

OFFICE OF THE ADMINISTRATOR
KUNJ VIHAR COOP. G/H SOCIETY LTD.
PLOT NO.19, SECTOR-12, DWARKA, NEW DELHI-110078.

LIST OF ELECTED CANDIDATES IN THE ELECTION OF MANAGING COMMITTEE OF THE
Kunj Vihar Coop. G/H Society Ltd. HELD ON 07.05.2023 (Sunday).

The following candidates have been declared as elected for the posts shown against them in Kunj Vihar Coop. G/H Society Ltd. at the election held on 07.05.2023 :-

FOR THE POST OF PRESIDENT (ONE) (By Polling held on 07.05.2023)

S. No.	Name of Candidates (Sh.)	Votes polled	Membership No.
1.	SUDARSHAN KUMAR SARIN	62/95	754

FOR THE POST OF VICE PRESIDENT (ONE) (Unopposed)

S. No.	Name of Candidates (Sh.)	Membership No.
1	SEEMA AGGARWAL	723

FOR THE POST OF WOMEN MC MEMBERS (TWO) (Unopposed)

S. No.	Name of Candidates (Ms.)	Membership No.
1	MANINDERJIT KAUR NAGI	729
2.	POONAM BHUTANI	574

FOR THE POST OF MC MEMBERS (SEVEN) (By Polling held on 07.05.2023)

S. No.	Name of Candidates (Ms.)	Votes polled	Membership No.
1.	A.K. HASSIJA	76/95	377
2.	KUMAR SAURABH	73/95	753
3.	ASHOK GUPTA	70/95	594
4.	SURESH KUMAR	67/95	739
5.	S VIKAS RANJAN	66/95	720
6.	SUMIT WASAN	59/95	733
7.	SANJEEV SHARMA	57/95	758

The New Managing Committee is elected for the period of three years.


(AK KAUSHAL)
ADMINISTRATOR

Dated. 07/05/2023

F.NO.RO/KV/CGHS/Election/2023

Copy to: -

1. The Registrar, O/o the Registrar Cooperative Societies, Parliament Street New Delhi-01.
2. The President Elect/Vice President/Managing Committee Members of the Kunj Vihar Coop. G/H Society Ltd., Plot No.19, Sector-12, Dwarka, New Delhi-110078.
3. Notice Board of the Kunj Vihar Coop. G/H Society Ltd.


(AK KAUSHAL)
ADMINISTRATOR

Minutes of Meeting of the Management Committee held in the premises of The Kunj Vihar CGHS Ltd on 7 May 2023 at 7.30 PM.

A meeting was convened by the President, Sh. Sudarshan Kumar Sarin of the newly elected committed members in the Kunj Vihar CGHS Ltd. on 7th May 2023 at 7.30 PM. List of participant of meeting are following:-

1. Sh. Sudarshan Kumar Sarin, President Membership No. 754
2. Smt. Seema Aggarwal , Vice President Membership No 723
3. Smt. Maninderjit Kaur Nagi, Membership No 729
4. Smt. Poonam Bhutani, Membership No 574
5. Sh. Ashok Gupta, Member, Membership No. 594
6. Sh. A K Hassija, Membership No 377
7. Sh. Kumar Saurabh, Membership No 753
8. Sh Sanjeev Sharma, Membership No 758
9. Sh. Suresh Kumar, Membership No 739
10. Sh. S Vikash Ranjan, Membership No 720
11. Sh. Sumit Wasan, Membership No 733

Also meeting was graced by the following Members:

1. Sh A K Kapoor, Membership No. 571
2. Sh. Yash Vardhan, Membership No 622
3. Sh. V K Wadhawan, Membership No 648

At the outset, President Sh. S K Sarin welcomed all elected Management Committee members and congratulated all the members and the residents of our society for their whole hearted support to elect member's representative. He emphasized the need of working as a team for the betterment of the Society.

He informed that Administrator cum R.O. has handed over the election result along with one sealed packet with instructions that it should be kept in safe & can be opened only on the directions of the Hon'ble Court till 6.11.2023.

He proposed the single point agenda to elect the General Secretary & Treasurer and among the elected committee members. The matter was deliberated in the meeting and Committee unanimously elected **Sh. Suresh Kumar for the post of General Secretary & Sh. A.K Hassija for the post of Treasurer.** The newly elected Treasurer suggested that there may be four authorized signatories for Banking purposes but there should be a minimum of two signatories for each transaction purpose below two lakhs & three signatories for above two lakhs. He proposed that the President, Vice President, General Secretary and Treasurer may be authorized signatories of MC for all the Society Bank Accounts and deposits. This was unanimously adopted by the committee.

