminded that, a Rain Water Harvesting project had been repeatedly discussed in GBMs and within the Society. Col H S Ahuja had volunteered to examine the project and had contacted Mr. Anand Ojha, an expert

for getting a detailed project report prepared. He requested Col H S Ahuja to give a Presentation on the issue.

21. Col H S Ahuja highlighted following points in his presentation :-

(a) Stress on land and water resources is gradually increasing due to rapid urbanization. Consequently, many of its adverse effects have been surfacing over the recent times.

(b) Conserve water through Rain Water Harvesting for ground water sustainability.

(c) Components of the System :-

(i) Catchment areas from where water is captured and stored or recharged.

(ii) Conveyance system that carries the water harvested from the catchment areas to the storage/recharge zone

(iii) First flush that is used to flush out the first spell of rain (in case of storage).

(iv) Filter used to remove pollutants (in case of storage).

(v) Storage tanks and/or various recharge structures /areas.

(d) Special features of Sandeep Vihar :-

(i) No provision made during construction.

(ii) Existing pits leading to storm water drains of Municipal Corporation are 3-4 ft below ground.

(iii) Other problems – sewage lines/water lines/fire fighting water lines /electricity lines/closeness to own blocks & boundary wall.

(iv) Water storage & filtration very costly, long process and need lot of space.

(v) Hence, storage not possible and recharge of water level possible only through recommended Rain Water Harvesting.

22. He, thereafter, explained details of the project which had been prepared by Mr Anand Ojha for implementation behind Blocks E-12 & E-15 in a manner which would cause minimal damage at a cost of approx. Rs 3.50 lakhs. This would serve as the first phase of the larger project to be undertaken by the Society over a period of time.

23. The views of the House were that the project should be implemented.
24. The members applauded the excellent voluntary effort by Col H S Ahuja.

PRESENTATION OF BUDGET 2020-2021

The proposed Budget for 2020-2021 was projected on a slide.

25. The President explained that, income of the Society is more or less a constant. There would be some drop in the forthcoming year due to lower rates of bank interest. The total expected revenue was approx. Rs 1.68 crores.

26. On the expenditure side, Rs 1.25 crores was unavoidable committed expenditure on account of Salaries, Sanitation, Security, Water, Electricity etc. That left us only Rs 40.00 to Rs 45.00 lakhs for other maintenance and Capital expenditures.

27. The major projects which were considered for the coming year were as under:-

(a) Laying of Third Electricity Feeder Line.	-	Rs 10,00,000/-
(b) Rainwater harvesting (Phase-1)	-	Rs 3,50,000/-
(c) Repair and Painting of Water Shafts.	-	Rs 9,00,000,-
(d) Replacement of Stones in front of Lift area	-	Rs 5,00,000/-

28. The resources available did not permit all these to be executed withing the financial year. The Laying of the Third Electricity Feeder Line was a dire necessity and obviously had to be included. The rainwater harvesting project was a social commitment and had been requested by many members. Out of the remaining two projects, i.e. Repair and Painting of Water Shafts and Replacement of Stones in front of Lift area, only one project could be taken up this year. It was proposed to take on the Repair and Painting of Water Shafts, since these present a bigger eyesore for the Society. The brightening up of the area around the Lifts through other means was assured.

29. He pointed out that, only half of the expenditure on Repair and Painting of Water Shafts had been budgeted for the year 2020- 2021. The rest would be provided for from withing savings of the ongoing financial year or remaining project carried forward to the following year.

30. The Budget was unanimously approved.

WRIT PETITION BY MR PUSHPINDER KALIA AGAINST THE SOCIETY

31. The President recalled that, during the GBM of 08 Sep 2019, the issue of legal notice by a few members seeking return of their contribution towards the corpus fund at the time of repurchase of flats was discussed. A unanimous decision

had been arrived at to the effect that, the Society was not collecting any transfer charges and hence the authorities quoted by the concerned members were not applicable to us. Transfer charges were collected by AWHO which regulates the sale of flats.

