

Regd.No.509 (GH)

**MAHALAXMI CO-OPERATIVE GROUP HOUSING SOCIETY LTD.**

Regd. Off.: Plot No-4, Sector-2, Dwarka, Phase-1, New Delhi-110075

"MAHALAXMI APARTMENTS"

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**Dated: - 07-02-2024**

**Ref. No. MCGHS/2024/275.**

**MINUTES OF THE ANNUAL GENERAL BODY MEETING (AGBM) HELD ON 07<sup>TH</sup> Jan, 2024.**

The Annual General Body Meeting (AGBM) of member of Mahalaxmi CGHS Ltd. Was held on 07<sup>th</sup> Jan, 2024 at 10: 30 AM in office complex of the society. Since the quorum was not complete at the start, the meeting was adjourned and re-commenced after stipulated period.

Mr. Nirmal Singh, president welcomed all members and residents. One minute silence was observed to pay homage to members/ residents of the society who lost their loved one.

Mr. Vikrem Kalra Secretary read his report and it was adopted and agreed to by voice vote.

**Agenda- item No:2**

**Approval for books of accounts for the year 2021-2022 & 2022-2023.**

The president presented the **audited statement of accounts** for the year 2021-2022 & 2022-2023. He informed, that the society suffered losses of Rs. 3.11 Lakh during the year 2021-22 and the year 2022-23 also ended with losses of Rs 1.56 Lakh. He further informed GB that taking depreciation on lifts in to account is as per **Standard Accounting System** and error taking place since long back should not be allowed to continue, as given to understand by our **CA Tiwari and Mishra**. President's clarification that separating payments received, under the head **Building Maintenance Fund and Building Replacement Fund** from Income Head in the annual account 2022-23 to liabilities sides, was appreciated by Members, because of the reason, that these types of receipts are liability of the society, to discharge to increase the lifespan of the assets.

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### **Agenda-Items No: 3**

#### **Status of CI & GI Pipes replacement works financially as well as physically.**

GB was informed that at early stage of execution of work, because of certain inside hindrance and ban on constrictions activities by govt in the month of Nov and Dec 2023, the progress of work was slow. Till date work on 14 shafts have been completed of block- A and work on two more shafts in block-B is in progress.

The GB was apprised of the condition of inner 30 shafts and need for dismantling old plaster and replastering of inner shafts from near wall up to pipes area measuring 578 sqms be also taken as **additional work** for which an estimate of Rs: 2.98 Lakh including GST has been prepared by the engineer appointed to supervise the work.

GB was further informed that despite making all efforts to deploy engineer up to upper limit of Rs. 35000 per month as approved by GB, could not be found. The engineer currently working with us to supervise the work is being paid Rs. 38000 per month which also require approval of GB.

Considering the above facts, the GB approved following proposals.

1. It was resolved by GB that the proposal of management committee, to sanction estimate of Rs. 2.98 Lakh with 5% contingencies for dismantling of old plaster 578 sqm (item no-4), re-plastering, (item no-5), waterproofing material in cement plastering work (item no-6), and finishing wall with waterproofing cement paint (item no-7) of inner 30 shafts of all three blocks from near wall to pipe area at awarded rates of work is approved.
2. It was also resolved by GB that the proposal of the management committee to sanction Rs. 38000 per month to be paid to engineer instead of Rs. 35000 per month sanction earlier is also approved.

### **Agenda-Items No: 4**

#### **Proposal for deletion of unnecessary/wrongful entries in balance sheet since 2018.**

While scrutiny of accounts, it was found that there is wrongful credit amounting to Rs.18,918 and wrongful debit of Rs.1,18,152 pertaining to financial year 2018-19 to 2020-21 due to creation of wrong vouchers and continued reflecting up to

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the year 2022-23. Details of all such cases were also shared in GB. The members were informed that instead of debit/credit to expenditure head, the vouchers have been created by debit/credit to vendors. The house was further informed that there would be no loss to this society if these entries allowed to be deleted and charged to respective expenditure heads.