The meeting ended with a vote of thanks to the Chair.

Sudarshan
 (Sudarshan Kumar Sarin)
Suresh
 (Suresh Kumar)

Poonam
 Poonam Bhutani

Seema
 (SEEMA AGGAR)

Maninder
 Ms. Maninder Nagi

Vikash
 (SVIKASH RANJAN)

Kumar Saurabh
 (KUMAR SAURABH)

A.K.
 (A.K. Hassija)

Ashok
 (ASHOK GUPTA)

Sumit
 SUMIT WADHAN

Kunj Vihar Co-operative Group Housing Society Limited

Secot-12, Plot No.19, Dwarka, New Delhi

The Managing Committee Meeting of Kunj Vihar Co-operative Group Housing Society Limited has been fixed for Monday, 15 May 2023 at 2030hrs in the Managing Committee Room. Members are requested to attend.

A G E N D A

1. Confirmation of the minutes of the meeting held on 07.05.2023.
2. Finalisation of monthly Maintenance Charges to be paid by members subject to ratification in the upcoming GBM.
3. Finalisation of date of the next GBM.
4. Nomination of members both from MC & others for mediation with Shubham Infratech.
5. Finalisation of the policy for receipts & payments.
6. Review the security arrangements of the Society.
7. Any other items with the permission of chair

AGENDA ITEM 02. Finalisation of monthly Maintenance Charges to be paid by members subject to ratification in the upcoming GBM.

It is proposed that the monthly maintenance charges payable by members of the Society w.e.f. 01 November 2022 will be as under:

2 BHK: Rs 2800

3 BHK: Rs 3500 { 1.25 Times of 2 Bhk}

4 BHK: Rs 4200 { 1.5 Times of 2 BHK}

Dupleix: Rs 4900 { 1.75 times of 2 BHK}

All future changes in maintenance charges {increase/decrease} will be in the same proportion.

AGENDA ITEM 03. Finalisation of date of next GBM.

AGENDA ITEM 04. Nomination of members both from MC & others in the committee for mediation with Shubham Infratech

It is proposed that the committee shall consist of the following:

- > Sh. S K Sarin
- > Sh. Ajay Kapoor
- > Sh R K Chaudhury
- >

AGENDA ITEM 05. Finalisation of the policy for receipts & payments.

- i. It is proposed that No cash payments will be accepted by the Society. As far as payments are concerned all payments in excess of Rs 5000/- { Five Thousand Only} will be made only by cheque/ digital mode.
- ii. Finalisation of limit of petty cash with caretaker/manager.
- iii. Finalisation of policy regarding payments to vendors{ service/goods}

AGENDA ITEM 06. Review the security arrangements of the Society

Many members have expressed their opinion that existing security arrangements are not satisfactory. It is proposed that alternative arrangements be explored.

M.C. Meeting Attendance

Date 15-5-2023

- 1. Sudarshan K. Sarin Sudharan 15/5/23
- 2. Jivash Kumar ~~Atmuni~~ 15/5/23
- 3. Srikant Rajan ~~15/5~~ 15/5/23
- 4. Ashok Kumar ~~15/5~~ 15/5/23
- 5. A.K. Halhija ~~15/5/23~~ 15/5/23
- 6. Ms. Maninderjit K. Nagi ~~15/5/23~~ 15/5/23
- 7. Mr. Sumit Wason (Vishal) 15/5/23
- 8. Seema Aggarwal ~~15/5/23~~ 15/5/23

Minutes of Meeting of the Management Committee held in MC Room of the "The Kunj Vihar CGHS Ltd." on 15 May 2023 at 8.30 PM.

The MC meeting was held on 15th May 2023 at 08:30 PM. The following members attended the meeting:-

Present:

1. Sh. Sudarshan Kumar Sarin, President
2. Smt. Seema Aggarwal Vice President
3. Sh. Suresh Kumar, Secretary
4. Sh. A K Hassija, Treasurer
5. Sh. S Vikash Ranjan, Member
6. Smt. Maninderjit Kaur Nagi, Member
7. Sh. Ashok Gupta, Member, Member

Mr. Sumit Wasan, Member, attended the meeting virtually through Video Conferencing

Meeting was graced by the Invitees:

1. Smt. Geeta Sharma
2. Sh Sandeep Garg,

Agenda No.1: Confirmation of the minutes of the meeting held on 7.5.2023

Minutes were confirmed.

Agenda No.2: Finalisation of monthly Maintenance Charges to be paid by members.

