

# 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.

Phone: 011- 47243535 8920997352 Email: [tcghsltd@gmail.com](mailto:tcghsltd@gmail.com)

## Minutes of Annual General Body Meeting held on 11<sup>th</sup> August 2024

1. In the absence of quorum at the scheduled time of 10.30 am, the meeting was adjourned as per the notice and the adjourned meeting was reconvened at 11.00 am as notified.
2. The president welcomed the members present and stated that the primary aim of this AGBM was approval of minutes of the last GBM held on 17<sup>th</sup> March 2024 and adoption of Auditors Report for the FY 2023-24 and other financial statements.
3. **Approval of the Minutes of last GBM dated 17<sup>th</sup> March 2024:** Since no observation was received from any member on the minutes of the last GBM held on 17<sup>th</sup> March 2024, Mr I Banerjee (Mem No. 286) proposed approval of the minutes as promulgated earlier and Dr. B K Rakshit (Mem No. 295) seconded the same. The minutes of the last GBM held on 17<sup>th</sup> March 2024 as promulgated, were thus declared approved.
4. **Auditor's Report for the FY 2023-24:** President informed the members that the Auditor's Report for the FY 2023-24 had already been circulated to all the members. He was happy to note that no adverse observation had been made by the auditors. Thereafter, he read out some important highlights of the Auditor's Report for the attention of the general body.
  - a) Total **income** – Rs 78.6 Lakhs approx. (Collection from members Rs 64.2 Lakhs, Miscellaneous Rs 7 Lakhs, Interest Rs 1,52,000/- & dividend Rs 5,94,000/-); and Total **expenditure** – Rs 66 lakhs approx (Salary Rs 24 Lakhs, Security Rs 8.5 Lakhs, Electricity bill Rs 11.5 Lakhs, ongoing Basement Repair Rs 4.3 Lakhs, Lift Repair Rs 3 Lakhs, Social Functions Rs 2 Lakhs, Civil Works Rs 4.5 Lakhs, Solar Panels Rs 3 Lakhs) ; Surplus around 2.6 Lakhs (before provision of Income tax & coop education fund.
  - b) In the light of the foregoing, Mr RK Sood (Mem No. 214) proposed adoption of the Audit Report and Mr. MMS Puri (Mem No. 130) & Mrs Anita Taneja (Mem No. 341) seconded the proposal. The Auditors Report for FY 2023-24 was thus unanimously adopted by the general body.
5. **Replacement of DG Set:** The President briefed the members about the progress in purchasing of Gas Generator. He informed that after detailed deliberations, MC was of the opinion that we should go for the replacement of existing 2 nos. 140 KVA DG sets with one no. of 125 KVA Gas Gen set as there is no need to keep a standby Gas Generator. The President informed the members that approx. Rupees 31 Lakhs will be needed including all related Civil/ Mechanical/ electrical works etc., out of which Rupees 11 Lakhs (approx.) were already collected from members for their contribution towards purchasing & installing of one number of 125 KVA Gas Generator. Regarding meeting the requirement of balance fund, he suggested use of the Sinking Fund up to the maximum of Rupees 25 Lakhs. He also informed that required concurrence had already been received from RCS. The President suggested immediate encashment of four FDRs of Sinking Fund in held in Bank of Baroda amounting to approx. Rupees 22 lakhs to meet balance fund requirement for purchase & installation of one number 125 KVA Gas Generator. The members present in the meeting unanimously approved the proposal of encashing the Sinking Fund FDRs for the purchase of Gas Gen Set.

The President further informed the members that they had contacted 9 vendors namely M/s Victor Power Solutions, All Set Energy, Perfect Generators, Green Power International Ltd, OVN Services, BNP Enterprises, Risabh Engineering Group, PT Power Solutions & Adharshila Group and they offered the Gas Generator of makes namely Kirloskar, Mahindra, Ashok Leyland, Tata, & Chroma Ator. He requested the members





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who may have some specialist knowledge, interest or influence to volunteer to become part of the sub-committee to participate in the purchasing of Gas Generator or give their consent latest by Friday 16<sup>th</sup> August 2024. Unfortunately, no interest was shown by anybody present in the meeting for active participation. He once again repeated his appeal to come forward to join the sub-committee by giving their consent latest by Friday 16<sup>th</sup> August 2024.

The President proposed a sub-committee consisting of Vice President Mr P K Modi as Chairman and Mr D K Jain, Secretary and Treasurer as members. This was unanimously approved by the general body. The President informed the members present that the sub-committee will follow the **two bid** system, carry out the detailed analysis and will also follow the all existing norms and guidelines of Government for such procurements and will come back to members for their comments/ approval through emails/ circular, once it is finalized.

The President informed the members that IGL had already installed the gas connection/ meter near the flat 119, required for running of Gas Generator.

6. **Solar Panels:** President informed the members that Solar Panels on the terrace were already installed. He briefed the members about the problems faced from BSES regarding approval/ commissioning of net metering. He further stated that now in principal approval from BSES was received and hopefully our solar system will be commissioned within a month.
7. **Restoration of Fire Protection System:** The President informed the members that our existing fire protection system was installed 30 years back. He stated that in the past we had gone for piecemeal repairs/ maintenance but now it had now become necessary to restore the entire fire protection system. MC had engaged a specialist agency (M/s Jainex Solutions) to carry out the detailed investigation. The detailed report was submitted by the Jainex Solutions against a fee of Rupees 20,000/- + GST. MC reviewed the report and asked M/s Jainex Solutions to revisit the site once again optimize wherever possible and resubmit their report. It is estimated that the total cost of restoration of the fire protection system would be around Rupees 4.00 lakhs + GST. This was unanimously approved by the members present in the meeting.
8. **Defaulters of Maintenance Charges:** President informed the members that only two members are serious defaulters towards payment of maintenance charges as on date 1<sup>st</sup> August 2024.
  - i) Late Cdr. SP Ghosh, Flat no. 810 - Rupees 171061/- (including interest)
  - ii) Mr. A K Singh, Flat no. 102 - Rupees 164496/- (including interest)

He informed that Cdr. SP Ghosh, the owner of flat 810 had passed away in year 2003 and no one is living in his flat. However, no society financed services are being provided to this flat till the dues are cleared. However, it has been decided to start the expulsion proceeding against him also.

However, as regards Mr AK Singh (Flat no. 102), recovery proceeding to recover the outstanding amount was initiated in the office of RCS as per Delhi Cooperative Societies Act 2003. Mr Sanjay Ghosh, society legal advisor advised to disconnect DG power (emergency power) and water connection with the approval of the members present in the meeting and the same can be restored after receipt of payment of his full default amount. Mr Sanjay Ghosh also confirmed that the above action is permitted under the existing laws and many courts in the country have given ruling in favour of the same. After detailed

*Pragya*

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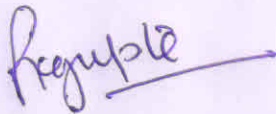
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discussions, all the members present in the meeting unanimously approved the above proposal to disconnect DG power (emergency power) and water connection till the receipt of full default amount.

Treasurer Mr Abhijit Roy informed the members present in the meeting that notices to all defaulter members were being sent regularly as per the decision in last GBM dated 17<sup>th</sup> March 2024.

9. President offered the vote of thanks and the meeting was declared closed.
10. These minutes are issued with the approval of the President.



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)