32. He informed that the Society has received a notice from the Hon'ble High Court to the effect that, a Writ Petition filed by Mr. Pushpinder Kalia (604/E-9) had been admitted and was returnable on 25 Feb 2020. The authorities mentioned in support in the writ were exactly the same as the earlier legal notice.

33. He stated that, the issue before the House was as to whether the request of the member was to be complied with or the case was to be contested. If the case was to be contested then authorization of the House was required for the President to sign all related documents as well as sanction expenditure on engaging Counsel.

34. He intimated that, an eminent lawyer had been consulted and after examining the case, he concurred that, our interpretation of the issues was correct and that the case is contestable on merits.

35. He informed that Lt Col G S Jeryal had submitted a point that the refund should be made not only to Mr. Pushpinder Kalia, but all similarly placed members. However, the member was not present to explain his point of view.

36. The House was of the unanimous opinion that the case must be contested.

37. The President thereafter, place the following Resolution before the House:-

Resolution

"The House unanimously resolves that CWP 26720 of 2019, filed by Mr Pushpinder Kalia before the Hon'ble Punjab and Haryana High Court be contested and authorises Col R S Rathee, President, to represent the Society and sign all requisite documents. It further authorises the management to engage a suitable Counsel and incur necessary expenditure on remuneration and filing of the case".

38. The Resolution was unanimously adopted.

Introduction of Solar Power System.

39. The President reminded that, the proposal for installation of Rain Water Harvesting System had been discussed earlier in 2017 and 2018. However, the high cost of around Rs 1.00 crore for a 100 KW System had prevented further progress on the issue. At that time, there had been a government subsidy which had since been withdrawn as the cost of equipment reduced. The Project was now less than half the earlier cost.

40. He explained that, the Project envisaged production of electricity through solar panels being fed into the Electrical Panel of the Society. Electricity surplus to our requirement would be metered back into the UHBVN grid. The Society would receive credit for the electricity sent into the grid at the same prevailing rate. As a result, there would be substantial saving in the electricity bill of the Society as well as depreciation which would be adjusted against the Income Tax dues of the Society.

41. He informed that, project reports had been received from three different vendors. The gist of these was as under :-

- (a) The project would be executed on turnkey basis by the vendor without any running round by the society.
- (b) Project would be maintained by the vendor for five years.
- (c) The project would provide guaranteed output at 90% for 12 yrs and 80% for 25 yrs.

42. The President thereafter explained the Return on Investment (ROI). He informed that a 100 KW project was estimated to cost Rs 47.00 lakhs at present. It would produce 1,45,000 units of electricity annually. This would result in an annual saving of Rs 10,29,500/- in the electricity bill at the present rates. Coupled with the depreciation, the project would breakeven in the fourth year. Thereafter, the saving would continue for the lifetime of the project.

TABLE OF ROI OF PROJECT

	Elec Cost @ Rs 7.10 per Unit for 1,45,000 Units	Depreciation	Annual Savings	Running Total
First Year	10,29,500/-	5,64,000/-	15,93,500/-	15,93,500/-
Second Year	10,29,500/-	3,38,400/-	13,67,900/-	29,61,400/-
Third Year	10,29,500/-	2,03,040/-	12,32,540/-	41,93,940/-
Fourth Year	10,29,500/-	1,22,200/-	11,51,700/-	53,45,640/-
Fifth Year	10,29,500/-	72,850/-	11,02,350/-	64,47,990/-
Sixth Year	10,29,500/-	44,650/-	10,74,150/-	75,22,140/-

43. The President informed that, in case the proposal was approved by the House, a Price Negotiation and Project Implementation Committee would be nominated including Members who have handled large projects during service, to further progress the issue.
44. The President proposed that funding for the project be approved for expenditure from the Society Corpus Fund with the proviso that the annual savings be recouped into the Corpus Fund to bring it back to its original state.
45. Col Rajeev Khanna informed that he had seen such projects in other Stations and they were very viable. It was something whose time had come and we should not hesitate over the initial expenditure which would not only be recovered but would lead to long term savings.
46. Col Vimal Kumar cautioned that the scope of the project should not exceed our consumption because UHBVN will only give credit and not cash refund in case more electricity is produced than our consumption from the grid. Brig D K Mohan pointed out that the output of the proposed project was less than half of our current consumption and hence this problem would not arise.
47. The proposal was unanimously approved by the House.