MC was apprised that the monthly Maintenance average actual expenditure of the society is Rs.7.40 lakhs at present including some future expenditure. Head wise breakup of this expenditure enclosed. This may be distributed among members of the Society based on the common formula agreed and arrived at by consensus by members in the meeting held on dated 26/02/2023. Further it was endorsed by the majority of the members by putting signature in the Register as detailed below:

1. Average amount of monthly expenses (divided among 213members) to be paid by 3bhk.
2. Average amount minus 20% to be paid by 2bhk.
3. Average amount plus 20% to be paid by 4bhk.
4. Average amount plus 40% to be paid by Duplex owners.

This formula will be used in future for calculating monthly charges for different categories of flats depending on monthly expenses. Further major repairs of the building will be charged on Sq. feet basis of respective flats category.

Note: - Though there is no scientific method but an estimate of 20 percent hybrid expenditure has been made from the above expenditure list.



Monthly Maintenance Charges w.e.f 01/11/2022:-

Category	Maintenance Charges Rs.
2bhk	2800/-
3bhk	3500/-
4bhk	4200/-
Duplex	4900/-

This includes water charges also. There will be a penalty of Rs. 100/- per month for delayed payments.

Agenda No.3: Finalisation of date of the next GBM

The date of the next GBM could not be decided in the absence of take over. However, the tentative date of the meeting was proposed for Sunday, the 11th June, 2023 at 11:30 hrs.in the Community Hall

Agenda No.4: Nomination of members both from MC & others for mediation with Shubham Infratech.

The MC unanimously decided to nominate the following members on the committee:

- 1 Shri S K Sarin
- 2 Dr. R K Chowdhary
- 3 Shri Ajay Kapoor
- 4 Shri Sanjay Mishra

Mr Suresh Kumar, Secretary, proposed that Mr Ashok Gupta should be the part of committee as they have been attending the hearings and have knowledge about the case.

Agenda No. 05. Finalisation of the policy for receipts & payments.

The MC resolved as under:

- i. No cash payments will be accepted by the Society. As far as payments by the society are concerned all payments in excess of Rs 5000/- { Five Thousand Only} will be made only by cheque/ digital mode.
- ii. An amount of Rs. 10,000/- has been finalized of imprest/ limit of petty cash with caretaker/manager.
- iii. Finalisation of policy regarding payments to vendors{ service/goods} was discussed in detail and SOP will be prepared, as agreed by Shri A K Hassija, Shri Ashok Gupta' Shri



Sumit Wasan and Mrs. Seema Aggarwal/Sh. Sandeep Garg latest by 22nd May, 2023. SOP thus prepared will be placed in the next meeting of the MC.

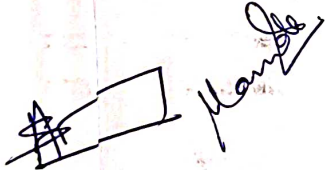
Agenda No. 6: Review of the security arrangements of the Society

Many members expressed their opinion that existing security arrangements are not satisfactory. The existing security agency had assured that they will provide us good guards and will perform as per our requirements. The MC unanimously resolved that it will review and monitor the performance of the security agency for next three months. If needed, we will explore the new agency for change.

Any other item:


With the permission of the Chair, following items were placed for consideration before the MC:

- a) Shri A K Gupta had raised the issue of construction based defaulters as per calculations of 2017. It was resolved to take up this issue in the next meeting of the MC.
- b) It was resolved that Mrs. M K Nagi will look after the Horticulture alongwith Mrs. Poonam Bhutani and Mrs. Seema Aggarwal.
- c) Regarding repair and maintenance, members wanted the MC to decide to take up urgently the repair and maintenance of :
 - i. Overhead tanks
 - ii. Rain water harvesting
 - iii. Fire fighting
 - iv. Guest House and Community Hall
 - v. Emergency maintenance of the building
 - vi. Internal road of the society

A handwritten signature in black ink, appearing to be 'Mande', written over a rectangular stamp that has been partially crossed out with a diagonal line.

A handwritten signature in black ink, possibly 'Sandeep', written in a stylized cursive font.

A handwritten signature in black ink, possibly 'Seema', written in a cursive font.

A handwritten signature in black ink, possibly 'A.K. Gupta', written in a cursive font.

A handwritten signature in black ink, possibly 'C. Nagar', written in a cursive font.

Date ... 18/5/23

- ①
- ② GURU KUMAR ~~Agarwal~~
- ③ KUMAR SAURABH Demar
- ④ SURIKAR RANJAN ~~for~~
- ⑤ A.K. HASBIJA Demij
- ⑥ Redershan Redershan
- ⑦ Seema Aggarwal A.I.
- ⑧ Ms. Maninderjit K. Nagi Manide
- ⑨ Mr. Sandeep Garg Sandeepgarg

Minutes of the MC Meeting held on 18/5/2023

A meeting of the MC was held on 18/5/2023 at 8.30 PM in the MC Room. The following attended the meeting.