**It is resolved by GB that the proposal of management committee for deletion of entries from the account of Rs. 18,918 on credit side and Rs 1,18,152 on debit side by charging them to respective expenditure head is approved for which necessary action will be taken in the account in hand.**

#### **Agenda-Items No: 5**

**Proposal for engaging Tax Consultant for reconciliation of TDS pending since 2007-2008 to 2021-2022 with the Department of Income Tax.**

It was brought to the notice of members that demand notice of Rs.1,66,030 on account of TDS (Tax deducted at source) from the period 2007-2008 to 2021-2022 was received. This issue was vigorously taken up by the management committee with the concern **Income Tax Officer Ward no-75(3)**. After reconciliation Rs. 62110 is still outstanding from the period 2007-2008 to 2021-2022, which is one issue and the other issue is to file TDS returns for the said periods quarterly as well as yearly. This being a specialized job, it was proposed, to GB to hire a Tax Consultant, to look after this issue with further request to sanction Rs.25,000 as onetime payment, to be paid to consultant for final settlement with concern Income Tax Officer.

**It was resolved by GB that the proposal of management committee to hire a Tax Consultant to settle TDS issue and filing of required returns with remuneration of Rs. 25,000 is approved.**

#### **Agenda-Items No:6**

**Proposal for reinstallation/refurbishment of Firefighting system of society including civil work.**

The president, reiterated management committee's earlier stand taken in AGM held on 13-02-2022, that our **Fire Hydrant System** of society is not working and requested, the members, that it must be in place. This was agreed in principle in that meeting. Towards this direction, the management committee, had got the **condition of fire hydrant system** inspected by two following firms as detailed below:

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The estimate given by M/s KK Associates is comprehensive. It includes reinstallation of complete fire hydration systems at the total cost of Rs.55.16 lakh. Additionally, the firm included Rs. 2 lakhs for NOC from fire department and Rs. 1.32 lakh for dismantling of old system but without buyback cost.

However, the estimate given by M/s Firemeen,s Elge Fire Solution is for Rs. 16.44 lakh including GST which is for repair, change of spare parts and other installations which need replacement. Its states further that if the piping found damaged it will charge Rs. 2250 per meter for about 150 meter which will be extra. If electric motors need rewinding Rs. 5000 per motor will also be charge extra. With above backgrounds, the management committee requested the GBM, to form a committee to prepare items of work and estimates and submit to MC for its consideration and approval of GB, with further request to allow the committee so constituted, to work up to execution and completion thereof. Accordingly, the following were approved by GB.

1. It was resolved by GB that the proposal of management committee to constitute a sub-committee consisting of five members is approved.
2. It was resolved by GB, that Vetearn Colonel Manmeet Singh, SM r/o A-401, Sh. N.S. Yadav r/o A-503. Sh. Lokesh Tuteja r/o A-508, Sh. Sumit Goel r/o A-111, Sh. Anil Tekade r/o C-103 and Sh. Vikrem Kalra would be the official member of this sub-committee.
3. It was approved by GB that the sub-committee will submit its details estimate and report to the management committee within three months.
4. The sub-committee will continue to work till execution of this work and completion thereof as proposed by MC.

#### Agenda-Items No: 7

**Proposal for earthing work up to Electric Meters of all flats by making new 22 earthing pits.**

Management committee, based upon study done by M/s SS Electricals reported to GB that out of 41 nos. earthing pits 22 nos. are not giving required reading up to

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**Resistance of 3  $\Omega$  (ohm)** which is stated to be bench mark for a good earthing. This study was done with regard to domestic meters and feeder/emergency pillars. It was further informed to GB that most of the flats of society are either with no earthing or without proper earthing thus endangering the human lives and to property. The management committee referred 5 estimates in GB meeting obtained from firms dealing in subject matter.

