

Minutes of General Body Meeting Held on 26.04.2015

Minutes of General Body Meeting held on 26 / 04 / 2015 at 10.00 AM at connecting bridge First floor of Sanskriti Apartments, Sector 19-B, Dwarka, New Delhi 110075.

As the quorum of the meeting was incomplete, the meeting was adjourned for half an hour from 10.15 AM to 10.45 AM with the direction that the adjourned meeting shall be convened at 10.45 AM at the same place. The house reassembled at 10.45 AM and the members present were considered as valid quorum and as per directions from House, subsequently the proceeding of the house was started. The meeting was attended by 37 members and the attendance list is available at page no. 50-51 along with the signatures of respective members in the GBM attendance register.

The agenda items which were already been circulated to the members prior to the meeting are as follows:

1. To Nominate chair person for preside over the GB meeting on 26/4/2015.
2. To consider and approve the minutes of the meeting of previous GBM held on 22/02/2015.
3. To discuss on resignation from the post of PRESIDENT and approval of new PRESIDENT.
4. Electricity challan from BSES on RWA for theft of electricity.
5. To approve the maintenance recovery plan.
6. Any other matter with the permission of chair.

Agenda 1

General Secretary informed the house that Sh. Indrajeet Singh has resigned from the post of President and request the house to nominate one person from house to chair the meeting.

Sh. S.D. Gupta flat no. 153 proposed the name of Sh. Anuj Sharma Flat no.296 and Dr. Khanna Flat no. 192 seconded the proposal. House approves the proposal with one voice and request Sh. Anuj Sharma to chair the house, which sh. Anuj Sharma respectfully refused to accept. After persuasion from house Sh. Anuj Sharma agreed to chair the GBM of 26.04.2015.

Agenda 2

General Secretary informed the house that there were three objections received in linkage with the previous GBM minutes of meetings circulated among the residents/members. Among the objections received the following were discussed and would be incorporated.

- Raised by Mrs. Mukhopadhyay that she did not object to Mr. Inderjeet Singh but she clarified.
- Raised by Sh. Deepak Sachdeva. It was clarified that in MOM instead of they it will read as Sh. Sanjeev Kumar.
- Raised by Sh. Sanjeev Kumar were read and were not accepted.

Incorporation of these points shall be made in MOM of GBM 22.02.2015. **House approves the MOM of 22.02.2015 along with two amendments mentioned above.**

Agenda 3

General Secretary Informed the house that Sh. Inderjeet Singh has resigned from his post of President in the EC meeting dated 12.04.2015. To come up from the situation an EC is called on 19.04.2015 and As per MOA clause no. 8, page no.22 i.e. **“Any vacancy in the Executive Body and The General Body till the further elections to be held by the Association The vacancy will be filled up by co-opting a member by a majority from the existing executive members who have continued in the office”**. EC meeting dated 19.04 2015 had approved the name of Dr. Shubhash Chander flat no. 566 as new President with one voice.

On date 22.04.2015 sh. Rakesh Rawat resigned his post of Treasurer of RWA, To overcome this situation an EC is called on 25.04.2015 and As per MOA clause no.8 page no.22 i.e. **“Any vacancy in the Executive Body and The General Body till the further elections to be held by the Association The vacancy will be filled up by co-opting a member by a majority from the existing executive members who have continued in the office”**. EC approved the name of Sh. Hemant Kumar Flat no.247 as new Treasurer.

Resignation of President Sh. Indrajeet Singh and Treasurer Sh. Rakesh Rawat was approved by General house without any objection. Names of Dr. Shubhash

Chander as President and Sh. Hemant kumar as Treasurer were put up for approval, GBM approves the proposed names for respective Posts with one voice.

Dr. Subhash Chandra and Sh. Hemant kumar thanked the house and resolved that they will do complete justice to the assigned responsibility.

Dr. N.S. Rawat Vice President then began to address the house and said that there are two groups in society which have difference in opinion and present body has to be dissolved as President has already resigned. He also offered his resignation along with resignation of Mrs. Anandita Mukhopadhyay from their respective posts of Vice President and Joint Treasurer in RWA. He also proposed that only senior citizens should be assigned such posts so that work RWA would run smoothly. We two groups should avoid conflicts. Dr. N.S. Rawat says that **“I resigns from my post in RWA and will never come to RWA elections or meetings now onwards”**.

