

*Date 26/7/2019*

**Minutes of AGBM held on Sunday, 09 June 2019** at 9.30 AM at first floor connecting bridge of Sanskriti Apartments, Sector 19B, Dwarka, New Delhi 110075.

As the quorum of the meeting was incomplete at 9.30 am, the meeting was adjourned for half an hour from 9.30 am to 10.00 am with the direction of the President (Sh. Rajeev Singh Rathore) that the adjourned meeting shall be convened at 10.00 am at same place. Accordingly, the house reassembles at 10.00 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 77 members and the attendance list is available at page No. 43, 44, & 45 along with the signature of respective members in GBM and AGBM meeting register.

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

1. Welcome of Members/Residents by President.
2. To consider and approve the last GBM minutes dated 17/2/2019.
3. To present the audit report for the year 2017-18.
4. To present the income and expenditure statement for the year 2018-19.
5. To appoint the auditor for auditing the accounts of RWA for the year 2018-19.
6. To appoint the Election Officer/RO for election of RWA for the year 2019-20.
7. Any other matter with the permission of the chair.

**Agenda No. 1**

RWA President Sh. Rajeev Singh Rathore welcomed all the members/residents and started the proceeding of the annual general body meeting.

## **Agenda No.2**

General Secretary put up the MOM of last GBM dated 17/2/2019 for approval, GS informed to house that he has received objection letters from 9 members with regards to MOM of GBM dated 17/2/2019. GS put up the same for approval but few members refused to approve it on the ground that GS has not captured the statement of President as it was, regarding their cessation of membership. Sh. D K Sachdeva flat No. 155 was also of the same opinion.

Here President himself intervened to confirm that my statement was fully and correctly captured, there is no confusion on my statement and hence requested the house to approve the MOM of last GBM dated 17/2/2019. GS at this point appealed to the house to approve the MOM of previous GB meeting held on 17/2/2019.

However some members led by Sh. Sanjeev Kumar flat No.330, Sh. Deepak Sachdev flat No.428, Sh. Naveen Rastogi flat No.390 and Sh. Inderjeet Singh flat No. 170 raised the point of cessation of membership before approving the MOM.

The President very clearly explained to the house that the cessation of membership case is sub-judice and RWA or GB does not have power to reinstate, until and unless either the court decides the issue or the effected members legally withdraw their cases.

Sh. Vinod Aggarwal flat No. 444 , Sh. Inderjeet Singh flat No.170, Sh. Naveen Rastogi flat NO.390, Sh. Rakesh Rawat flat NO.326, Sh. Prem Lal flat No.293 and Dr Raj Kumar Kamal flat NO.304 produced and

submitted their withdrawal letters issued by the Dwarka court to the President.

The President and all EC members went through the letters and agreed to reinstate them on the condition of verifying the court orders from the court office. After confirmation based on the document shared with RWA about the withdrawal of the cases, RWA agreed to reinstate the above-mentioned members. However Sh. Parnab Kumar Mukhopadhyay flat No. 178 case is still sub-judice hence no decision taken in his case.

Members being satisfied by the decision taken by RWA.

**The house approved the MOM of GBM dated 17/2/2019 by voice vote. GS thanked the house.**

Now a question was raised by Sh. Ramani Eswaran flat No. 312 & 314, why the police has been called the police and who has called.

The President replied that the police are called by RWA due to apprehension of misbehavior, misconduct and violence in the meeting, as the GS (Parveen Kumar) has already been threatened on phone by Sh. Sanjeev Kumar for dire consequences. Sh. Sanjeev Kumar has threatened 2/3 RWA officials in the past also.

President asked Sh. Nipun Arora to play the audio recording in which Sh. Sanjeev Kumar threatened to Sh. Parveen Kumar (GS) and used non parliamentary abusive language. The recording could not be fully played due to technical fault in the system. On hearing the recording the supporters of Sh. Sanjeev Kumar started interrupting the meeting and made ho halla.

President Sh. Rajeev Singh Rathore requested everyone to take a seat and let the proceeding go on. Sh.Sanjeev kumar, Sh. Inderjeet Singh and Sh. Deepak Sachdeva continued to disrupt the proceedings of the house.

President then cautioned these members to stop behaving like this otherwise I will be compelled to ask you to leave the house. After that they relented and behaved in a better way.

