

# **AUDYOGIC KARMCHARI CO-OP. GROUP HOUSING SOCIETY LTD.**

Karishma Apartment, Plot No. 27, I. P. Extn., Patparganj, Delhi - 110092  
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## **Minutes of meeting of Annual General Body Meeting of AKCGHS (Karishma Apartment) held on Sunday, 26<sup>th</sup> September, 2021 at 10.00 A.M. at Mandir Park of the Society**

### **Proceedings: -**

Meeting started right at 10.00 A.M. on 26<sup>th</sup> September, 2021 since the quorum was not complete, meeting was adjourned for 30 minutes and reconvened at 10.30 A.M. for which quorum was not mandatory.

1. Sh. Per mender Sharma president presided the meeting and welcomed all the members for their presence.

2. Copies of the annual report covering the accounts for the Financial Year 2020-21 were distributed. The members approved the same by raising hands. President advised the Treasurer, to submit the same to the office of Registrar of Co-operative Societies.

3. President informed the house that the roof Rainwater Harvesting has been commissioned, inspected by the concerned department and certificate of completion has been received from Delhi Jal Board. The development charges of Rs. 500/- per month from members to meet the expenses will cease after October, 2021 (total Rs 5,000/- per member January' 21 to October' 21).

4. A report from Govt. approved Structural Auditor has been received. Though the structure is safe for occupancy, however some major repairs have also been recommended.

After discussion it was proposed and agreed unanimously as under:

- Common Staircase and outer face repairs/renovations are to be done by the block residents by jointly contribution through contractors. This job has to be completed by 31<sup>st</sup> December 2021.
- Managing Committee will take up the work on repairs of parafait wall and outer surface apex painting to keep the similar appearance. The estimated expenditure will be intimated to members.

5. It has been observed and commented by the Structural Auditor to get removed the extra water tanks installed by individuals on the terrace/side walls/parafit walls etc. However, the plastic tanks installed in the society RCC water tank for common use are permitted. This work needs completion by 31<sup>st</sup> October, 2021 positively.

In case the same is not removed by 31<sup>st</sup> October, 2021 the Society will charge Rs.0.50 per liter/per month from Nov. 2021 as penalty, till the tank is physically removed. The last date of penalty will expire on 15<sup>th</sup> December, 2021. Thereafter Society will remove the same by 31<sup>st</sup> December, 2021 and charge for the dismantling as well. House approved the same unanimously.

6. The residents were advised to collect the car parking sticker from the office on or before 15<sup>th</sup> October, 2021. No car without sticker will be allowed to enter the society premises thereafter.

Ten parking slots will be reserved for guest parking. The member will inform the security guard of the society for parking of Guest vehicle at the time of arrival and will park in the vacant guest parking of slot for maximum of one day. In case of extra stay an amount of Rs.50/- per day will be charged. However, it is mandatory that the guest is staying at member's residence during this period.

The members who have been allotted slots to them in the 1<sup>st</sup> ten slots now allotted for guest parking, will be suitably relocated. The parking slot is only for 4 wheeler of the members/tenants provided he has car. This is not his property to use for parking of 2 wheeler or otherwise etc.

7. The Society is charging Rs.10,610/- from Jan. 2021 for change of Membership share certificate through Sale Deed. However, in case of change of membership is within the family, due to any reason, the charges will be Rs. 610/- only. The same has been resolved & approved by the house unanimously.

8. The revised administrative charges from tenants being charged (Rs. 1000/- to Rs.2500/-) per year as approved by the management committee since January, 2021 have now been approved by the General Body also unanimously. It is mandatory for the tenants to submit the Rent Agreement and renew the same on its expiry.

9. The house has unanimously approved that no encroachment is allowed. The membership is liable for termination as per rules through the Registrar of Societies. Further as per cosmetic appearance only (change of material from wood to steel/S.S./Aluminum etc.), addition, shifting of door, window, new opening for window AC installation through wall breaking is not allowed. The violation is liable for membership termination as per C-operative Society rules and regulations.

10. Some residents have complaints of Seepage in their washroom & kitchen due to leakage of upper floor. As per Co-operative living, it is duty of each resident to maintain

their washroom/kitchen etc. to avoid seepage. The expenses in this regard are to be borne by him for comfort of resident residing beneath this floor.

11. Since during rains, there is back flow of sewer and flooding of main park through gate No. 2, it is resolved and approved to get the gate No., 2 area modified to curb this menace. The same stands approved unanimously.

12. Both the electric sub-stations (housing the transformer and distribution panels etc. be repaired and whitewashed. The same are approved unanimously.

13. It has been observed that some members/residents deliberately harass/misbehave/abuse the society staff/Management Committee members, they are likely to be prosecuted as per law and are advised to remain calm while interacting with the staff/MC members.


In case of any grievance, they should complain/advise in writing for redressal. The same is approved by the members unanimously.

● **General Safety Measures**

It has been communicated to members/residents through various circulars to maintain the safety, movements free of obstructions, the removal to be executed before 15<sup>th</sup> October, 2021. Accordingly following compliance were again presented to house and approved unanimously.

- (a) No parking/stacking of two wheelers /bicycles or toy cycles etc. for children in front of space provided opposite electric meters and MCB switch board in stairs. All are requested to please remove the same immediately for safety reasons.
- (b) Flower plants in the stair steps/landings be removed for free movement, maintenance of stairs, removal of additional load for structural safety reasons. The residents may use their balconies for having Tulsi/Flowering plants etc.

There being no other issue to discuss, the meeting ended with a vote of thanks by Sh. T. R. Wahi - Vice President.

  
Sh. PERMENDER SHARMA  
(PRESIDENT)

  
Sh. Y. N. PATHAK  
(SECRETARY)