- 1) Sh. S.K. Sarin (President)
- 2) Sh. Suresh Kumar
- 3) Sh. Kumar Saurabh
- 4) Sh. S Vikash Ranjan
- 5) Sh. A K Hassija
- 6) Mrs. Seema Aggarwal
- 7) Mrs. M K Nagi

Special Invite:-

- 1) Sh. Sandeep Garg
- 2) Sh. Yash Wardhan
- 3) Miss Geeta Sharma

Agenda No.1: Confirmation of minutes of the MC meeting held on 15.5.2023

Minutes confirmed.

Agenda No.2: To report receipt of summon from the o/o Registrar, Coop. Societies in the matter of Shri Virender Singh versus Kunj Vihar CGHS Ltd. to appear before the court on 24.5.2023 at 3.00 PM

The MC noted that the summon received from the Registrar of Coop Societies had not appended the petition filed by Sh. Virender Singh & Others. Further the matter has already been resolved on 15/5/2023 in last MC meeting in consensus with society members. This will be further ratified in the next GBM of the society, if required. If need be, Reply of this summon will be filed with the RCS by Sh. S K Sarin, Sh. A K Hassija and Miss Geeta Sharma.

Agenda No.3: Formation of Committees for the various tasks

Committees' details and their member list have been discussed in the meeting and same will be circulated by Sh. S.K. Sarin to all the MC members.

The meeting then came to an end with votes of thanks to the Chair.

General

Mandi

Aggarwal

Saurabh

THE KUNJ VIHAR CO-OPERATIVE GROUP HOUSING SOCIETY LTD, SEC-12,DWARKA,ND-110078

The following sub committees were formed by the Management Committee at its meeting held on Thursday, the 18th May 2023.

1 Art & Culture. Non-Scholastic activity and all the society functional events

Ms. Seema Aggarwal

Ms. M K Nagi

Ms. Poonam Bhutani

2 Accounts /Finances & Balance Sheet

Mr. Ashok Gupta

Mr. A.K. Hassija

3 Emergency Repair of Building

Mr. Sanjeev Sharma

4 Lift Maintenance, Rainwater Harvesting, Fire-safety

Mr. S Vikash Ranjan

5 Horticulture & Beautification

Ms. M K Nagi

Ms. Poonam Bhutani

Ms. Seema Aggarwal

6 All Policy & Processes

Mr. Sumit Wasan

7 Security, Intercom, CCTV, Inventory, Fitment & Replenishment

Mr. Kumar Saurabh

8 Legal Committee

Mr. S K Sarin

Mr. Suresh Kumar, and

Ms. Geeta Sharma

9. Member account Audit, Monthly Maintenance, Grievance & Public relation

Mr. A K Hasija

Mr. Sandeep Garg,

Mr. Ashok Gupta

10. Guest House/Community Hall/Cretch management and repair

Mrs. Poonam Bhutani

Mrs. Seema Aggarwal

Mrs. M.K Nagi

S. Sarin
19/5/23

11. Paint (Mediation) Committee

✓ Mr. S K Sarin ✓
Mr. Ajay Kapoor ✓
Mr. R K Chowdhary ✓
Mr. Sanjay Mishra .

12. Environment Sustainability

Mr. S K Vikas Ranjan


PRESIDENT 19/5/23

The Kunj Vihar

Co-operative Group Housing Society Ltd.

Plot No. 19, Sector - 12, Dwarka, New Delhi - 110 075 ☎ : 49122808

No. KV/CGHS/2023-24/004

Dated: 20.05.2023

CIRCULAR/ORDER

Subject: - Revised Monthly maintenance Charges

The Management Committee in its meeting held on 15/05/2023 considered and approved the following formula for calculating maintenance charges for different category of the flats, which was devised and agreed in the meeting of KV members organized on 26/02/2023 and attended and signed by large number of members. In fact this was the outcome of number of meetings held on this issue. This issue was further discussed at length in MC meetings and agreed upon by all the MC members on given formula.

The MC was apprised that the estimated monthly Maintenance expenditure of the society is Rs.7.40 lakhs at present. The Head wise breakup of this expenditure budget is enclosed. There are certain expenditure like water bill, building insurance, cleaning expenses, Diesel Genset AMC, Diesel etc are variable in nature hence hybrid method of calculating monthly maintenance has been adopted. The detail of the agreed formula is as under:

1. Average amount of total monthly expenses (divided among 213 members) to be paid by 3bhk. (In given case Total expenditure Rs.7.40 lakhs)
2. Average amount minus 20% to be paid by 2bhk.
3. Average amount plus 20% to be paid by 4bhk.
4. Average amount plus 40% to be paid by Duplex owners.