In response and to mitigate the confusion, Sh. H. S. Mehra explained the factual situation to the house that there is no such provision in Memorandum of Association of our RWA which says that to dissolve the body in the event of President or any other RWA office bearer resigning. He also berated the proposed resignation of Dr .N.S. Rawat and said that his resignation is a sign and suggestion that he is part of a group which wants complete control even if all the functions of RWA comes to a halt. Sh. Mehra also urged Dr. N.S. Rawat to remain a RWA official to allow the RWA to continue with the welfare activities for the benefit of all the residents. House agreed to the points raised by Sh .H.S. Mehra and rejects the resignations proposed by Dr. N.S. Rawat and Mrs Anindita Mukhopadhyay.

The Hon'ble House rejected the resignations with one voice.

Sh.H.S Mehra explained the house that lakhs of rupees have been spent by RWA in court cases against Residents which were unnecessary. He sited an incident in which for recovery of 26,000/- fees of more than 50,000/- were paid to lawyers, He proposed that any such legal expense must be approved in GBM prior to expenditure.

The Hon'ble House approved the proposal with one voice.

Agenda 4

General Secretary informed the house that a challan of Rs.11109/- for Electricity theft is imposed on RWA by BSES. This challan is on use of electricity without meter at RWA office, water level alarms, CCTV's etc. General Secretary informs the house that

RWA has already applied for a Electricity connection but as president denies to sign the papers BSES did not provide the temporary connection in the Name of RWA.

Sh. R.S. Rathore requested the house to make it a point that whoever is elected as President shall bear the responsibility for electricity connection and same shall be transferred whenever new body takes charge.

Sh. Parveen Kumar requested the new president to take care of needful formalities so that RWA may get a electricity meter on its name. President Dr. Subhash Chander promised and assured that house that he will do all the formalities required and get the electricity connection in the name of RWA.

The Hon'ble House asked the President to take Electricity Connection on Priority.

Agenda 5

Sh. Parveen Kumar, General Secretary explained before the house that it was always the priority of our team that complete transparency must be maintained in the working of RWA. He said that his team has worked with complete devotion in welfare of society. This is first time in history of Sanskriti apartments that any RWA has published the minutes of meetings publically. The minutes of meetings of Executive meetings & General body meetings are also available on Sanskriti apartments website. He added that the RWA Team tried their level best to stop any misuse of public money. With the help of Residents, this team is able to set at Milk kiosk of AMUL in our society after 7 years. **With setting up of Kiosk apart from facility to Residents we have been able to generate an additional income of Rs 42000/-.**

He further Informed the house that a new Scrap dealer was appointed who is paying Rs 6000/- per month as the old one was paying just Rs 1000/- per month. Additional Income of Rs 60000/- has been generated per year.

General Secretary informed the house that RWA celebrate various religious and social functions without using maintenance funds. RWA had worked hard for creating harmonious atmosphere in society and make our home a beautiful place to live, RWA have succeeded in it and expect fellow residents to contribute in this way in future. **Incorporating this has saved the members of RWA an additional amount of Rs 1,65,000/=(approx).**

He further informed that submission of TDS return from RWA was irregular since last 7 years which result a late fees charge of Rs.68000/- towards RWA as penalty.

With the efforts the RWA Team we successfully close the issue by merely submitting Rs.20000/- only and **saved Rs.48000/- of RWA**. General Secretary explained the house that even after various hurdles like non-payment to service providers in time. Its not only duty of Sweeping- cleaning and security agencies to up keep the society but its also our responsibility to help them in doing their duties. **It is there for everyone to see as to how much the current team has saved and recovered this year.**

General Secretary informed the house that a scheme for collection of pending maintenance payments is prepared and approved in EC meeting dated 19.04.2015 which is as under:

1. Office manager will be visiting homes of Residents to collect the payments.
2. Names and Flat Numbers of members who have dues more than Rs.6000/- shall be displayed on Notice board.
3. Members shall be permitted to deposit 50 % of their total dues at once and shall pay the balance in three equated monthly installments.
4. After one month of display of the notice, penalty interest @18% per year shall be imposed on defaulters and in case a legal action is taken to recover the dues all legal charges will be recovered from defaulter with interest charges.
5. As per MOA (Memorandum of Association) clause no. 7 of page no.7 due payments for more then 3 months continuously are liable for cancellation of membership and same shall be implemented as it is after discussion in EC.