Although, the proposal of management committee, was to sought permission from GB to allow it to go ahead for calling sealed quotations but the GB resolved to constitute committee consisting of following 3 persons present in the meeting and have also consented.

1. Sh. Balasubarmian r/o C-401
2. Sh. Sughar Singh r/o A-505
3. Sh. Saurabh Aggarwal r/o B-205

The committee will finalize the estimates and quantum of work to be done. The subcommittee will submit its proposal within 3 months to management committee.

#### Agenda-Items No -08

**Proposal for modification of Rain water harvesting system as per the new design/norms fixed by Delhi Jal Board.**

The President emphasized, the need for having modification and changes in our existing rain water harvesting system by referring court case in Hon'ble NGT, notice received from Delhi Jal Board, for making required changes in the existing system and reply to notice by the management committee. **Also briefly, the estimate of Rs. 25.34 excluding GST given by M/s Rachna Waterwall Engineers was referred during discussion.**

Vetearn Colonel Manmeet Singh (SM), Dr. Suman Verma, Sh. Balasubarmian, Sh. Amitabh Pandya and Sh. Vikas Panwar took active part on this burning issue and given valuable views. **Necessity to execute the work under forced circumstances was felt by most members present in the meeting.** Sh. Amitabh Pandya was of the opinion that we should take up this matter **through federation of group housing society Dwarka.** Lastly, Dr Suman Verma argued that we should re-examine the

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estimate to ascertain, the actual work required to be done before, spending huge amount. Simultaneously, this issue may also be taken up Delhi Jal Board. **After due deliberation and healthy discussion, the GB resolved accordingly.**

#### **Agenda-Items No:9**

**Proposal for Purchase and installation of new Generator Set 160 KVA as per new norms fixed by govt. of Delhi including civil work.**

The GB was informed, that Diesel Generator sets have been banned from 31-12-2023, by CAQM (Commission for Air Quality Management). Under compelling circumstance, if there remain no alternative but to change the Generator set as per the new norm fixed by CAQM, the following alternates are available.

**1. Dual Fuel Kits to convert existing DG Set:** - This option is not available to us because our DG set is of prior to year 2004.

**2. Gas Generator (PNG) Set:** - As per information PNG sets between 125 KVA to 500 KVA are not available. We need Generator set of 160 KVA capacity. Therefore, this option is also not available to us.

**3. New CPCB-4 emission norms:** - These are available in multiples brands which work on diesel alone and members were told that this is the only option available to us.

The GB was further informed, that the cost of new CPCB-4 emission norms given by M/s Pee Kay Silent Generators Pvt Ltd. for supply of 160 KVA CPCB4+ Compliant silent DG Set (Cummins India Ltd) is for Rs. 23,18,033 and after discount of Rs. 7,43,033, the net cost is Rs.15,75,000 taxes extra. The contents of the estimate and terms and conditions were read out by the president in GB and its availability in the market is through the reputed dealers.

Healthy discussion was held and most of the members offered their opinions. Sh. Sughar Singh Clarified that there are **other manufacturers**, except Cummins India Ltd, manufacturing CPCB-4 emission norms Generator Sets. **Sudhir Power Ltd** assembles Cummins India Ltd, make generator sets and we can go for purchase of generators sets to any distributor. Sh. Balasubramanian, argued that we should





calculate actual capacity of generator set required. He wanted to convey, that we may even need less than 160 KVA generator sets. The president assured that we will work together to calculate the actual capacity of generator set required.