REPLIES TO POINTS FROM MEMBERS

Agenda Point No. 1 : Disposal of Unclaimed Items Lying in the Stilts Areas (Col Rajeev Khanna)

48. Background. The society has number of times advised residents to remove the unwanted stuff lying in the stilts area. However, there has been very little response to the appeals. This not only gives a very bad look but is also a health hazard.
49. Proposal. A holistic approach needs to be adopted to clear the unwanted stuff lying in the stilts area. Action as envisaged in the Society Rules needs to be initiated in a time bound manner. In case provision for disposal of unclaimed/unwanted stuff does not exist in the Society Rules, an amendment to the Society Rules should be initiated.
50. Reply. The issue of unclaimed items lying under the stilts has been discussed in the past. It will be recalled that, I had posted extensive block wise photos of items gathering dust under every block. Cooperation of Block ICs was requested to help identify the owners, prior to removal of the items. Some removal was done in E1, E10 and U1 Blocks. However, the issue still remains largely unaddressed. Where block members identify unclaimed luggage, the management will assist in having the same removed.

Agenda Point No. 2 : Encroachment of Common Areas (Col Rajeev Khanna)

51. Background. The society has number of times advised residents to remove the stuff lying in the stilts area from common areas and park the vehicles properly. However, there has been very little response to the appeals. This not only gives a shabby look but also leads to inconvenience to the residents.

52. Proposal. Action as envisaged in the Society Rules needs to be initiated in a time bound manner against encroachment and incorrect parking of vehicles. Adequate fines, locking of encroached vehicles and similar measures need to be adopted for future of our generations who will inherit or come to stay in the society. This issue also needs cooperation of members and residents. The areas encroached upon have been identified and concerned members have been requested to remove their belongings, but without any response. I would like to place on record a member in D4 Block who has been repeatedly requested to remove his almirah from the passage, but has not only refused to do so, but has gone to the extent of threatening the security personnel who gave the notice to him.

53. Most of our problems stem from a few uncooperative members. Tenants can be and large be convinced to comply with the society decisions. A case in point is dogs poop. It will be recalled that, at the peak of winters, dogs poop became a big eye sore around the Society. Some defaulters were identified and they paid the fine. However, one particular member who was caught red handed did not reply to the notice and instead, his wife came to the office. The lady kept arguing that they were being singled out and could not be convinced that anyone who was identified was called upon to pay the fine. She left without paying fine and later sent back threats on whatsapp. Tell us how do we deal with such members?

Agenda Point No. 3 : Improvement of Approach and Area Close to Lifts (Col Rajeev Khanna)

54. Background. The society has 39 lifts. The approach to the lifts is not well defined. The area around the lifts is paved with red stones which have worn out and give a very shabby look. Whereas, the area outside the lifts from First floor onwards has Green Marble Tiles. There is a requirement to improve the approach to the lifts and area outside the lifts.

55. Proposal. The society is 11 years old and there is a requirement to invest in the infrastructure. It is proposed that approach to the lifts be clearly defined, area around the lifts be improved by suitably laying tiles/stones so as to improve the exteriors of the blocks.

56. Reply. The point is well taken. This proposal was examined last year and quotations were also obtained. However, the project could not be considered due to the high cost. This year also the major project has to be the installation of the Third Electricity Feeder. However, it remains in the list of projects to be undertaken at the earliest that the funds are available.

Agenda Point No. 4 : Switching On of Common Lights Inside the Blocks (Col Rajeev Khanna)

57. Background. The common lights in the blocks are switched on by the security guards at an appointed time irrespective of day to day weather conditions. At times it becomes very dark during the day due to rain, clouds etc and the movement in darkness is dangerous for the residents, most of who are now senior citizens.

58. Proposal. It is proposed that a flexible system of switching on of common lights be adopted keeping in mind the conservation of resources and financial aspects.

