

**THE GRIH MANTRALAYA EMPLOYEES  
CO-OPERATIVE GROUP HOUSING SOCIETY LTD.**

(Registered under the Delhi Co-operative Societies Act, 1972)

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GM/2/2

Dated 03-11-2023

**Minutes of the Annual General Body meeting held on 29.10.2023**

Annual General Body Meeting held on 29.10.2023 at 10.30 AM under the chairmanship of Shri Balwan Singh Duhan, President, at the society premises. Since the quorum was not complete till 11.00 AM, the meeting was adjourned for 15 minutes and reconvened at 11.15 AM.

2. The President welcomed all the members to the meeting. Thereafter, two minutes silence was observed as a mark of respect to the departed souls of Mr. Jawahar Sardana (flat number 25, Mr SK Dash (flat no. 34) and Mrs Rekha Gurani (flat number 113).

3. Secretary, Mrs Mariamma Chauhan, explained the progress of society and shared the up-to-date developments such as:

- a) Resignation of Ms Neetu Sidana, MC member, consequent upon sale of her flat (No. 20) and purchasing another flat (No. 78) in the society and acquiring membership of the society again.
- b) Retrofitting work going on in the society as per DDA guide lines.
- c) Repair and overhauling of the transformer as per electricity authority guide lines.
- d) Updation of the society website
- e) Installation of CCTVs in the lifts
- f) Rectification of seepage at roof tops, shafts, stilts, installation of LED lights, painting, termite fumigation etc.
- g) Planning of installation of solar panel and lifts replacement.

4. Agenda items were then taken up. Secretary then handed over the micro phone to the President for further deliberations on the agenda items.

- 2nd item of the agenda - Minutes of the last AGM held on 9 October 2022 and SGBM held on 2 July 2023 were taken up and approved. Mr S C Gupta (flat no. 1) was of the view that there is no point in raising any issues as there will be no action. Secretary madam requested Mr Gupta to be more specific so that it can be explained and resolved but Mr Gupta preferred to remain silent in spite of requests made by the President
- Agenda item 3 was discussed related to balance sheet and annual audited accounts of the society for the period ending on 31 March 2023. Mr Sanjay Jain (flat no. 3) raised the objection that the same were not circulated in full amongst the members to which Secretary/Treasurer clarified that these documents were bulky and were uploaded on the website of the society. Mr Surjit Singh (flat no. 81) clarified that uploading of documents on the website of the society and sending the same by email is an accepted mode of



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communication and suggested that in future, the same can be sent to the members on their email address also. Treasurer requested all members to submit their email ids so that efforts can be made to send important correspondences electronically in future. A few more queries raised by Mr Jain on the balance sheet were also clarified by Mr Rahul Ranbir Singh. The balance sheet/audited accounts were adopted by the General Body unanimously.

- On the fourth item on the agenda relating to rainwater harvesting (RWH), the Vice President appraised members about the notification received from NGT. The President then explained the current situation that there are two pits in the society – one at the place where milk booth is there and the other near the guard room which were not connected with the roof top pipeline and this is the mandatory requirement vide Hon'ble NGT in matter of O.A No.147/2021. The Vice-President also conveyed that lot of debris arising the out of during the extension project came into the peripheral municipal drain which were never cleaned by the previous MC. These pits are cleaned on regular basis as per DJB requirement. However, we have undertaken this task on priority basis.
- The Vice-President also explained that as per the directions of Delhi Government, the diesel genset have to be modified with emission control devices with dual fuel kits. It was also appraised that the generator has to be converted to gas operated (IGL is offering to assist) or modified with 60% gas and 40% fuel which is likely to cost around Rs 7 lakhs. It would be costly to replace it with a gas alone. MC would be doing its best to meet the requirement laid down by the regulatory authority with minimum cost. MC will appraise the members on the progress from time to time.
- It was explained to the members that the earthing system in the society has been completely destroyed due to the new constructions. It is pertinent to mention that secretary of the previous MC, Shri S C Gupta in his letter No. GM/38/2 dated 5<sup>th</sup> January 2020 wrote to the contractor M/s Aksh constructions among other things that most of the earthing pits were destroyed and earthing strips are removed causing the earthing system non-functional. But neither the contractor restored the earthing system nor the previous MC followed the matter before closing the contract jeopardizing the safety of the residents of the society. It is not out of place to mention that Mr. Ghildiyal (flat number 71) mentioned that he called the electrician to check up the issue of electrical shock experienced in the electrical appliances in his flat no. 71 and flat no 75 of his neighbour and found that, the society as a whole does not have proper earthing. As the issue is concerning safety of the residents of the society MC is taking appropriate action in the matter in right earnest.
- Mr N P Singh (flat number 5) raised the question why retrofitting is being done in the society and as to why it was not being done on all pillars whose strength were examined. President clarified that the retrofitting work has been undertaken on the advice of DDA based on the order of the Hon'ble High court Delhi followed by the audit report of structural engineer of the approved panel of DDA. Work was undertaken on the pillars which lacked the strength as per the report of the structural engineer. Shri vishwanathan Vice-President has explained that it is an ongoing work and it is likely to be completed within a month or so. He further clarified that holes were made on the pillars as per the advice of the structural engineer to check the strength of the pillars to conform with the seismic guidelines.