The President stood up to say that the language used by Sh. Sanjeev Kumar while threatening to GS on phone is so unparliamentary that I cannot tell the house verbatim. Most of the members present in the meeting took strong exception to the behavior attitude and language used by Sh. Sanjeev Kumar, this type of behavior in our civilized society cannot be allowed and accepted.

Sh. Nipun Arora flat No. 487 (Treasurer) had come across a number of incidents interfering in the day to day working of the RWA by Sh. Sanjeev Kumar flat No. 330.

Sh. Nipun Arora read out some points as given below.

1. Abusing the RWA officials off and on.
2. Disrespecting the official letters of RWA, Tearing and throwing them.
3. Disrespecting the rules and regulations of RWA.
4. Threatening the EC members and employees of RWA.
5. Innately employing those who had been removed by RWA.
6. Having remained in RWA management during 2013-14 he never followed the rules and regulations regarding writing of MOM'S of EC meetings and GB meetings and nor circulated the MOM of GBM.

7. He is the one who thinks he is above the law and going according to the rules and regulations is below his dignity and he threatens to break the newly introduced Automatic Boom Barrier, if he is asked to follow the security rules.

While explaining all this to the house Sh. Nipun Arora was in great pain and wanted to know how long such type of behavior will continue which stands as precedent to other residents.

Having heard the above points the **President proposed that Sh. Sanjeev Kumar flat No. 330 may be restrained from RWA affairs** unless and until he tenders the written apology for using un parliamentary language and miss behavior with RWA officials and employees.

### **Agenda No. 3**

GS presented the audit report for the FY 2017-18 and distributed its photocopy to all the members present in the house. GS asked the members, if any member has any objection regarding audit report please submit the same in writing to the RWA off within 15 days of circulation of MOM.

### **Agenda No. 4**

GS presented the income and expenditure statement for the year 2018-19 and distributed the photocopies among the present members. GS informed the house that these figures are tentative, final figures will be mentioned in audit report for the FY 2018-19.

### **Agenda No.5**

GS proposed the Name of Sh. Naveen Singh CA for auditing the accounts of RWA for the FY 2018-19 and sought the approval from the house. Sh. Abhishek Gupta flat No. 168 asked the profile of Auditor. GS

agreed to get it as early as possible. However, the house approved the **Name of Auditor Sh. Naveen Singh CA by voice vote.**

### **Agenda No.6**

GS asked the house to propose the name of Election officer for RWA election for the year 2019-20.

The proposal of Sh. Mohmad Amin Flat No. 584 was considered as appropriate to appoint an Election officer from outside the Sanskriti apartments. He suggested that any retired officer from election commission may conduct the election in the same manner as adopted in last elections.

Sh. Mohmad Amin agreed to take the responsibility of finding such election officer.

**House approved his proposal by voice vote.**

### **Agenda No. 7**

**Sh. D K Sachdeva** flat No.155 put forward a letter which he had earlier submitted in the RWA office, (with the permission of the chair) which stated that no commercial activity should take place in the society that included the Milk kiosk the vegetable vendor and the vending machine of Big basket, he continued to say that he was against the language used by Sh. Sanjeev Kumar for the GS and the house should condemn this type of behavior and this cannot be tolerated. **The House condemned this type behavior by voice.**

He informed the house that although he was in favor of commercial activity in the premises, but he had to take this action as the loudspeakers used in functions disturb him and hurt his ears.

The president said that the RWA are not empowered to give any permission for use of loudspeakers/DJ for a function as per the Supreme Court guidelines. A person who wants to use loudspeaker/DJ must take permission from the concerned authorities before playing the loudspeaker/DJ in a public place. If the person has the permission from the concerned authorities, then only the loudspeaker/DJ can be played in the functions. He said that RWA is not empowered to take any action on this matter and the aggrieved member may complaint to the concerned authorities.

**Sh. Abhishek Gupta** flat No. 168 said that this is not practical as it is not possible to get permission for everything if somebody has to take permission he would rather go outside and conduct his function instead of doing it inside the society.

**Sh. Mohan Teerathdass Kewal Ramani** flat No.167 said that playing of loudspeaker/DJ is allowed till 10 pm, so we should not put the clause of getting permission. He further said that since this is a family, and everybody is a part of it. If somebody is playing loudspeaker/DJ even after 10 pm then the person who wants to get it reduced should approach the function organizer to limit the sound of the loudspeaker/DJ that was his suggestion.

