

12/5/2019

Minutes of General Body meeting held on 17/02/2019

Minutes of GBM held on 17/02/2019 at 10.30 AM at first floor of connecting bridge of Sanskriti apartments, Sector 19B, Dwarka, New Delhi 110075. As the quorum of the meeting was incomplete at 10:30 AM, the meeting was adjourned for half an hour from 10.30 AM to 11.00 AM with the direction of the President (Sh. Rajeev Singh Rathore) that the adjourned meeting shall be convened at 11.00 am at the same place. Accordingly, the house reassembled at 11.00 AM and the members present were considered as valid quorum and as per directions from President opened the meeting, subsequently the proceeding of the house was started. The meeting was attended by 66 members and the attendance list is available at page No. 31, 32 & 33 along with the signature of respective members in GBM and AGM meeting attendance register.

The agenda of the meeting was already circulated to the members prior to the meeting which is as follows.

1. Welcome of Residents/members by President.
2. To consider and approve the last GBM minutes dated 2/12/2018.
3. A progress report present by General Secretary.
4. To review of Monthly Subscription.
5. Any other matter with the permission of chair.

Before the official beginning of the meeting President Sh. Rajeev Singh Rathore requested to all present residents/ members to give tribute to the Indian Army soldiers who were martyred in Pulwama attack by observing two-minute silence as a mark of respect.

Agenda No.- 1:

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

Agenda No.- 2:

Minutes of last GBM dated 2/12/2018 was put up for approval by General Secretary. Few members who were not present in the previous GBM dated 02/12/2018 have objected on MOM contents, GS informed the house only one objection letter was received on 26/1/2018 regarding MOM of GBM dated 2/12/2018 which has been incorporated in MOM after that he has not received any further objections. GS requested the house for the approval of the MOM dated 2/12/2018 and also proposed that we should distribute the minutes of meeting in future will be via digital mode such as whatsapp website etc, Members/residents present approved the MOM dated 2/12/2018 and distribution of minutes of meeting of GBM/AGM via digital mode by voice vote, GS thanks to house. GS also said those people who want Hard Copy can get same from the RWA office.

Agenda No.- 3:

General Secretary informed that the RWA was working for the Welfare of the Apartments. To keep the transparency among all residents, we have developed a web portal named <https://my.sanskritiapartments.com>. This web portal has been developed free of cost by **Sh. Vinay Bansal of Flat No.195, Executive Member of RWA**, and saved lacs of rupees of development cost to RWA. RWA just need to pay the minimum possible hosting charges which is Rs 5000/- (plus GST) per annum. The SSL cost and the public website hosting still has been provided voluntarily by him. Earlier our records were maintained manually in Excel sheet and it was difficult to find errors in data entry. This application resulting a full office automation and delivering various reports to residents. Residents now can see their RWA Bills, Payment Receipts, Make Complaints, View Notices, Upload Documents, Pay Online and much more. RWA office and residents can now communicate among them more efficiently with the help of this application.

RWA has also procured one computer system for RWA office with latest updated features for Rs 30000/- To enhance the security system in our society, fully automated Boom Barrier has been installed and all expenses incurred in implementation of Boom Barrier being neutralized by the additional income generated through various innovative initiatives taken by RWA.

Few examples of the initiatives for the generation of additional income are:

- Increased rental income from the vegetable vendor and Amul Kiosk which is Rs. 12,000/- per month. Earlier Vegetable Vendor and Amul Kiosk used to pay monthly Rs. 6000/- per month (Rs, 1500/-and Rs 4500/- respectively).
- Big Basket smart vending machine has been installed at Core-2 in our society, all residents are finding it very useful & convenient for getting the daily needs items available 24 hours within our society campus and additionally RWA getting revenue of Rs. 2000/- Per Month plus Rs 1000/= as Electrical Consumption Charges..
- Advertisement panels in all 14 lift getting the additional revenue to RWA of Rs.14000/- per month.

Total additional revenue amount of Rs 29,000/- per month has been already started generating from all above initiatives and our monthly payment to M/s. Parkwheel is Rs. 20,500/- plus tax @ 18% (GST) for installing & maintaining the Boom barrier for 36 months from the date of installation. Important to highlight to all residents that due to our team's tough negotiations with M/s. Parkwheel, we have been able to manage to sign the agreement for 36 months against their proposal of 60 months, whereas other societies in NCR including Dwarka M/s. Parkwheel has signed the agreement is for minimum 60 months. Therefore, in nutshell, we have been able to manage to save the additional expense of our RWA $\text{Rs. } 20,500 \times 24 \text{ months} = \text{Rs } 4,92,000/ + 18\% \text{ GST}$.

Agenda No. 4.