This formula will be used in future also for calculating the monthly charges for different categories of flats depending on monthly actual expenses. Further major repairs of the building will be charged on Sq. feet basis of respective flats category.



S. Sarin
20/5/23
President
(Sudarshan Kumar Sa)

Maintenance Charges w.e.f 01/11/2022:-

Category	Monthly Maintenance Charges (INR)
2BHK	2800/-
3 BHK	3500/-
4 BHK	4200/-
Duplex	4900/-

This includes water charges also as mentioned in expenditure budget.

There will be a penalty of Rs. 100/- per month for delayed payments.

This order will supersede all previous orders issued on the subject. This order will be ratified in the future GBM, if required.

The members are requested to clear their dues of maintenance as per this order within 15 days time. If anyone has already paid excess amount it will be adjusted in next quarter dues.



S Sarin
20/5/23
o/c (Sudarshan Kumar Sarin)
President
The Kunj Vihar CGHS Ltd
A 20/5/23

Copy to

1. The Asstt. Registrar (Section IV) O/o RCS Old Court Building Parliament Street New Delhi 110001 for information.
2. Notice Board of Society
3. Guard File

Me

1. Sh. Sumit Wason (Approved via video call)
2. Sh. ASHOK GUPTA on video call
3. Ms. Maninderjit Kaur Nagi
1. Sh. A. K. Halhiya
5. Sema Aggarwal
6. KUMAR SAURABH Kumar

Spec inviter

1. *[Signature]* 20/5/2023
ER. K.P. SHARMA
A-24/K.V
2. *[Signature]*
(R. K. Choudhary)
3. *[Signature]*
(Y.K. WADHWA)
A 57

ESTIMATED MONTHLY/YEARLY SOCIETY MAINTENANCE EXPENSES (YEAR 2023-24)

SL.NO	HEAD OF EXPENSES	PERMONTH	YEARLY	Last year actual expenditure (22-23)
1	Security- 6 Security Guard	80000.00	960000.00	973000.00
2	Care Taker Salary	24500.00	294000.00	1651415.00
3	ELECTRICIAN Salary	11000.00	132000.00	
4	PLUMBER Salary	15000.00	180000.00	
5	ACCOUNTANT SALARY	7000.00	84000.00	
6	Gardner -1 Salary	11750.00	141000.00	
7	Gardner-2 Salary	6000.00	72000.00	
8	Sweeper (7 person)	63000.00	756000.00	
9	Electricity Expenses	160000.00	1920000.00	
10	Electrical repair	15000.00	180000.00	173161.00
11	LIFT AMC & Renewal of lift licence	94916.67	1139000.00	1139000.00
12	WATER Bill	125000.00	1000000.00	1000000.00
13	Generator AMC Exp	5000.00	60000.00	71598.00
14	Generator Diesel Exp	5000.00	60000.00	42750.00
15	INSURANCE OF BUILDING	13000.00	156000.00	155000.00
16	LITIGATION/ AUDIT FEE/ PROFESSIONAL FEE	21666.67	260000.00	174450.00
17	AUDIT	3500.00	42000.00	42000.00
18	FESTIVAL EXP	5000.00	60000.00	59885.00
19	CCTV CAMARA & INTERCOM AMC	11000.00	132000.00	62540.00
20	CONVEYANCE EXP	2500.00	30000.00	25550.00
21	HORTICULTURE EXP	3000.00	36000.00	3825.00
22	STATIONARY, COMPUTER ,PHOTO COPY,	5880.00	70560.00	62896.00
23	Cleaning Material Exp	7000.00	84000.00	78690.00
24	GBM , Meeting Expenditure	10000.00	120000.00	25210.00
25	Repair & Maintanance (small one) & Miscl. Expenses	50000.00	600000.00	304000.00
26	Adminstrator Expenses	0.00	0.00	207708.00
27	Other Expnediture (As per Annexure)	25953.33	311440.00	0.00
	Total monthly/ Yearly Requirment of Funds	781666.67	8880000.00	8126038.00

* * * * *

Monthly Expenditure

740000

Average Expenditure per Flat

3474

Rounded to 3500

Flat	Per Flat	No of Flats	Total Amount
Three Bedroom Charges	3500	112	392000
Two Bedroom Charges	2800	63	176400
Four Bedroom Charges	4200	33	138600
Duplex	4900	5	24500
			731500
		Annual	8778000