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- Mr. Arun Gupta (flat no. 16) also requested the MC to ensure that the old management committee members who were responsible for misdoings in the society should be penalised and FIR should be filed against them. The Vice-President explained to members that an enquiry is pending with the Registrar of Cooperative Societies (RCS) and a reminder has been sent to RCS. He also mentioned that according to the MC the filling of a FIR at this stage is premature. However, Shri Rahul Ranbir Singh, Treasure clarified any member desires to file FIR, he may do so and MC assures of all co-operation. Mr Gupta also informed the members that because of his continuous efforts and with the active support of the Treasurer and the MC, the issue regarding outstanding lease money with the DDA has been resolved and that the society is likely to get a refund of Rs. 10 lakhs from DDA for the excess lease money paid by the members. The President and Treasurer thanked Mr Gupta for his effort and informed the members that a letter in confirmation of the statement of Mr. Arun Gupta from DDA is yet to be received and official statement will issue in this regard after the confirmation.
- Mr. D. K. Sharma (flat number 24) also mentioned that the present managing committee do not have original drawings of extension project which is a pre-requisite before starting any major work in the society. He also mentioned that 37 members had complained about the defects related to construction and no action taken by the previous MC. The Vice-President reiterated and pointed out that it was recorded in the minutes of the last AGM held on 9 October 2022 that previous MC members had agreed to contact the contractor and architect to resolve the pending issues related to construction and agreed to obtain all original drawings related to the construction, but no effort was made by the previous MC members. The letter sent by the present MC was replied by the architect seeking time on the ground of sickness. Though considerable time has elapsed, the architect failed to meet the present MC for needful. It appears that the contractor is avoiding to meet the present MC as his bills have already been paid by the previous MC.
- Mr Surjit Singh (flat no. 81) proposed that as approved by the General Body, the recovery from previous MC members should be expedited and that a complaint from the society should go to the Institute of Architects against the previous MC members and Architect against whom there are numerous instances of not performing duties as per the agreement with the society. The MC took a note of the suggestion made by Shri Surjit Singh for discussion in the managing committee for decision and appropriate action.
- Mr Rahul Ranbir Singh, Treasurer informed the members that during the tenure of the, then treasurer Shri Sanjay Jain of the previous MC led by Shri R C Khatri, President and Shri Ashok Kumar, Secretary an FD of 2.7 lakhs was encashed prematurely in May 2017 without any permission of the general body as per the decision taken by the General body in 2012. Similarly, the Vice-President also informed the members that the sinking fund for the whole year in 2016 and again in 2018 and 2019 was neither deposited nor any FD was made in time resulting in loss of considerable amount of interest.
- The President has explained that the society got a certificate from Fire Department that the firefighting system is operational, but NOC from Fire Department is yet to be received because some short comings relating to dimension of the road and stairs of the society observed by the Fire Department could not be rectified. MC is making all out efforts to get the NOC.
- The members were also informed that for individual electricity meters, BRPL has closed the previous request of the society due to incomplete documentation namely for want of



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completion certificate, electrical inspection certificate NOC from fire department, lift inspection certificate, electrical substation layout drawings, list of equipments and society electrical route diagram etc. Fresh process is to be initiated now. The previous MC members also hired an agent by paying Rs 40,000/- to get this work done but nothing was actually done.

- Mr Satya Pal (flat no. 118) asserted that the all mandatory works notified by the government from time to time including the retrofitting work to conform with the seismic guidelines of the Government are certainly to be carried out by the MC. He also raised that the pets are a nuisance and should have some regulations for it. To which, the Vice-President informed that repeated circulars appraising members of the rules and regulations on pets have been initiated by the MC but circulars for the members were not enough unless the members are aware of their responsibilities required for civilised living in a society. Mr Satya Pal also desired that solar panels should be installed by the society to which MC informed that it required considerable funds not available at present and as such this is not an immediate priority over different mandatory issues at hand.
- Mrs Sunandha Sharma (flat no. 8) pointed out the seepage in her flat had not been rectified by the previous MC, but the present MC assured that lot of rectification work have already been completed and it would do their best to fix the remaining seepage in the society. Mrs Gupta (flat no.39) also reiterated that the previous MC never paid any heed to the issues raised by her and other members relating to constructions.

5. The meeting concluded with a vote of thanks to the Chair.

(Mariamma K. Chauhan)  
Secretary

(Balwan Singh Duhan)  
President

Copy forwarded to Registrar Co-operative society,  
Copy to All members

