

The Khattar Co-op. Group Housing Society Ltd.

(ARJUN APARTMENTS)

(Regd. No. 1374)

Ref. No. KCGHS/245/2025

Date. 01/01/2025

AGBM CONDUCTED ON 15-12-2024 at 10:30AM IN THE SOCIETY PREMISES ARJUN APARTMENTS, THE KHATTAR CGHS LTD, PLOT NO 8C, SECTOR-7, DWARKA, NEW DELHI - 110075

Minutes of the meeting:-

Meeting had to be adjourned for thirty minutes due to insufficient quorum required. The Meeting was again adjourned at 11:00 am for another 15 minutes and finally Meeting started at 11:15 AM.

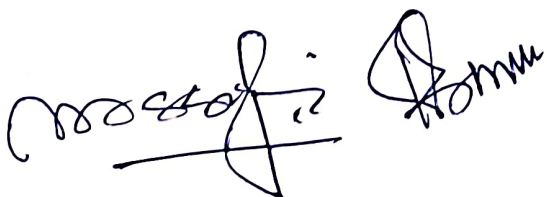
Mr. KR Assija (President) welcomed all the members present and introduced the new Management Committee (here after referred to as MC), followed by self introduction by each member of MC.

Mr. Assija thereafter requested Mr. BK Varma (Secretary) of the society to take up agenda matters of AGBM.

UPDATES ON THE ACCOMPLISHMENT :-

Mr. Varma apprised all the members following :-

The completion of 20 nos. shaft pipes replacement with new ones and related necessary work of all the blocks. The necessary precaution has been taken while installing new pipes to avoid direct contacts with building walls. Thereafter till date no seepage / leakage has been noticed. Accordingly payment has been made as per contract. The seepage / leakage in the basement parking area have also been rectified. However, in the basement, seepage has been noticed at some other points for which it has been advised that the leakage can only be rectified if the mud / grassy area is cleared and water proofing treatment is done on the terrace of the basement.





- Water supply line got burst twice and were repaired on an urgent basis with minimum expenses and discomfort to the residents.
- Scrap lying in the basement has been cleared and disposed off for Rs. 20,560/-
- Society main gate name board has been replaced in the manner that it lasts longer.

PRESENTATION OF FINANCIAL DETAILS:-

One of the members Col. Kapoor Singh (Retd.) requested to take up this agenda at the last, which was also supported by a few members and agreed by MC.

STATUS OF INSTALLATION OF NEW LIFTS:-

Sh. K.R. Assija apprised the members that an order / letter of intent was placed on 14/08/2024 to M/S Kone, the lowest bidder, after following proper tendering procedure and staunch commercial negotiation based on the previous GBM decision dated 17.09.2023. After that a notice was received from the office of Learned RCS based on a complaint filed by Brig. Vipin Chakarwari (Retd.) resident of Flat no. 302. It was informed that he and few other members have not been paying the installments for installation of new lifts. In response to the Notice, MC appeared before Learned RCS and submitted written Submission along with relevant documents, through advocate engaged for the said purpose. After few hearings, Learned RCS had passed an order on 24/10/2024 in which he has directed to conduct an inspection with regard to the aspect of new lifts. After receipt of this Order, MC had decided to challenge the said order and accordingly a revision petition before the Hon'ble Financial Commissioner (FC) was filed. In the preliminary hearing, Hon'ble Financial Commissioner has stayed the proceeding of Inspection with immediate effect till the next hearing fixed i.e 19/12/2024. On 19th December, 2024, Hon'ble Financial Commissioner heard the arguments and reserved the order for 14.02.2025 and also extended the stay/interim order .

Mr. Assija also informed that M/S Kone has expressed inability to hold the offered price after 24/12/2024, if an advance payment of 10% is not paid before 24th December 2024. In response to that majority of the members present raised their hands expressing their consent that the advance payment may be made before 24/12/2024 to avoid further escalation of lift price. In





support of this, 38 members out of 51 members present during AGBM, also gave a written consent to make advance payment to M/s KONE before 24th December 2024.

COMPLIANCE OF NGT ORDER ON EXISTING DIESEL GENSET :-

Sh. Assija informed about the NGT order requiring compulsory compliance on diesel genset. In the order there is option of compliance by way of installing A New PNG Genset or Dual Fuel System or RECD (Retro fitment of Emission Control Device) to meet NGT norms. This is urgently required to avoid heavy penalty i.e.Rs.7,500/- per day per Genset by Central Pollution Control Board (CPCB). MC internally discussed the matter and decided to go for RECD being the most economical solution. Based on that, sealed quotations from reputed companies approved by CPCB were invited and the lowest quotation received was for Rs. 2,09,250/- plus GST.

FIRE FIGHTING SYSTEM :-

Sh. B.K. Varma apprised the members about the condition of the existing fire fighting system and also explained about the budgetary quotations called from different vendors. The vendors have given quotations ranging from Rs. 18 lacs to Rs.22 Lacs. Based on previous GBM decision dated 19/05/2024, it was informed that 50% of the expenses will be paid from society corpus fund and 50% will be recovered from members in installments. MC will follow the proper procedure and finalize the vendor for this project.

BOUNDARY WALL OF THE TRIANGULAR PARK LEANING TOWARDS ROAD :-

Sh. B.K. Varma apprised the members about tilting condition of boundary wall facing back side road due to growth of big trees. It was informed that the matter has already taken up several times with the Dwarka horticulture office and once through MLA office also. Matter will be taken promptly as it involves risk to the passer by. MC will again connect with concerned department for further action.

[Handwritten signatures]



RAIN WATER HARVESTING:-

Delhi Jal Board Staff visited and inspected society premises in respect to compliance of NGT order that only roof top water should go to RWH well. They also took sample of RWH water. As demanded by the members it was decided to check individual flats to ensure that the washing machines are being used in big balcony (terrace) only. It was agreed in AGBM that in case any penalty is imposed by the authority, the same will be borne by the members who has/have not kept the Washing Machine in big balcony or the members whose washing machine waste water is being discharged in the RWH pit instead of sewerage.

FIANANCIAL DETAILS/AUDIT REPORT :-

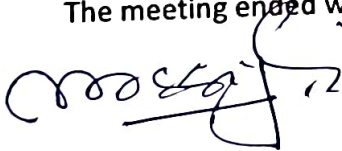
Financial details / audit report was presented and discussed in the meeting, and questions raised by a few members were answered and also clarified by society Accountant as well. Col Kapoor Singh (Retd.) (flat No901) suggested to upload all the pages of audit report on the society web site. The suggestion was noted & agreed by MC.

OTHERS :-

Mother Diary : Few members suggested to have a shop in the society at the same place to cater maximum daily need items to the members/residents.

Shed on First/Second Floor : Mr. J.L. Pahwa (Flat No.202) suggested to have shed at First floor/Second Floor to cover lift lobby for safety of residents .

The meeting ended with vote of thanks by the Managing Committee.



K.R.Assija

(President)



B.K.Varma

(Secretary)

