

TECHNOLOGY COOPERATIVE GROUP HOUSING SOCIETY LTD.

(Registered Under Co-Op Group Housing Society Act) Registration No. 515 (GH)

Regd. Office: Technology Apartments, Plot No. 24, Patparganj, Delhi – 110092.

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Minutes of Annual General Body Meeting held on 16th October 2022

1. In the absence of quorum at the scheduled time of 10.00 am, the meeting was adjourned as per the notice and the adjourned meeting was reconvened at 10.30 am as notified.
2. The President welcomed the members present and stated that the primary aim of this AGBM was approval of the minutes of the last GBM held on 1st May 2022 and adoption of Auditors Report for the FY 2021-22 and other financial statements.
3. **Approval of the Minutes of last GBM dated 1st May 2022:** Since no member had any observation on the minutes of the last GBM held on 1st May 2022, Wing Cdr. SS Marwaha (Mem No.42) proposed approval of the minutes as promulgated earlier and Mr. BB Vohra (Mem No. 227) seconded. The minutes of the last GBM held on 1st May 2022 as promulgated, were thus declared approved.
4. **Auditor's Report for the FY 2021-22:** The President informed the members that the Audited financial statements for the FY 2021-22 had already been circulated to all the members. He was happy to note that no serious observation had been made by the Auditors. Thereafter, he read out some important highlights of the Auditor's Report for information of the general body.
 - a) (i). **Statutory Reserve Fund** – Rs 4.19 Lakhs are held in this fund. Rs 40,810/- were transferred from Income and Expenditure Account during the year.
(ii). **Sinking Fund** – Rupees 55.93 Lakhs are currently held in this fund. Rupees 105/- per member per month are contributed to this fund.
(iii). **Building Maintenance Fund** – Rupees 32.16 Lakhs are currently held in this account. Rupees 525/- per member per month are contributed to this fund. Last year Rupees 15 Lakhs was spent towards Rain Water Harvesting System from this fund.
(iv). **Provision of Income Tax** – Rupees 2.30 lakhs
 - b) President informed the members that at present 5 members have outstanding payment of maintenance charges against them. The members present in the meeting were of the opinion that the names of all these defaulter members must be displayed on the society notice boards as this is a regular practice even in many clubs. Mr. S Mahadevan (Mem No. 231) present in the meeting confirmed that he will pay the default amount today itself.

a) Late Cdr. S P Ghosh, Flat no. 810	Rupees 106,840/-
b) Prof. K K Singh, Flat no. 702	Rupees 47554/-
c) Mr. A K Singh, Flat no. 102	Rupees 38534/-
d) Mr. S Mahadevan, Flat no. 419	Rupees 12127/-
e) Mrs. N Mishra, Flat no. 615	Rupees 12073/-
 - c) The president regretted that the website of the society was still under preparation under the supervision of MC member Mr. Bidyut Thakur and assured the

members that the same should get established before ending of this financial year.

d) Overall very satisfactory audit report regarding handling of financial matter by the society.

BB Vohra (Mem No. 227) proposed adoption of the Audit Report and Dr. S N Mandal (Mem No. 162) seconded the proposal. The Auditors Report for FY 2021-22 was thus unanimously adopted by the general body.

5. **Ongoing Maintenance/ Repair Works:** President briefed the members on the continuing structural repairs that were currently ongoing in the basement based on the procedure suggested by Dr. S N Mandal (Membership no. 162) after consultation with Dr Fixit and other agencies specializing in such work. He also informed members that in order to keep the cost low and quality of work uncompromised, the materials for these repairs were being procured directly and M/s AS Interiors (M/S Shahabuddin) was carrying out the work on labour rates (per square metre) basis. Dr Mandal also assured the members present that repair methodology being adopted was not only the most cost effective but also the best available in today's time. President also requested the members present that any members willing to inspect the ongoing repair work may kindly come forward as increased inspection can only further enhance the work quality.

