

**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)

Ref No _____

Dated 02 Oct 2019

**MINUTES OF THE AGM
29 SEP 2019**

1. The Annual General Body Meeting was convened in the Society Community Hall on 29 Sep 19, at 1000 h. The Notice for the same was given on 14 Sep 19. The meeting was chaired by Sh Surendra Malik, President MC, all members of the Management Committee were present. The required quorum was not complete at 1000 h and after the scheduled waiting period of one hour, the SGBM finally started at 1100 h. The list of members attending the SGBM is per the attendance sheet attached as Appx A.
2. The meeting commenced with the President welcoming the members to the SGBM. This was followed by the discussion on agenda points.
3. **Approval of Audit Report FY 2018-19.** The annual audited report for the FY 2018-19 was presented to the house. The following write offs were brought to the notice of the house:
 - (a) **Outstanding TDS.** It was brought to the notice of the members that a TDS amount of Rs 11,74,124/ was pending with IT Dept. The same was not possible to be realized now since the IT Return for FYs prior to 2017-18 had not been filed by the Society.
 - (b) **Members Adjustment.** An amount of 19,176/ which were outstanding towards individual members adjustments.
4. **Decision.** The house unanimously approved the Audit Report for FY 2018-19. The members also requested MC to explore if it was possible to reduce the IT liability of the Society. The MC assured that it would consult the members and explore all possible ways to reduce it.
5. **Work Services Undertaken since last GBM.** The members were briefed on various work services undertaken since Mar 19. The scope of the work services, the contractor and the cost involved was informed to the members. The same is attached as Appx 'B' to this document.
6. **Decision.** The members expressed their satisfaction with the various work services undertaken and approved the expenditure incurred on the same.

7. **Progress on Work Services towards Shaft Repairs.** The members were briefed on the major ongoing work towards the shaft repairs. It was brought to the notice of the members that the work on the project had to be temporarily stopped due to shortage of funds. It was also brought out that the major escalation in the cost was observed primarily due to measurements far below the estimated measurements quoted by the contractor in the cost estimates. It was also brought to the attention of the house that the escalation was also due to the additional works which were not part of the original plan and were added at a later date. Various doubts raised by the members about the contract were also clarified. Some of the members suggested that the contractual obligations could have been made more stringent to avoid the escalation in the cost. The house was informed that a Contract Negotiation Committee was constituted to negotiate the terms and conditions of the contract and it was done to the best of the abilities and collective experience of this Committee as well as MC members. The Committee informed the house that with the present estimates an additional cost of Rs 35 lakhs (above the initial budgeted cost) would be involve in completion of the stated works. Additionally, new estimates would be taken from other contractor as well since the scope of work services was much more clearer than initially and a decision accordingly. The members asked about the likely commencement of works. It was informed that the tower rent accumulated is being used to finance the works and it would be about Apr 19 when the repair work would re commence and the paneling would take even longer and it would be completed by mid 2021.

8. **Decision.** The house decided that the work needs to be completed at the earliest. The contract should be re negotiated to get the cost down. The additional money required towards completion should be collected equally from all members.

9. **Progress on Fire Fighting Services.** The house was briefed that the work services towards special repairs to fire fighting system had exceeded the initial estimates of Rs five lakhs to a figure close to Rs 7.5 lakhs. This was owing to the poor state of pipes and related accessories. Almost a complete change of pipes was required to be undertaken, since almost all pipes had corroded. The work is likely to be completed by end Oct.

10. **Decision.** The house approved additional expenditure for special repairs to fire fighting system. It was also decided that once the system is operational, a demonstration about handling of fire fighting appliances would be conducted by the contractor.

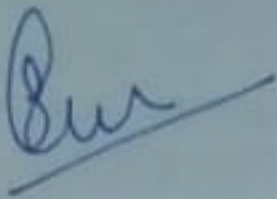
11. **Proposed Parking Policy.** The proposed parking policy as suggested by Dr AK Garg was discussed. It was brought out that one covered and one open parking may be allotted free of charge. In case of two covered parking additional charges would be levied depending upon the type of covered parking. Additional parking for third and fourth car would be charged at incrementally higher rates.

12. Decision. The house decided that the MC would take the requirements of the individual members and work out on allotting the parking slots. The charges would also be indicated in the circular.

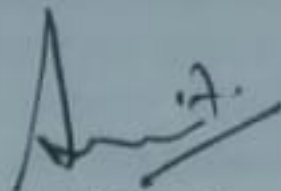
13. Extension of Flats. The members were briefed on the increased FAR, the proposed layout of extension and the cost factor involved. There were various opinions on the subject.

14. Decision. The house asked the MC to circulate the proposed extension plan and seek the opinion of individual members on their agreement/ disagreement for the extension.

15. There being no further points the meeting came to a close at 1330h.



(Surendra Malik)
President



(Amit Goel)
Vice President



(Nitin Jain)
Secretary