59. Reply. This is another issue which can be resolved with modern technology. Instead of manual control, we will examine installation of visibility controlled system which will turn the lights on/off at the specified visibility. In turn this will help to save electricity as well as to ensure that lights turn on during period so that day time darkness is reduced.

Agenda Point No. 5 : Persons coming for Door to Door Survey should have an Authority Letter from Society Office which reassures residents that persons are genuine. (Col Sudarshan Bhardwaj)

60. Reply. Anyone coming with permission from the Society will be in possession of an Authority Letter. Anyone without Authority Letter may be reported to Security.

Agenda Point No. 6 : Consider Solar Panels for Electricity Supply for Lifts. Return on Investment will be 5-6 Years. (Col Sudarshan Bhardwaj)

61. Point already discussed.

Agenda Point No. 7 : Planned Weekly Maintenance of Area Outside Boundary Wall of Society. (Col Sudarshan Bhardwaj)

62. Will be planned.

Agenda Point No. 8 : Waste Paper Collection Centrally Near Office Location on Monthly Basis from Volunteers/Donors under Board Of Officers. Proceeds be Accounted for and be Utilized for Creating Welfare Amenities in Society Lawns etc. (Col Sudarshan Bhardwaj)

63. The point is very laudable. However, the problem for the Society is of managing the process. Volunteer assistance is welcome. The Society can make suitable space available.

Agenda Point No. 9 : Rain Water Harvesting. We should start the process now to put the system in place well before monsoons (Col Sudarshan Bhardwaj)

64. Point already discussed.

Agenda Point No. 10 : Since the minutes of AGM held during Sep 2019 were not displayed on society website, it is therefore suggested that Minutes of proceedings of meetings of Managing Committee/General Body should invariably be displayed on Society Website simultaneously i.e. as & when the same are displayed on the Notice Board so that out-living members could also timely become aware of the developments. (Rfn Subhash Pathania)

65. Reply. The Minutes of the AGM are displayed on the website. It is pertinent to point out that the Minutes of every GBM since 2013 have been uploaded on the website.

66. As far as the point about simultaneous posting is concerned, it may be appreciated that uploading on the website is not as easy as posting on WhatsApp. It requires a certain expertise to convert the media into correct format and then load it onto the Site. We do not have an external agency to handle this function. Therefore, posting can be a little delayed, especially when the same functionaries are busy in replying to all the infructuous correspondence being created with Registrar and Legal Notices and Court cases, etc.

67. However, all members are informed on both the WhatsApp Groups.

Agenda Point No. 11 : Monthly statement of accounts viz income & expenditure and position of society's balances be displayed within a week i.e. by 7th of next month on Society's Notice Board/Website for members information. (Rfn Subhash Pathania)

68. Reply. Monthly Income and Expenditure State is also uploaded on the website. As on date the statements up to Dec 2019 are to be found there.

69. However, it is not feasible to post these by the 7th of the ensuing month since the accounts have to be reconciled with bank statements, Tally etc. Thereafter, the same process of uploading is to be followed. The President rendered his personal opinion that he did not think any member in the audience had cared to see the statements or was interested in their posting at break neck speed.

Agenda Point No. 12 : Replacement of Committee Members, who have since left the complex for good (since more than six months back), may be provided during this AGM as per relevant provisions of society bye-laws as this mandatory provision has not been adhered to. (Rfn Subhash Pathania)

70. Reply. There is no provision in the Society Bye Laws for any Committee Member who resides outside the Society to relinquish his appointment. Such

members can continue to perform duties which may be assigned to them. The member was requested to provide the authority for his statement, but no response had been received. He was not present to elucidate his point.

71. Moreover, there was no provision for replacement of any member, if and when required through General Body Meeting. That provision applied to the Collegium. Now any replacement would have to be through electoral process.

