

**Vishwas Nagar Evacuees' Plot Purchasers
Co operative Group Housing Society Ltd**
VISHWAS APPARTMENT, PLOT 6A SEC 23, DWARKA DELHI 110075, PHONE 45752818
(Regd No 2027)

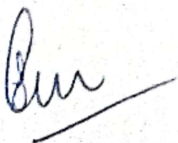
ANNUAL GENERAL BODY MEETING

06 Feb 22

MINUTES OF MEETING

Dated: 09Feb 2022

1. The Annual General Body Meeting was scheduled for 06 Feb 22 at 1100 h in Society Community Hall. At 1100 h the quorum was not complete. The required quorum was reached at 1130 h. The President on behalf of Management Committee welcomed all members to the Annual General Body Meeting. The members were advised to take all precautions in view of the COVID - 19 pandemic and not to let their guard down. It was brought to the notice of the General Body that the AGM was delayed due to the prevailing COVID-19 restrictions. The members were also briefed that due to the pandemic, the MC had faced a lot of difficulty in providing services and the expenditure had also gone up.
2. **Annual Audit Report FY 2020-21.** The Annual Audit Report had been circulated to all members through e-mail and the hard copy was also provided prior to commencement of the meeting. The same was discussed. The members were apprised about the current financial status of the Society as well. The members expressed their satisfaction at the financial status of the Society and unanimously passed the Annual Audit Report for FY 2020-21.
3. **Annual Budget FY 2021-22.** The annual budget for the FY 2021-22 was presented. The increase in expenditure especially on COVID related items had seen a sharp increase. This was primarily due to the purchase of Oxygen Concentrator. The members were informed that before the exponential rise in COVID cases during the second wave, the MC had been able to procure the said item. This was a timely decision, as at least three senior citizens in the society could be provided timely oxygen support before they were able to get a bed in the hospital. The members appreciated this effort. The budget for FY 2021-22 was passed by the unanimously.
4. **Extension of Flats as per increased FAR.** The members were briefed that, in line with the decision of the last AGM, the architect was approached, and he had provided a proposed layouts for the extension of flats. The same had been circulated to the members. The members were explained the two proposals sent by the architect. The members were also informed about the tentative cost of construction as given by the architect, which the members felt was too low. The members also wanted that to arrive at a decision they would like that aspirations of the members as far as possible may be accommodated in the design and least compromise should be made on ventilation and natural light in the flats.



5. Mrs Neelam Sinha, suggested that her son who is an architect, would volunteer to accommodate the suggestions from the members and work with the architect to arrive at an acceptable plan.

6. The issues relating to fee of the architect and the minimum numbers required to go ahead with the extension were also discussed in detail.

7. **Decision.** After detailed discussion on the subject the following decision was arrived at:

(a) The members should give their suggestions to Sh Abhirang Sinha s/o Smt Neelam Sinha latest by 20 Feb 2022. Subsequently, a meeting would be arranged between Sh Abhirang and the architect on mutually convenient date.

(b) The architect would be asked to prepare the plan accordingly and present it to the members during a SGBM specifically called for the purpose. The fee due to him would be equally shared by all members.

(c) A written consent would then be asked from the members for extension of flats. If 75% of the members agree, the extension would be carried out, the modalities of the same would then be worked out.

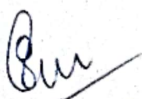
8. **Change from Single Point Distribution to Individual Electrical Meters.** The members were briefed about the difficulties being faced in getting the electrical subsidy and the disadvantage to the low consumption households. The calculations were explained in detail to the members. Sh AK Sharma explained the other advantages of going in for individual meters and the modalities involved in the same. He also clarified the doubts on the subject raised by various members. He also advised that the Society should go in for roof top solar power generation system, so that the common area electricity expenditure could be brought down further.

9. **Decision.** The members agreed to shift from present single point electricity distribution system to individual meters as well as roof top solar power generation system.

10. **Replacement/ Upgradation of the Lifts.** The members were briefed about the cost difference in the upgradation and replacement of the lifts as quoted by M/S Johnson Lifts. They were also informed about the modification package offered by M/S Johnson Lifts. Some additional features were also brought out by Dr AK Garg and Sh AK Sharma, which they desired if they could be incorporated during the upgrade.

11. **Decision.** The members expressed their desire to go in for upgradation of the lifts. As far as additional features were concerned, it was decided that the MC would organise a meeting with the representatives of M/S Johnson Lifts and Sh AK Sharma, Dr AK Garg on 13 Feb 22. If there is a possibility the same would be accommodated in the upgrade project.

12. **Financial Effect.** The members were informed that the Society had funds and upgradation of possibly two lifts could be financed from the same. The members were unanimous in their decision that the for the remaining lifts as well as roof top



solar panels the amount should be worked out and collected from the members, The amount should be collected in non MMC months i.e. remaining eight months in equated instalments.

13. There being no further points, the meeting came to an end at 1345 h.



(Nitin Jain)
Secretary



(S Malik)
Prersident