All the members present in the meeting realized the importance of Generator Sets and desired that this must be in place. The president repeatedly requested members to form a committee for the work so that further action be taken in the matter but it could not be formulated. **After due deliberations, the GB in principles approved that there will be no alternative but to go for purchase and installation of Generator set CPCB-4 emission norms if the situation is so warranted.**

#### **Agenda-Items No -10**

**Proposal for setting up of society website in compliance of RCS directions vide circular F1 (188)/RCS/Comp-CC/2021/206, Dt.13-10-2021.**

The President informed, that despite the direction of RCS vide their circular Dt. Sep-2014, Sep-2015, 26-12-2019 and Dt 13-10-2021, no efforts have been made for setting up of society website. This being a mandatory provision and to bring transparency in the functioning of the society uploading of important circulars decisions and uploading the proceedings of GB, having our own website is very essential.

**It was resolved by GB that our society must have its own website with vice votes. However, no committee could be constituted as request by the management committee.**

#### **Agenda-Items No -11**

**Proposal for carrying out detailed study to work out feasibility for FAR (Floor Area Ratio) through reputed consultant.**

A general valuable discussion was held on this issue. President requested Dr. Suman Verma to share his valuable opinions as earlier he had done lot of work on this subject. Dr. Suman Verma was of the view this is a very important and big issue involving huge expenditure. He advised the management committee to obtain opinions of all members to know their interest in the project. At the same

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time, the builder/architect constructed this building may also be consulted to provide information, views and advise.

**The management committee assured the house that it will take necessary action to work out the feasibility and will also take up the matter with the builder.**

#### **Agenda-Items No -12**

##### **Repair of leaking/damaged roof top and parapet walls of all blocks.**

The President informed the house that the management committee, had repaired 6 leaking roofs and about 11 complaints are still pending. Each repair has costed about Rs. 60000/- but still a temporary relief. Inquest of some short of permanent solution, the President referred three specifications given by three different firms. One of the firm has given guarantee of three years with Rs.118 per sq. feet, second firm has given guarantee of ten years with Rs. 336.3 per sq. feet, and the third one has given rate of Rs. 212.4 per sq. feet but guarantee period is not mentioned. The specification/method /material to be used by each firm differ materially. Sh. N S Yadav, Sh. Amitabh Pandya, Sh. Lokesh Tuteja and Sh. Sughar Singh, argued that priority to repair should be given to those roofs which are leaking (dripping). Repeatedly, the President insisted for clear mandate but no decision could be arrived at with regard to three referred specifications.

**The management committee, assured GB that it will explore other possibilities and also to get the rates reduced to provide immediate relief as early as possible. In any case the issue will be settled before onset of monsoon season. This was agreed to.**

#### **Conclusion:**

**After presentation of all items of agenda by the president, the members present in the AGBM unanimously moved the following resolutions:**

#### **Resolutions moved by GB.**

- 1. Resolution that all the items of the agenda are important/essential and all works have to be done.**
- 2. Resolution that corpus of fund may be build up and members assessed around Rs. 150 lakh is required.**

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3. Resolution that to start with each flat owner should be billed Rs.5000 per month up to 6 months to be billed with the maintenance bill Jan 2024 onward but after 3 months of payment, the positions will be reviewed. And

4. Resolution that none payment of demand will be charged interest as per society norms.

All above four resolutions moved by members were approved by GB.

#### **Agenda-Items No -13**

##### **Any other items.**

Sh. Vikrem Kalra secretary, pointed out that during reconciliation of bank account, he observed as under:

#### **1. Bank reconciliation**

1. It was found that an amount of **Rs.1,20,498** pertaining to 24 receipts entries on account of maintenance charges deposited by residents through cheques/online/cash from **11-04-2019 to 04-04-2021** have not been deposited in the society bank account as reported by C.A. during auditing. **Thus, remain unreconciled.**

2. Additionally, it was also found that cheques/online receipts from members amounting to **Rs. 4,45,029** have not been credited in the society account pertaining to 38 receipts from **12-09-2018 to 02-12-2021**. Thus, also **remain unreconciled.**

3. It was found that **Rs. 10,894** has been willfully credited to the account of **flat no-B-202**, representing amount of three cheques of (Rs.2800+Rs.4071+Rs.4023) which were subsequently adjusted in future bills of flat no-B-202. This has resulted financial loss to society.