Key Notes :-

No capital expenditure or major repair of building has been considered in this

Major repair of community hall/Guest house has not been considered and that will be getting approved in GBM seperately
Inflation and increment in salary has not been considered yet as we are committed for reduction of cost in few heads and same will be adjuted with infaltion and incremental costs

This will be applciable for FY 23-24 and if there will be major deviation , this will be reconsidered in in next financial year GBM in beginning of Next FY

Hybrid method of manitanance charge from different size of flat has been considered as few of the expentidure are fixed expenditruue and don't link with size of flats

Water bill of 8 months has been considered in this calculation with the assumption that in winter months we will have Nil water bill while avialing subsidisy of the Delhi Government

Asset relocation has also not been considered in above budget. For any captial asset required during the year that will be over and abbove of this budget



(Signature)
President
Sudat Singh Kaur
15/12/23

Anneuxre :- Repair & maintenance work and other work in main list

S.no	Particulars	Qty	Rate	Amount
1	Rain Water Harvesting water tanks to be clean	3 Tanks	12000	36,000
2	A & B Block Water Tank to be repair/ Water Proofing work	2 Tanks	100000	200,000
3	Sewer Line & Harvesting Line need to clean			60,000
4	Boom Barrier RFID work			105,000
5	Need Slop work done on all upper water tanksof easch block			50,000
6	Lift Fan to be purchase	30	2600	78,000
7	Need Gitty covers to be purchased for A+B+C Block			20,000
8	Building Emergency repair rough estimate			600,000
	Total			1,149,000

KUNJ VIHAR CGHS LTD.
PLOT NO. 19, SECTOR -12, DWARKA NEW DELHI-110075

Date

Expenditure Statement
1-Apr-2022 to 31-Mar-2023

Particulars	KUNJ VIHAR CGHS LTD. 1-Apr-2022 to 31-Mar-2023
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Income Statement:

Indirect Expenses	18082035.54
ACCOUNTING CHARGES	
ADMIN EXP (MONTHLY) 15.11.21 to 30.06.2022	98165.00
ADMINISTRATOR EXPENSES	109543.00
AMC OF GEN SET	71598.00
AMC OF LIFTS	1139007.00
AUDIT FEE	
BANK CHARGES	2706.54
COMPUTERISATION EXPENSES	
CONVEYANCE EXPENSES	25550.00
CO-OPERATIVE EDUCATION FUND	213.00
COVID-19	
DEPRECIATION	1714513.00
ELECTION EXPENSES	
ELECTRICAL REPAIR & MAINTENANCE	173161.00
ELECTRICITY CHARGES	1873360.00
ENQUIRY FEE	
FESTIVAL CELEBRATION	52070.00
GRM EXPENSES	
GUEST HOUSE EXPENSES	
HOUSE KEEPING	78690.00
INSURANCE (BUILDING)	155000.00
INTEREST ON TDS	9.00
LEGAL FEE TO ADVOCATE	174450.00
Legal & Professional Expenses	532460.00
MAINTENANCE OF CC TV	43660.00
MAINTENANCE OF DG SET	42750.00
MAINTENANCE OF ELECTRICITY	
MAINTENANCE OF GARDEN	3825.00
MAINTENANCE OF INTERCOM	18880.00
MAINTENANCE OF LIFTS	
MEETING EXPENSES	25210.00
MISC. EXPENSES	1500.00
OFFICE EXPENSES	
POSTAGE & STAMPS	9233.00
PRINTING & STATIONERY	53663.00
PROFESSIONAL CHARGES	
REFRESHMENT EXPENSES	7815.00
REPAIR & MAINTENANCE	304030.00
SALARY & WAGES EXPENSES	1651415.00
SECURITY CHARGES	973259.00
SENIOR CITIZEN EXPENSES	
SPECIAL AUDIT	126300.00
TDS Reco Written Off	
TELEPHONE EXPENSES	
Water Charges Excess Refund	8620000.00
Water Expenses	

M.C. Meeting : 28-5-2023

Date

Present

1. ~~Sarini~~
2. ~~Delvi~~
3. ~~Dr~~
4. ~~Parnam~~
5. ~~M~~
6. ~~Amber~~
7. ~~A I~~
8. ~~Huntz~~

Shri Suresh, Secretary attended the meeting listed

THE KUNJ VIHAR CGHS LTD., SECTOR-12, PLOT NO.19, DWARKA,
NEW DELHI-110078

Draft Minutes of the MC meeting held on 28.5.2023

A meeting of the Managing Committee (MC) which was earlier scheduled on 28.5.2023 at 12.00 noon could not be convened due to the young death of one of the residents. In order to facilitate the residents to attend the funeral, the meeting was postponed on the same day at 4.00 p.m.

