

20/01/2019

General Body Minutes of Meeting dated 02/12/2018

General Body meeting (GBM) was held on 02/12/2018 at 10:30 AM at connecting bridge first floor at Sanskriti apartments, sector 19B, Dwarka, New Delhi 110075. As the quorum of the meeting was incomplete, the meeting was adjourned for half an hour from 10.30 AM to 11.00 AM with the direction of the President RWA. The house reassembled at 11.00 AM and the members present in the meeting, were considered as valid quorum and the proceeding of the meeting was started. The meeting was attended by 59 members the attendance list is available at page No. 17 & 18 along with their signature of respective members in GBM and AGM meeting attendance register.

The GBM agenda was already circulated to the members prior to the meeting as follows.

1. Welcome of Members/Residents by President.
2. To consider and approve the last GBM minutes dated 29/7/2018.
3. To discuss upon a letter received from DDA for handover of electrical, mechanical services and lift maintenance.
4. To discuss about Court Case filed against the General Secretary.
5. Any other matter with the permission of chair.

Agenda No.1

President, Sh. Rajeev Singh Rathore welcomed all the residents and started the proceeding of the General Body Meeting.

Agenda No.2

Minutes of last GBM dated 29/07/2018 was put up for approval by General Secretary. Sh. Balbir Singh Tyagi R/O Flat No. 209 and Sri C S Mehra R/O Flat No.524 both objected that these minutes cannot be approved as the matter regarding "increase of maintenance/ Monthly Subscription" was not kept under the main agenda of last GBM. It was decided to continue with the meeting and approve the minutes by voting but somehow it could not be achieved. All other

points were approved except for the "increase of maintenance/Monthly Subscription" as the house observed that it was a procedural lapse. There was a lot of discussion regarding the procedure as to be followed for increase of maintenance/Monthly subscription which was put forward by Sh. Balbir Singh Tyagi but the RWA executive was of the view that since no objections came in the defined period it should be considered as increased maintenance/Monthly subscription. Some heated arguments happened between Sh. Balbir Singh Tyagi and RWA members. President pacify the heated moments and emphasize that the decorum of the meeting must be maintained by Sh. Balbir Singh Tyagi. He was asked to co-operate in the meeting proceedings and not to deviate the agenda of the meeting. President further expressed his dis-pleasure on the issues raised by Sh. Balbir Singh Tyagi, he was asked to leave the meeting if he did not participate peacefully.

Agenda No. 3

President put forward that the DDA vide their letter dated 01/11/2018 & 28/11/2018, has put the onus of the maintenance of electrical, lifts and common area onto the RWA. It is not just our apartments but other Apartments namely Atulya, Platinum and Golden Heights were also asked by the DDA for handover. To this Sh. Balbir Singh Tyagi and Sh. C.S Mehra said that this problem occurred because of the President follow up with DDA and other higher authorities to get the lifts and firefighting equipment in operational order. Because of all this, DDA has taken this stand so that the Residents were being penalized.

The President said he was surprised to hear that by taking up this matter with the concerned authorities the RWA was asked for the hand over. He apprised the house that it was a Policy Decision of DDA and not just RWA of our apartments was being asked to take over the handover maintenance but all other RWA of Atulya, Platinum and Golden Heights Apartments which was built on same pattern in Dwarka, were asked to take over the maintenance. As per DDA, they have not charged the maintenance amount at the time of flat allotment, hence they will not provide the maintenance. The house was further informed that DDA has recently allotted the flats in Sector 18B, wherein the flat owners at sector 18B

were charged a lump sum amount for maintenance for 30 years. Accordingly, DDA may be asked to collect maintenance amount individually from flat owners of our apartment.

The house unanimously decided that RWA should express their inability to take the handover and DDA to be communicated accordingly. DDA may correspond with individual flats and collect the maintenance amount. President, further informed that we along with other 3 RWAs, have already sent the letter to DDA but till date we have not received any positive response from DDA. Sh. Lalit Sharma R/O 375 was of the view that we should look for a legal Proceeding against DDA. The house further observed that legal opinion in the said matter may be obtained and appropriate legal action may be taken accordingly. Till the time, the said matter gets resolved, RWA may maintain the critical services under the protest communications with DDA. President, requested all the members to come together by keeping their differences aside, to resolve the said matter.