**Sh. Naveen Rastogi** flat No.390 said that in 20 years or 25 years one family may have functions only twice or thrice and the person should tolerate the sound till 10 pm. Sh. S.D Gupta pointed out that he and Mr. Sachdeva were affected most as all the functions were held at the back

side . Sh. Naveen Rastogi suggested that like earlier we can alternate the function site one being back side one on the other side as earlier.

**The president said that we will incorporate this view in the application form for seeking permission for using the DJ during the function that permission for using the loudspeaker/DJ may be obtained from the concerned authorities.** RWA EC said that we are in favor of conducting functions in the society premises. The President enquired from Sh. D K Sachdeva is it the same that you wanted. He said that if the noise of the loudspeaker/DJ comes to his house he wills complaint to the authority. He continue to say that he may also complaint against the commercial activity ( which are without loud speakers) going on in the society premises like Milk kiosk and vegetable vendor but almost all except 2 or 3 members disagreed with Sh. D K Sachdeva view.

**Sh. Sanjeev Kumar** said that if any resident has been hurt by anything he said he apologizes in the house to which he President asked for the formal apology in writing.

He said he was representing people but people should also come forward and question the RWA. He said he was just a medium as he felt there were some problems which need to be highlighted with the RWA and took up the matter of fellow residents. He said that he has never insulted the security of the society.

He pointed out that the electrical rooms where the electrical meters have been installed are in very bad condition as the RWA or any office bearer of present executive has ever visited the same.

He asked RWA whether the firefighting systems are in working condition and said none of them is working. What happens in case of

Fire only GOD knows? He pointed out the construction of shed over the generator was misuse as these generators don't need Shed at all. He said that if his body comes to power the first thing he would do is to re install the fire fighting system in the society and this is his commitment.

He said that plumber hired by the RWA was the brother of Santosh a former plumber of the society who was caught by some resident in a flat while doing some illegal activities in society premises.

He said that when you installed the Boom barrier you had said that you will reduce the security guards but you have not done so. He further asked as what is the provision and if somebody gets stuck in the lift or there is no electricity in the residence of members at night who is going to rectify it.

Sh. Nipun Arora said that the points are highlighted by Sh. Sanjeev Kumar was wrong as the RWA body had visited various shafts meter rooms terraces to look in the condition and had told people whose material was lying in that room to remove it. He further said that two lifts man available for 24X7 in society campus, in case of any emergency if somebody gets stuck in the lifts.

The president informed the house that in December 2018 the executive body of the RWA had taken up the matter of changing the plumber and the electrician as they were not performing their duties. RWA was getting complaints after that only they were removed.

But I am sorry to say that Sh. Sanjeev Kumar has engaged both plumber and electrician after they were removed from the RWA staff which is in gross violation of rules and regulation of RWA memorandum, risking the security of residents and installations. It is evident that these people are running a parallel RWA. The President clearly told the

members that Sh. Shiv Pujan and Sh. Prashant (Removed by RWA) will not be allowed in the society with immediate effect. Anybody taking their services will do so at his personal risk.

He further said that some residents are not able to digest good work done by RWA. After the installation of the Boom Barrier a lot of RWA officials of other societies in DWARKA, had visited our society to witness the successful operation of Automatic Boom Barrier and have implemented same in their societies. The installation of the Boom barrier was highly appreciated by Delhi Police, Dwarka Forum and others. The initiative taken for installing boom barrier was given wide publicity by media (electronic & Paper). But some residents are still adamant for not to install the app on their mobiles and tags on their cars provided by the Parkwheel company.

**Sh. Naveen Rastogi** raised a number of objections with respect to previous GBM MOM. As per RWA memorandum the objections have to be submitted in within stipulated time so that replies may be prepared for putting before the house in the next GBM. But he did not do so. Sh Naveen Rastogi spoke about his objections during the GBM but he still has not submitted his objections in writing.

Members said all previous MOM'S was approved by house, now there is no use of raising these points.

**Deepak Sachdeva** said the minutes of the meeting were not being recorded as what was happening here. The President said that every minute details and words cannot be written verbatim in the minutes of the meeting.