General Secretary asked for approval on above points from house. **House approved the scheme without any objection.**

Agenda 6

Dr. N.S. Rawat raised the point that condition of sweeping and cleaning is not good.

Sh. Parveen Kumar shared with the house about procedure to change the agencies, and working of the agencies is seriously affected due to non payment to service providers by RWA. He also explained the house that hand over from President and Treasurer shall be made at earliest.

Sh. R.N.Gupta suggested the house to have a committee of senior citizens to take care of general services like sweeping & cleaning and Security.

Dr. Subhash Chander, President seconded the suggestion given by Sh.R.N.Gupta, House approving the proposal. President also suggested for starting a temporary clinic by the doctors in society for residents as free consultancy. He also proposed to start KAR SEWA in society once in a month so that residents shall be made aware of importance of cleanliness in society.

Sh. S.D. Gupta expressed that no waste should be allowed to dump at back side of society as done by waste pickers in morning. He brought it to the house that waste picker segregates the waste at back side which is unhygienic and cause of many health problems too.

Dr. Kaushal expressed that we can hire any agency but Residents also need to look in their civic duties for betterment of apartments. He requested and suggest the house to educate residents for maintaining the cleanliness in society. He explain the house that problem of stray dogs in society is due to the residents who feed these dogs which should be restricted and pet owners must be served with MCD guidelines.

Sh. Anuj Sharma proposed to keep a check on material and must be allowed after proper verification and deposit of security money at RWA office so that MALBA around the society shall be properly managed. He also proposed to put role of RWA in renting the flats by flat owners. He also informed the house that RWA recruited MALI is often found working in homes of residents during his office hours which is not right and RWA must keep a check on this.

Sh. Parveen Kumar explained to the house that no hand over of documents has been made to him by earlier General Secretary. He also informed the house that a NOC has been issued by Sh. Dayachand office Manager to Sh.Indrajeet singh without consent of other office bearers.

Sh. Dayachand Office Manager disclosed that President Sh. Indrajeet Singh forced him to provide this NOC which he is not empowered too. He also inform the house that he have no documents/records available with him. House condemn this act of Sh.Indrajeet singh and office manager and direct Sh.Daya chand to prepare the list of document available in RWA office which are in his possession and provide it to RWA officials at earliest.

Sh. Anuj Sharma informed the house that Residents complaint about Tenants that they create nuisance as they are not verified. He proposed that all Apartments should be put on Rent through the RWA and a Standard set of Agreement should be

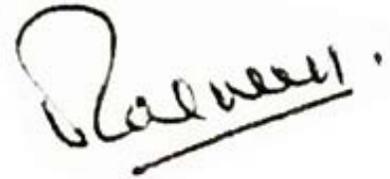
adhered to. He further said if possible RWA can charge a fee it would be better. As this would generate additional revenue to RWA.

The Hon'ble House appreciated the proposal of Sh Anuj Sharma and approved with one voice.

Sh. Anuj Sharma handed over the presiding chair to Dr. Subhash Chander. Dr. Subhash Chander appealed to the house for full support in creating harmonious environment in society and avoid controversies in future.

Dr. Subhash Chander thanked the house for attending the meeting and requested to adjourn the house till next intimation.

The minutes of meeting are written by General Secretary Sh. Parveen Kumar. If you notice anything missing or have an objection (if any) to any of the points mentioned in the minutes, please send your objection to rwa@sanskritiapartments.com or handover your written objection to GS. In case of any questions, please contact General Secretary RWA at 9810329885. We request you to send your feedback by within 15 days from the date of dispersal of the MOM.



Parveen Kumar (General Secretary)