Agenda No. 4

The house was made aware about a legal proceeding against the General Secretary, RWA made by a maid whose entry was restricted as a complaint was registered against her from one of the residents for theft. The President informed about this case to the house and said he wanted to bring it to the notice of the house as he had promised in his last GBM that no advocate fees would be paid from the RWA fund.

The house was open for discussion Capt. Satbir Singh R/O flat No. 270 said that he has no problem about the maintenance to be increased as everything has increased in the last 10 years. He appreciated the work of the RWA and said that there are places where maintenance is a very high .He said we should not go for unnecessary discussion on the maintenance issue

Sh. Sanjeev Thakur R/O flat No. 330 state that it is due to lot of pressure in the form of writing letters to DDA that the DDA has sent as a recovery notice he said he had also received the same but had some influence to get it waived off. He said because of the letter being written by the president all societies of the same

structure are suffering .He further said that he was of the view that no money should be spent on the case of the g

General Secretary and it was his character due to which he is suffering to which the house asked him are you sure what you are saying.

Sh. Bhagwan R/O flat No. 204 said that the character of General Secretary is not good and RWA should not spend any money on this.

Sh. Hemant Kumar R/O flat No. 247 said to Sh. Sanjeev Thakur and Sh. Bhagwan that do you believe that the character of our General Secretary is such that a maid can make an allegation against him. To this the house said that it cannot be true.

Sh. D K Sachdeva R/O flat No.155 said that although he may have lot of differences with General Secretary but he would not believe that such type of incident can be taken lightly. He appraised the house that if we do not nip it in the bud the whole issue will rock the apartments. He said he was scared to say anything to his maid as maybe tomorrow she may also file a similar case against him. He said we should come together and stop such type of activities in the society.

Sh. Deepak Sachdeva R/O flat No.428 said that he was in the team of Election officers and a case was filed against him and late Col Kulashri and they paid the legal fees themselves and they should be refunded same.

Sh. H S Mehra R/O flat No.191 appraised the house about the case to which Deepak Sachdeva had mentioned. He told the house how the then Election Team had overruled the decision of the GBM and were challenged in Court. The Judgment was against the Election Team and the Judge in her Order had said that GBM is supreme and the Election Team was at fault. It was the behavior of the Election Team that it went into litigation as they were requested to follow GBM decision to which they did not.

House was of the view that the case against General Secretary should be defended by the RWA.

Agenda No.5

Sh. Hrdya Narain R/O 348 said that we should ask the Post office to provide a mobile post office at our gate and also a Mobile Library should be tried by RWA.

At last the RWA EC members did not get approval for the revision of monthly subscription due to few ridged members. The RWA members accepted the shortfall regarding the procedural lapse for 'Increase of Monthly subscription, which was completely unintentional and asked to the house to please approve the same as a respect of RWA decisions and respect the GBM decisions, In future it cannot happen. But only few members did not agree to approve, even after the request made by President and entire RWA EC members. Then RWA President gave his consent for respect of few members, agreed that the increase of maintenance is the need of the hour and it will be reconsidered in the manner as suggested by Sh. Balbir Tyagi in the next GBM, but the new monthly subscription will be effective from 1st October 2018 onwards. The house agreed in-principally in the said matter.

The meeting ended with a vote of thanks by President.

Note:

Dear Residents In the above minutes of meeting I have not written views and comments of each and every residents which were discussed/shared in General Body meeting. I have written views/expressions of only a few residents related with the proceedings.

The minutes of meeting are written by me (General Secretary). If you notice anything is missing or have an objection to any of the above points mentioned in the minutes, please send your objections/suggestions email to rwa@sanskritiapartments.com or handover their objections to GS/RWA off in written. I request you to send your feedback before **26/01/2019.**

Thanks

Parveen Kumar

General Secretary