6. **Seepage in Basement from Toilets and Kitchen of Ground Floor Flats:** President informed the members that there are number of cases of seepage and even water droppings in basement roof slabs/ columns due to leakage from defected pipes of toilets and kitchen of Ground Floor Flats. He emphasized that this is a very serious concern and if not attended, it will lead to a major disaster to affect all the residents. He also informed that he had already talked to owners of flats 103, 105 & 106 and in turn they agreed to resolve the issue from their respective flats as soon as possible. He urged all the members/ residents of Ground Floor flats to show more concern towards this issue for the safety of the building structure and attend the seepage/ leakage from their flats when it will be noticed/ reported. The members present also echoed similar views and unanimously endorsed the need for these flat owners to take immediate steps in order to prevent further deterioration of the building structure.

7. **Fresh Water pipes to Overhead Tanks:** President informed the members that fresh water pipeline system were around 30 years old and need replacement as these have started frequently breaking down. He also informed the members present that down water pipelines are having very less chance to be corroded being always full of water whereas riser water pipes are having more chance to be corroded. Mrs Kasturi Gadgil (Mem No. 68) also spoke out on the need of urgent replacement of all water pipelines. President informed the members that as replacement of entire pipeline may cost around Rupees 40-50 Lakhs, MC was exploring ways and means to reduce the scope of work so that the cost can be reduced to manageable levels.

8. **Solar Panels:** President informed the members present that CGHS can now install solar panels on the rooftop of their buildings without spending their money under the tripartite agreement between societies, Delhi Government and authorised service providers. Under this agreement, the society will be able to utilize the energy produced to light up common areas, run elevators, and water pumps etc. by paying only Rupees 1/- per unit. The members present in the meeting approved the proposal and authorized the MC to explore it further to install the solar panels on the roof. President to coordinate and do the needful.

9. **Diesel Generators:** President informed the members that every year, to curb high air pollution in Delhi, Delhi Pollution Control Committee bans the operation of Diesel Generator Sets in winter. Due to the above ban, emergency power back-up for the flats has to be disabled. As our DG sets are more than 30 years old, he suggested the replacement of DG Sets with Gas based Generator sets, to resolve this problem permanently. Mr. BB Vohra (Mem No. 227) opined that as the power situation in Delhi has improved and breakdown in the power supply is not frequent, we can consider replacing DG Sets with Gas based Generators for only lifts and other essential services. Members present in the meeting suggested to explore it further and take final decision after the cost implications for different options were available.
10. Wing Cdr. SS Marwaha (Mem No.42) inquired about the status of digitalization of office documents/ records. President informed the members present that unfortunately, there has been no progress in this regard. However member's ledger accounts till 1994 in pdf and architectural drawings in Acad were available.
11. Mr. BB Vohra (Mem No. 227) raised the need of a shelter/ cabin for senior citizens somewhere at Ground Floor for recreation/ playing games etc. President informed the members present in the GBM that as informed in the last GBM dated 1st May 2022 after installation of new AC in the society office, senior citizens can use the office space for playing indoor games such as cards, chess etc. He also informed that he will explore the possibility of providing a shelter/ cabin above skylight area in the Badminton Court where recently the synthetic grass carpet is laid.
12. Mrs. Ratna Chakravati (Mem No. 205) raised the issue of foul smell coming from the drains adjacent to boundary wall, particularly affecting the ground floor flats most. President informed the members present that the foul smell was primarily because society drains and outside drains are more or less at a same elevation. He further informed that even though all the drains are cleaned regularly, a cleaning schedule for the drains will be prepared and communicated.
13. Wing Cdr. SS Marwaha (Mem No.42) and Dr. S N Mandal (Membership no. 162) raised the concerns about numerous pot holes on the outside road, which induce severe vibrations in our building structure, whenever any heavy vehicle passes over these potholes.
14. The President offered the vote of thanks and the meeting was concluded.
15. These minutes are issued with the approval of the President.

PK Gupta
PK Gupta
Secretary

To:

1. All Members/ Residents by email
2. Society Notice Board

Copy:

1. RCS, Old Court Building, Parliament Street, New Delhi (For information & records)