Present:

- 1 Sh. Sudarshan Kumar Sarin, President
 - 2 Ms. Seema Aggarwal
 - 3 Sh. A K Hasija
 - 4 Ms. M K Nagi
 - 5 Ms. Poonam Bhutani
 - 6 Sh. Ashok Gupta
 - 7 Sh. S Vikash Ranjan
 - 8 Sh. Kumar Sourabh
 - 9 Sh. Sanjeev Sharma
-in the Chair

Shri Suresh Kumar, Secretary, attended the meeting virtually. Sh. Ashok Gupta and Shri Sumit Wasan could not attend the meeting.

The MC then took up for consideration the agenda items:

Item No.1: Confirmation of Minutes of the last meeting held on 18.5.2023.


Minutes confirmed.

Matters arising out of Minutes:

One of the MC members said that the name of Shri Promod Kumar was left under the Horticulture & Beautification Committee. The name of Shri Promod Kumar was then added in the same Committee.

Item No.2: - Update on Arbitration casefiled by Shri Virender Singh & others vs. Kunj Vihar CGHS Ltd. in the office of the Registrar Co-operative Societies (RCS), Parliament Street, New Delhi.

MC was informed that Shri S K Sarin, Shri A K Hasija, Shri Ashok Gupta and Ms Geeta Sharma appeared for hearing on behalf of the society, in pursuance of the summon issued by RCS. The

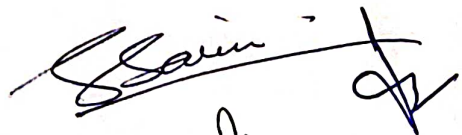

(ASHOK GUPTA)











hearing was in relation to a complaint filed by 15 society members against the working of Administrator, Sh. A K Kaushal. The Dy Registrar who was hearing the case, noted and placed on record the fact that out of 15 only 02 members were present. It was also informed that 04 of the society members had withdrawn their complaint after the MC notified the revised maintenance charges which were lower than earlier proposed charges. The RCS after hearing both sides, fixed 18.7.2023 next date of hearing.

Item No. 3: -Emergency Repair of the building: -

In earlier meeting, it was adjudged that some parts of society buildings required emergency repairs and accordingly, Sh. Sanjeev Sharma was requested to draft an action plan. Sh. Sharma informed MC that the plan is being worked out and he has initiated discussion of repairs with a few contractors and is expecting some more contractors to respond back. Sh. Sharma will inform MC of status in next MC meeting.

Item No. 4: - Redressal of Grievances:

MC was informed of need to record grievances and their redressal in timely manner centrally. Accordingly, it was resolved that Shri Hasija would finalize the format of Grievance register and Redressal plan along with Shri Yoginder Wadhwa and Shri J P Verma who had volunteered their services to the society for the welfare projects.

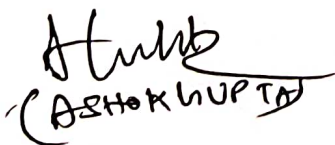
It was resolved that all committees be redrawn covering every activity of the Society, action plans for next 30-60-90 days and seeking help of non-MC members, wherever required.

Item No. 5: - Revenue Generation:

Looking at the dismal picture of the financial position of the society, it was resolved that the society must explore ways of augmenting the revenue & pruning down the cost. Some members also raised the issue of solar panels. This project could be a good option for revenue generation. As the activity requires extensive brain-storming, it was resolved that the assistance of society members will be sought in this behalf and a separate focused group will be formed in this regard. Some lady members informed that crette area could be developed in such a way that it could be used for celebration of birthday parties etc for which rent could be charged. If required, this issue could be placed before the GBM.

Item No.6: -Reporting of Notice received from DJB regarding rain-harvesting

MC was informed that a Joint Committee of DJB, DPCC will inspect Roof Top Water Harvesting (RWH) in CGHS. It was further informed that RWH should be connected to RWH system and all other waste water from balcony, washing and paved/parking area should be separated from the RWH system. All societies were directed to implement the above provision by 31.3.2023.


ASHOK GUPTA











In view of above direction, the MC resolved to entrust this work to a Committee known as Rain water harvesting committee, comprising of : Ms. Poonam Bhutani; Dr. V J Srivastava and Ms Renu Gupta.

Item No. 7: - Considering Recovery letter to Khandelwal & Co. Auditor and Mr. Khanna (Administrator)

A reference was drawn to a letter dt. 5.10.2022 written by the earlier Administrator, Sh. A K Kaushal on special audit fee of INR 6 Lakhs claimed by M/s. Jain Khandelwal & Co. despite conducting an incomplete audit.