#### **2. Electrical Subsidy**

The secretary informed, the house that from **2018-19 to 2021-22 Rs.37,90,927** was received as subsidy from BSES. But out of this amount **Rs.34,41,865** was distributed to members. During the course of reconciliation with the individual ledger, it was found that short distribution to 132 members amounting to **Rs. 5,03,990** were given. It was further found that excess distribution of **Rs 1,44,370** were given to 73

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members. Therefore, **Rs. 6,48,360 (Rs. 5,03,990 + Rs. 1,44,370)** remained unreconciled because excess and short will be termed as unreconciled.

## **2. Financial Discrepancies in Cash Book**

### **(Escaping of Cash)**

- 1. Amount of Rs. 13,268** received in cash 7 receipts from **24-12-2019 to 10-04-2021** have not been entered in the cash book.
- 2. On dated 21-07-2020**, payment of **Rs. 3000** in cash shown instead of **Rs. 300** against voucher no-194.
- 3. On dated 08-10-2019** payment of **Rs. 2000** in cash shown instead of **Rs. 200** against voucher no-369
- 4. On dated 23-12-2019**, while brought forwarding balance in cash book **Rs. 23377** has been shown instead of **Rs. 27377**. **Rs. 4000** in cash has been siphoned.
- 5. Rs. 4067** on different dates advertently wrong balance have been shown in the cash book causing financial loss to society
- 6. Payment of Rs. 5940** in cash against voucher no-689 entered in cash book but voucher in not available.

## **3. Tempering with Receipt Book**

**Receipt no-44391** issued on dated **09-07-2020** and **receipt no-45434** issued on dated **10-01-2021**. Proceeds of these two receipts, neither have been entered in the cash book nor vouchers were created. Nature of payment, mode of payment and amount received against these two receipts could not be traced out as carbon copies (office copies) also have been torn away, to escaped accountability.

**The secretary concluded that in all Rs. 12,56,556 is unreconciled for the period as mentioned above.**

**Members present in the meeting took it very seriously. After discussion and due deliberation members suggested that a committee, may be formed to look into this aspect. Efforts were made to constitute the committee by some members**

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itself. Dr Suman Verma suggested, that some professionals may be hired to examine all these aspects so that a decision could be taken. The GB resolved accordingly.

**Item: 2**

**Fixing time of Badminton**

Sh. Anil Tekade r/o C-103 and others, through representation desired that badminton playing hours be fixed, and in any case, it should not be allowed beyond 08.30 pm because adjoining flats are disturbed a lot due to irritating noise. **This was discussed at length in the meeting and it was decided by GB by vice votes that playing hours be fixed up to 09.00 pm.**

**Item: 3**

**Playing Football**

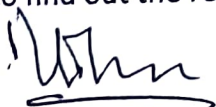
The management committee, view was that even the children of upper age are playing football in the park. Because of this reason, the park is losing its glory/beautification day by day and difficult to maintain. Pro and anti-arguments were given by the members and there was lot of difference of opinions. Dr. Suman Verma suggested, that this being an important issue, the management committee should frame rules with regard to playing in the ground, up to which age children and games are allowed in the park. Whether coach is allowed or not, If yes on what terms and conditions keeping in view the existing rules governing the commercial activities?

**Item: 4**


**Electricity Charges (Common Area)**

Sh. Balalsubarmian created doubts with regard to calculation of common area electricity charges. The president explained the components on which the calculation is being worked out to which Sh. Balasubarmian did not agree. Sh. N S Yadav argued, that there is no consistency in common area electricity bill. The president requested both to give their calculations. Dr. Suman Verma suggested that Sh. Balasubramaniam and he will sit together with Sh. Vikrem Kalra Secretary to find out the reasons.

The meeting ended with vote of thanks.

  
Nirmal Singh  
(President)



  
Vikrem Kalra  
(Secretary)