Agenda Point No. 13 : The names of Committee members, who have not attended Managing Committee meetings consecutively for 3 times during the tenure of this Management, may be provided during the ensuing AGM and also be displayed on notice board/website for the information of all members as well. (Rfn Subhash Pathania)

72. The Member was not present to explain his point.

Agenda Point No. 14 : The names of members who attend the Committee Meetings may also be mentioned in the Minutes of Proceedings of every Managing Committee Meeting henceforth. (Rfn Subhash Pathania)

73. The Member was not present to explain his point.

Agenda Point No. 15 : Main functionaries of the previous Management viz President, Gen Secy, Treasurer etc may be associated with the ensuing Land Enhancement Case (LEC) as well as National Consumers Grievances Redressal Commission, New Delhi (NCRDC) case so that benefit of their practical experience of past developments in r/o these cases could be harnessed for the good of the Society. (Rfn Subhash Pathania)

and

A sub-committee, as promised during the last AGM, may be formed involving core functionaries (viz ex-President, ex-GS & ex-Treasurer) of the previous Management also to apprise/ help the Management to pursue the NCDRC case diligently. (Lt Col G S Jeryal)

74. Reply. The Land Enhancement Case has been well handled by the Legal Sub Committee headed by the President. It is now in the final stages and no additions are required at this stage.

75. The President observed that the issue of the NCDRC case was getting to be hilarious. During the last GBM a proposal was made to hand over the management of the NCDRC case to the members of the previous management who had filed the case and were deeply concerned about its progress. However, Lt Col Kulwant Singh and Rfn Subhash Pathania refused to accept responsibility.

76. Thereafter on 31 Oct 2019, a letter was written to GOC-in-C Western Command, AWHO and Registrar of Societies on this issue, signed by 12 members. The long rambling narrative concluded with the following para :-

The misleading attempts being made time and again by the present management though special resolution etc. to withdraw the case **smack of illegal manipulation, arbitrariness and malafide intentions**. We therefore beseech your worthy honour that natural justice through NCDRC Case may please be provided/facilitated to all the 556 owners/veterans of our Society who had paid their hard earned money to the AWHO for owning a dwelling unit in Sandeep Vihar at normal/genuine cost. **We sanguinely hope and earnestly beseech your kind intervention to impress upon the MD, AWHO to let the matter be decided judiciously by the NCDRC to its logical conclusion lest we shall be left with no other alternative except to suffer the pains of impleading the case ourselves in NCDRC/Apex Court.**

77. The language used to describe the efforts of this management to resolve the case amicably and ensure a win situation where the return of AWHO Office Building and the return of interest on HUDA refund was ensured must be noted by all members. Every discussion on the subject had taken place in the Hall before all members and no canards had been spread through Nukkad Meetings. The management had committed to follow the decision of the House on which direction the case should take.

78. Now that these members had cast aspersions on the management and through them on the House, he proposed the following Resolution to hand over the handling of the case to them, in accordance to the requests submitted in the Agenda Point.

Resolution

79. The House resolves that the management of the Societies case against AWHO pending before NCDRC be handed over in totality to the following members of the previous management, in accordance with their request:

Col S K Chauhan – President.

Rfn Subhash Pathania – General Secretary.

Lt Col Kulwant Singh – Treasurer.

Requisite financial and clerical support will be provided by the Society

80. The Resolution was unanimously adopted by the House.

Agenda Point No. 16 : Interest on the amount collected from members for depositing with HUDA towards 3rd LEC - but not paid to HUDA, may be paid to members who have since sought the refund of the un-deposited principal amt. (Lt Col G S Jeryal)

81. The point had already been addressed.

Agenda Point No 17. The increase in Society Charges which has resulted in increase for the D Blocks should be rolled back being unjustified, discriminatory, biased, divisive and uncalled for. (Col R S Benal)

82. Lt Col R S Benal raised the issue of the revision of Society Charges based on the size of Flats as decided in the GBM of 08 Sep 2019. He mentioned that this was contrary to judgement of some High Courts. He accused the President that, the Gazette Notification of 22 June 2018 had not been promulgated in advance of that GBM. He further opined that the Society Bye Laws should have been amended before the Society Charges were revised.