GS informed to the house that the review of monthly subscription is already presented in the GBM dated 29/7/2018 with the budget. RWA EC committee had proposed the monthly subscription of Rs. 1200/-. The house agreed to the monthly subscription of Rs 1000/- after discussions and reviews by the members/residents present. But few members differed upon this decision, because the point was not taken in main agenda, they asked us to put first the revision of monthly subscription in main agenda point and accordingly discuss in GB meeting, if approved then RWA can implement the new monthly subscription. Based on the resident's inputs, RWA EC called a GBM on 27/1/2019 with the Agenda to review of monthly subscription; unfortunately the meeting was adjourned without any decision/conclusion. RWA EC again called GBM dated 17/2/2018 with the agenda to review of monthly subscription for discussion and approval. **Finally, the house has approved the monthly subscription of Rs 1000/- with effective from initially proposed date i.e. from 1st October 2018 after discussion in details and decision by vote. 17 members out of 66 present members had objected on the decision.**

The President informed the house about a few letters received from DDA and their demands to which we have not agreed. This case was not just to our apartments but the other three apartments in Dwarka which were allotted prior to 2010. He also informed the house that we had visited DDA Vikas Sadan Office, DDA Dwarka Office and met with various officers including Executive Engineer. He shared the letter with the entire house. General Secretary told that if we take into consideration the amount which will be required for maintaining the common areas namely the lifts and electricity bill that would be additional monthly burden of Rs 1000/- approximately per flat apart from the maintenance which we are discussing here. Some residents were of the view that major expenses incurred by the RWA should be approved in the GBM. GS replied off course that we are doing but some expenses which cannot wait for GBM approval.

Inputs/Suggestions from various residents:

Mrs. Saroj flat No. 494: She told house that she has a problem with the overhead tank constructed by DDA as when it is cleaned the water flows and damages the roof of her apartment. She wanted a solution for this; she informed the house that twice her flat has been damaged when the tank was

cleaned. The executive committee informed that next time when the tank will be cleaned they have made a provision so that the water does not fall on the roof and is routed through a pipe.

Sh. Naveen Rastogi flat No.390: He pointed out from the memorandum that the meeting is meant for the members and not for tenants. He told the house that there was a flaw in the notice and it should be rectified. He further pointed out that the account statements for the year 2018 have not been produced in the house for approval. He asked whether the maintenance increase has been approved or not. He further asked about the legal expense paid on a case registered on the General Secretary has been paid and the Body is asking for the approval now.

Sh. Hardya Narian flat No. 348: He said it was a Resident Welfare Association and not Owners welfare association, so this notice was correct. Mr. Hardya Narian said that whenever an office member be it President or secretary takes a decision; he takes it on the behalf of the Resident Welfare Association. Any legal matter pertaining to the action taken by the executive committee on behalf of RWA must be defended by the RWA.

Sh. Vinay Bansal flat No. 216: He said that his Dish for cable TV had been stolen twice and every time it cost him Rs 1500/-He also informed the house that the corridors were recently painted but still you can find Pan/Gutka spit stains. The same can be stopped and the best solution is to check the workers when they come and if they carry Pan Masala either it should be confiscated, or their entry should be barred. He said he was not an expert but if we could engage an energy audit person who would cost between Rs 12000/ to 15000/ rupees, we could save some money after taking the remedial measures as advised by him.

Sh. Hemant Kumar flat No. 247: He said that we should keep the roof locked and the key should be with the RWA security or the RWA office. He pointed out that we should not sign any documents given by DDA to the RWA as RWA was not capable of taking any maintenance from each flat and if we

sign the documents then RWA will have to carry out the maintenance and pay the electricity bill. He also said that it uses spring type doors that are available in the market which can be installed at the staircases so the dogs cannot go on the stairs and spoil the staircases.

Dr Mohit Gupta flat No. 241: He raised the question on the web portal <https://my.sanskritiapartments.com> regarding the complaints to which Mr. Vinay Bansal replied. He said the conditions of lifts should be improved people fear travelling in lifts. He said the speed limit within society is fixed 10 Km/hour but nobody is driving their vehicle at that speed, if any accident takes place then RWA will be responsible for the same. He said that there is a WhatsApp group to which everyone should be a member he also pointed out that a mirror installed at Gate number: 2 is missing and needs to be replaced. He said that some Anti-social elements sit at the back and he has complained and nothing has been done. He advised that we should make law so that no outsider should be allowed after 6 PM. He said that wall clocks do not function as they do not have correct time which RWA doesn't takes care. He said that the FIR against the General Secretary should be distributed among the residents so that people are aware of the case.

