

# VISHWAS NAGAR EVACUEE'S PLOT PURCHASERS CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

(Regd No 2027)

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Dated: 03 Jan 2021

## ANNUAL GENERAL BODY MEETING 03 JAN 21 MINUTES OF MEETING

1. The Annual General Body Meeting was scheduled for 03 Jan 21 at 1030 h in Society Community Hall. At 1030 h the quorum was not complete, which was reached at 1100 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 till the vaccinated. It was brought to the notice of the General Body that the AGM was delayed due to the prevailing COVID-19 restrictions.

2. Annual Audit Report FY 2019-20. The Annual Audit Report had been circulated to all members prior to commencement of the AGM. 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 2019-20.

3. Budget for FY 2020-21. The annual budget for FY 2020-21 was presented. The following points emerged out during the discussion on the budget proposals:

(a) COVID Related Expenditure. The members were apprised that additional expenditure would be incurred due to various sanitization and safety measures put in place towards COVID control. However, all efforts were being made, like curtailing expenditure under various other heads, so that no additional expenses are passed on to the members. The members were in agreement that these measures would be required over foreseeable future and the expenditure on anti- COVID measures was an inescapable necessity.

(b) Building Insurance. The members wanted to the details of the building insurance and it's adequacy. The General Body was informed that in the current year the building was insured for a sum of Rs 28 crores as against Rs 25 crores till last year. However, the members wanted that the building should be valued and if required the insurance cover for the next year should be enhanced. The members were informed that the valuation process would be undertaken by



the Society and the valuation fee, the correct value of the building, and enhanced premium would be informed to the members through mail. The additional costs on account of the same would be factored in the budget for next financial year.

(c) **AMC Lifts.** The members expressed their concern over the high cost of AMC vis-à-vis serviceability of the lifts. The members were informed that lifts were approaching the end of their service life. The frequent breakdowns were due to obsolete parts which were difficult to get as well as supply line challenges due to govt restrictions on imports. The members further asked if the renovation of the existing lifts could be undertaken. They were informed that some of the Societies in Dwarka, which had gone in for up-gradation of lifts were not satisfied with it. The cost of renovations was as much as 60%-70% of the cost of the new lifts which was approximately 11 -12 lakhs per lift. The issue of changing over to one bigger lift in each tower was also discussed. The members were informed that the same was a very costly affair be it installation, running or maintenance. The General Body decided that the MC should initiate action for replacement of the existing lifts with no change in capacity with two lifts in FY 2021-22 and the remaining two in FY 2022-23. Reputed and established companies like OTIS, Schindler, KONE, etc may be approached by floating the RFPs and inviting tenders. The money would be charged to all the members and the payment schedule for the same to be worked. The members were informed that all the information on installation of lifts would be communicated to the members from time to time, through e mail once the process is initiated.

(d) **Monthly Collection of MMC.** One of the members requested that instead of quarterly collection of MMC, if possible monthly collection should be initiated. The General Body was informed that electricity and water bills are collected from residents for the previous month while the payment for the same has already been to the BSES and DJB made by the Society. Monthly collection of MMC would adversely affect the liquidity which was not desirable. The General Body decided to continue with the present system of quarterly MMC collection.

(e) **Water Expenses.** The members expressed their concern over the high water bills. The General Body was briefed that MC had limited control over the water consumption in the individual flats. It was also brought to the notice of the members that the annual average water bill in calendar year 2020 was Rs Five Hundred Ten Rupees. The billing details as charged by DJB were also shared with the members. It was brought out that it was the responsibility of all members to control their water consumption. The General Body decided that low flow washers be installed in kitchen taps of all flats to control water consumption.

(f) **Interest on Delayed Payments.** The General Body was briefed that the numbers of defaulters for MMC payments had reduced considerably in the past year. In view of the above, the interest on delayed payment of dues may be

11



reduced to 15%. The members were in agreement to reduce the interest on delayed payment to Society to 15% with effect from 01 Jan 21.

(g) The General Body approved the budget for FY 2020-21, which is annexed as Annexure 'A'.

4. **Single Point Electricity Distribution vis-à-vis Individual Electricity Meters.**

The members were informed that time and again the MC was getting requests to change over to individual electricity meters from the present system of single point distribution. The members were briefed that both the system had their own advantages and disadvantages. After detailed discussion on the subject the members were overwhelmingly in favour of continuing with present system of single point distribution. The following issues were asked to be implemented by the MC for betterment of the existing system:

(a) Slab wise charging of energy charges to be implemented in consonance with Public Awareness Circulars of DERC.

(b) A suitable person to be hired for claiming electricity subsidy and the expenses thereof be charged to residents claiming subsidy.

5. **Extension of Flats.** The members were briefed that since the last AGM, some headway had been made as far as extension of flats to utilize increased FAR. One of the architect who had offered his services for free had given an estimated 330 sq ft of extension. A couple of designs had also been offered. Some of the members were keen on more proactive action towards extension of flats, while some were reluctant. The members were apprised that for the extension of flats, all members have to express their willingness and full monetary collection needs to be done before the commencement of construction. Various issues likely to be faced during the project were also discussed. The General Body asked the MC to hire an architect to prepare design options, costing, scope of work and timelines. The same to be circulated to members through e mail and consent of members for the project be obtained.

6. **Work Services for FY 2020-21.** In view of limited time available in the current Financial Year, there was little scope of getting many work services completed, therefore, the following work services in order of priority were approved by the General Body:

(a) Termite treatment for building and common area.

(b) Repairs to overhead tank No 2 Tower.

(c) Repair to sewage pit in basement for both the towers.

(d) Completion of shaft repairs to 2 X double shafts and 1 X single shaft.



(e) Repairs to basement roof and concealing/ re routing of cables below the society garden.

7. **Refund of Building Construction Fund .** The General Body was briefed about the Building Construction Fund amount of Rs Fifty Thousand each outstanding against fifteen flats and the GBM decision of Nov 12 on subject. The members were almost unanimous in saying that the amount should be refunded to all the fifteen members. An indemnity certificate should be taken from all such members to indemnify the Society Management from any future claims if they may arise. A lawyer may be hired to suitably word the indemnity certificate.


8. **Miscellaneous Points.** During the meeting the following points emerged:

(a) **Water Proofing of Terrace.** The members brought out it to the notice of the house that with time the terrace had developed cracks and the houses were prone to sewage. The members were ensured that the water proofing of the terrace would be undertaken on priority.

(b) **Stretcher for Evacuation.** The members brought out that a collapsible stretcher should be procured for use during any medical emergency. The members were informed that a wheel chair was available in the guard room for any medical requirement. However, as desired by the members, an additionally a collapsible stretcher would also be procured and positioned in the Guard Room.

9. The President thanked all members for sparing their valuable time for the AGM. He also complimented all attendees for braving the pandemic and inclement weather to register one of the highest attendances in AGMs so far. There being no further points, the meeting came to an end at 1345h.

  
(N Jain)  
Secretary

  
(A Goel)  
Vice President

  
(S Malik)  
President