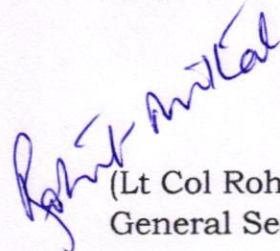
83. The President explained that, the management became aware of the notification when it was brought to their notice by the District Registrar during a meeting on 30 Aug 2019 to discuss a letter from certain members. Therefore, there was no question of having concealed it. Furthermore, the Society Charges had been amended in conformity with the amendment to HRRS Rules by the Government. Therefore, orders of various Courts in other States could not be quoted as authority to overrule the Acts of the State Government.

84. As far as revision of Society Charges was concerned, it was within the powers of the General Body. The orders of the State Government were accordingly implemented. The Society Bye Laws would be amended in due course, if required.

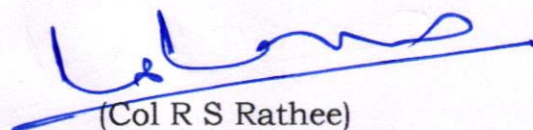
85. Before concluding, the President informed the members that one other point had been received from Lt Col G S Jeryal, which was libellous in nature and for which a Legal Notice had been issued to him. Hence the same had not been included in the Agenda, in order to avoid the Society becoming legally liable, along with him.

86. The President thanked the members for taking time out to attend the GBM.

Date : 10 Feb 2020


(Lt Col Rohit Mittal)
General Secretary

COUNTERSIGNED


(Col R S Rathee)
President

PROPOSED BUDGET FY 2020-21

ANTICIPATED INCOME

PROPOSED EXPENDITURE

			Sub Head	Total
Society Charges	₹ 1,37,47,200	Staff Salary		₹ 12,70,000
Interest Income	₹ 13,00,000	Security Contract		₹ 16,14,240
Rent from Shops	₹ 11,00,000	Lifts		₹ 15,78,000
		AMC	₹ 15,24,000	
Rent from Community Centre / Stalls / Guest Room	₹ 2,80,000	Misc Expenditure	₹ 54,000	
Passes and Stickers	₹ 1,00,000	Electricity		₹ 30,83,400
Penalty and Fine	₹ 18,000	Electricity Bill	₹ 30,00,000	
Documentation and Lift Charges	₹ 1,68,000	AMC Generator	₹ 35,400	
Electricity Charges	₹ 1,50,000	Misc Expenditure	₹ 48,000	
Miscellaneous Income	₹ 10,000	Water		₹ 17,88,000
Grand Total	₹ 1,68,73,200	Contract Payment	₹ 2,88,000	
		Water Bill	₹ 15,00,000	
		Sanitation Contract		₹ 14,40,000
		Lawns and Gardens		₹ 1,00,000
		Plants	₹ 20,000	
		Misc Expenditure	₹ 80,000	
		Repair and Civil Works		₹ 9,75,000
		Diesel	₹ 4,50,000	₹ 4,50,000
		Office		₹ 2,30,060
		Printing , Stationery and Consumables	₹ 60,000	
		Phone and Internet	₹ 0	
		Computer Maintenance	₹ 15,000	
		Audit and Legal fees	₹ 1,50,000	
		Postage and Courier	₹ 2,060	
		Bank Charges	₹ 3,000	
		Central Assets		₹ 70,000
		Guest rooms	₹ 10,000	
		Community Centre	₹ 10,000	
		Sports complex	₹ 50,000	
		Miscellaneous		₹ 1,74,500
		Cultural Activites	₹ 30,000	
		AMC CCTV	₹ 1,20,000	
		Boom Barriers	₹ 24,500	
		Credit to Corpus Fund		₹ 10,00,000
		CAPITAL EXPENDITURE		₹ 31,00,000
		Refurbishing of Lifts Ph2)	₹ 12,00,000	
		Fire Fighting System (Ph 2)	₹ 1,00,000	
		HT Feeder Line	₹ 10,00,000	
		Rainwater Harvesting	₹ 3,50,000	
		Repair and Painting of Pipe Shafts	₹ 4,50,000	
		Grand Total		₹ 1,68,73,200