President Sh. Rajeev Singh Rathore in reply to Dr Mohit said that RWA has put instructions in lifts and designated service lifts for moment of heavy material etc. RWA can only request the members and make them aware about their rules. Members should also cooperate for the implementation of rules. Regarding speed he said we must be self disciplined. Regarding complaint of a boy who comes to the society informed that he has received numerous complaints and had aske regards to stop his entry but few residents still take him to their houses by entering in the visitor register he asked the house if the boy by the name of Raghav who used to stay in Sanskriti apartments should be banned from entering the premises of Sanskriti apartments to this the house agreed.

Sh. Sanjeev Kumar Thakur flat No.330: He said handover of the common area by DDA is not just burden on the RWA but also on all the residents of Sanskriti apartments he advised that a letter should be signed by all residents (440) facing some problems by the residents and handed over to DDA as it would create more pressure. Said that the maintenance for senior citizens should be 750 it is even banks and other organizations give benefit to senior citizens. He said the suspension of members should be resolved so that people come in mainstream.

Sh. Lalit Sharma flat No.375: He said that this maintenance is ok and if there is any misappropriation of funds then as residents, we can check whosoever the office bearer is. He said that the nuisance of the rooftop should be dealt with seriously. He said that the common areas should be maintained by RWA. He said that a harmonious environment should be made so that more people attend the GBM, whatever the differences are should be sorted out.

Sh. Inderjeet Singh flat No.170: He said that any issue which is raised in GBM should be finished as soon as possible and should not linger on for years. He said even if 2 people object in the presence of 66 people then it should be taken as no from most of the people. He said maintenance should have been increased gradually that was his suggestion. He said cleaning schedule should be made the society should be cleaned once in the morning and once in the evening. He said the toilet at the pump house which the pump operator is using in bad condition, RWA should get it renovated. He raised the question on Rs. 50000/- expenses for General Secretary Case he said people should be shared with the FIR against the General Secretary as people were not aware of the case. All issues between two groups should be resolved. He said boom barrier is wastage of money as people should discipline themselves. Raised the question about Raghav which he said that you have already replied in the house.

Sh. Deepak Sachdeva flat No.428: He said that we should know about the Rs. 50000/- spent on the case against the General Secretary as this is a

public fund the FIR copy and the status of the case should be circulated among the residents. He raised the questions on suspension of membership he said in democracy the case should not linger on as it is still pending from October 2015 onwards RWA should take a decision on this matter. The differences should be sorted out. Commercial activity in the premises is welcome as revenue is generated from it if you have funds from this commercial activity that it should be used for compensating the shortfall of funds and then we should go forward for implementation of boom barrier after six months when the shortfall is full.

Sh. D K Sachdeva flat No. 155: He said the issue of ceased members membership should be resolved. He said the court case is different issue. If increase of maintenance was issue to those who want a lesser maintenance should come with the idea of what facilities should be stopped and what facilities should be given to the residents as it was informed that the current expenditure was Rs 998/=. He said the idea of making maintenance Rs 800/ then increasing Rs 1200 after one year is a very wrong idea as it would create more disharmony among the residents. He said add all members/residents it may be owners and tenants so that on the Whatsapp group as some works under peer pressure.RWA cannot just implement everything on its own if more members are involved, than we can get things implemented.

Sh. Naveen Rastogi Flat No: 390, Sh. Inderjeet Singh Flat No: 170, Sh.Sanjeev Kumar Flat No: 330 and Sh. Deepak Sachdeva Flat No: 428 raised the issue of ceased members. They said as per RWA letter our cessation period is over, our membership should be revoked and we should be treated us as regular members. In this regard RWA should issue us a letter that our membership is revoked and we are eligible to participate in elections.

President Sh. Rajeev Singh Rathore informed the house that as per RWA records, RWA ceased membership of 10 members, Out of 10 members, 3 members (1. Sanjeev Kumar Thakur, 2 Deepak Sachdeva & 3. Pradeep Sherawat) whose cessation has already been revoked after the cessation period is over as per the Notice served to them. 7 members have

challenged the RWA decision in the court of law. President suggested to those members that they may withdraw their case against RWA decision then they can become regular member, but they refused to do so.

President Sh. Rajeev Singh Rathore again said that as for as RWA concerns RWA have no issues if all members' membership is revoked after their cessation period. But few members out of 10 have challenged the RWA decision in the Court, it would be inappropriate on behalf of RWA to comment till the final decision of the court. Nut shall the matter is subjudice and RWA would not able to take any decision/comment in this matter.

The meeting ended with a vote of thanks by President.

The minutes of meeting 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 email to sanskritirwa@gmail.com or handover their objections to GS/RWA off in written within 10 days from the date of publishing this Minutes of meeting.



Thanks
Parveen Kumar
GeneralSecretary