**Dr Mohit Gupta** flat No. 241 said that it has been 4 months and the Mirrors at the blind corners near the gate has not been installed. He

said that the lift condition especially in core 5 and core 6 are in very bad condition and one of the left is in core 5 is permanently inoperative. He said the RWA should take some action if DDA is not doing anything. He pointed out that the Transformers located at the back of BSES are open and they should be locked as it would create some problem someday small children try to enter that area to recover their balls. He further said fire fighting function equipments are not functioning and if DDA is not doing anything then RWA should take up the matter and make the firefighting equipment functional. A notice was issued for Cars and two wheelers lying idle but no car has been removed. The bathroom at Gate 2 has no lights even at Gate 1 has very low light. We wanted the document's regarding the case against general secretary which was documented in the minutes of the meeting but till date we have not received any document. Inquired about the appointment of Election Officer to which he was informed that Mohmad Amin flat No.584 will be taking care of it as the house had voted in that favor.

**Sh. Inderjeet Singh** said that we are supporting the Boom barrier and it is quite helpful to the residents but here is a question saying that the main gate is open 24 hours and the Guards are not managing it properly. He said taxis and buses are parked at the main gate The Guards should look into this and stop them from parking there. He said Dogs enter from that main gate. He proposed that Guards should put down the barrier so that the dogs cannot enter or the Guards should remove them. The entry of two wheelers should be recorded which he said is not being done by the security guards. He said when the Boom barrier was installed no way was left for the pedestrians but was created later RWA should have taken this into consideration before installing the Boom barrier as it has been a cost on the RWA. He said Holi function was organized and we received notice last week and you

are asked to reply to that if we had made a mistake we should have been told then only and not after two months. He pointed out the Election Officer instead of being appointed from outside we should appoint the same from inside to create brotherhood in the apartments .He pointed out for the last three months the park is closed and for how long it will be closed.

Mohmad Amin said that regarding Election Officer that in previous years RWA approached SDM other officers to conduct the elections but they did not turn up. So like last year we would appoint an Election Officer from the retired people of the election commission of India. He said anybody who has been issued a notice in writing should give it in his reply in writing. Sh. Sanjeev Kumar said that he will apologize in writing.

**Sh. Abhishek Gupta** flat No. 168 set that the parks are closed and the senior residents and children have to go to the adjacent park to play. He asked when will be the park open. Regarding loud speaker/DJ he said that since his house was the nearest when the GBM is been conducted and the lot of noise is created and his house is the most affected. He proposed that the General Body meeting should not take place at the connecting bridge and it should be taken somewhere else.

**Capt. K K Singh** flat No.131 who raise an issue regarding the allotment of scooter garages. To which the president replied that the garage has been allotted by DDA to individual residents and RWA has not been communicated to whom they have been allotted. Mrs Promila saying said that the previous owner said that that garage in which she has locked belong to them and twice lock has been broken and this has been allotted to them. The president said if the same has been allotted to you then you should inform the RWA about this and we will look into

the matter as the RWA is not aware to whom the garages are allotted by DD.

**Sh. Rakesh Rawat** said that the minutes of the meeting are being circulated late and we should make a provision and so that the same are circulated between 10 to 15 days to all the residents.

The President said 10 to 15 days is not the sufficient time, so let us make it to 2 to 3 weeks. To this the general secretary referred to point No.3 under the heading **NOTICE OF MEETING & PERIODICITY OF MEETING given on page No. 13 of Memorandum of Association.**

*“All General Body Meetings shall be given clear 7 days notice along with the copies of Agenda, Minutes of the previous General Body Meeting to each Member without any exception or omission. Minimum 2 meetings will be held in an electoral year.”*

The minutes of the meeting are therefore circulated with the notices of the next GBM.

Sh. Rakesh Rawat also said that we should have electrician in night also the suggestion was welcomed by the members present in the house and President agreed to appoint an electrician for night shift. Sh. Shiv Pujan has been working. We will recruit him as electrician for night and the duty of both the electricians will be interchanged in 15 days periodically.

The meeting ended with vote of thanks by President.

The AGBM minutes of meeting written by me (General Secretary). If you notice anything is missing or has an objection to any of the above points mentioned in the minutes.

Please submit your objections in RWA off or email to [sanskritirwa@gmail.com](mailto:sanskritirwa@gmail.com), within 15 days after issuing this MOM.

Thanks



Parveen Kumar  
General Secretary

Note:

1. This AGBM mom also uploaded on [sanskritiapartments.com](http://sanskritiapartments.com) for view/reading please visits our website.
2. If any member wants this mom in physical please get it photo copy from RWA off during office hours.