Owing to the sensitivity of the matter, it was resolved that Sh. Ashok Gupta be requested to draft an intimation seeking response from the auditor on the issue, after consulting Ms. Seema Garg and have the same presented in next MC meeting.

Item No. 8: - Issuance of NOC to members and share certificate to New Members:

The MC was informed that the residents had grievances relating to non-issuance of NOC/ No Due Certificates, membership transfers etc. which could not be dealt with by the then Administrator due to administrative constrains.


The case of issuance of 'No Dues Certificate' for Dr. Dinesh Singhal was laid before MC, where flat was already sold. As there was no policy guideline in place currently in respect of issuance of No Due Certificate, it was resolved that the President would sign the No Dues Certificate subject to verifications carried out by the Accountant, Caretaker/Manager and overseeing of verification by Sh. A.K. Hasija and Sh. Ashok Gupta. The verification shall be in respect of: Status as on 31 May, 2023 of various dues (like maintenance charges, water bill upto Dec. 2022; special audit fee, & others if any)

(1) Status as on 31 May, 2023 on construction dues: demand as per 2017 audit

(2) Demand as per 2022 audit (reference purpose only)

It was further resolved that a policy be put in place to deal with similar cases in future.

The meeting then came to an end with a vote of thanks to the Chair.


(ASHOK GUPTA)




President







THE KUNJ VIHAR CO-OP. CGHS LTD: SEC-12, PLOT NO.19,
DWARKA, NEW DELHI-110078

MC EMERGENT MEETING

01ST June, 2023

FOR SUBMISSION OF REPORT OF
COMMITTEE FOR SHOBNAM

Present:-

1

~~Harman~~

2

~~(Signature)~~

3

~~Secretary~~

4

~~Shree~~

5

~~Devi~~

6

~~(Signature)~~

7

~~(Signature)~~

8

~~(Signature)~~

9

THE KUNJ VIHAR CGHS LTD., SECTOR-12, PLOT NO.19, DWARKA,
NEW DELHI-110078

Draft Minutes of Emergent Meeting held on 1st June, 2023

An emergent meeting of the MC was held on Thursday, the 1st June, 2023 to discuss on preliminary report submission by the Paint (Mediation) Committee, on M/s. Shubham Infratech's claim.

Present:

- 1 Sh. Sudarshan Kumar Sarin
- 2 Ms. Seema Garg
- 3 Ms. M K Nagi
- 4 Ms. Poonam Bhutani
- 5 Sh. A K Hasija
- 6 Sh. Sanjeev Sharma
- 7 Sh. Ashok Gupta
- 8 Sh. Suresh
- 9 Sh. Kumar Saurabh

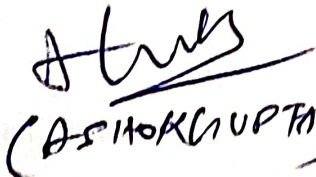
Dr. R K Choudhary, Sh. Ajay Kapoor, Ms Geeta Sharma, Sh. Suresh Bhatia and Sh. Sanjeev Garg also graced the meeting.

The following could not attend the meeting :

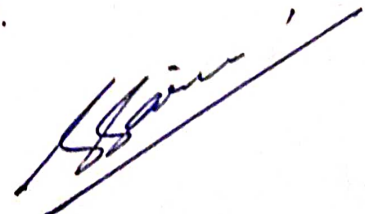
1. Shri Sumit Wason
2. Shri S Vikash Ranjan and
3. Shri Sanjay Mishra

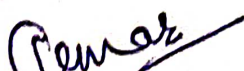
At the outset, the meeting started with the briefing by the President that preliminary report has been prepared by the Paint (Mediation) Committee. The President further informed the MC members about the preliminary observations by the Paint (Mediation) Committee on M/S Shubham Infratech's claim (Copy of preliminary report enclosed as Annexure-1) after reviewing the documentations provided by the vendor and as appearing in our records. It was further observed that:

1. Some of the invoices submitted by M/s Shubham could not be found in the official file of Kunj Vihar CGHS.
2. The summarized of bills and payment made to Vendor is as below:
 - Total bill raised: Rs. 49,02,728
 - Security Deposit included in above bill: Rs. 3,63,426
 - Total payment made to Vendor: Rs. 39,37,361, which comprises of:
 - i. Payment released to vendor (as per ledger): Rs. 32,82,828
 - ii. Payment made to dealer of paint, on behalf of vendor. Rs.6,54,533
 - Balance unpaid amount: Rs. 9,65,367 (Including security deposit).


(ASHOK GUPTA)









- Date
3. Owing to the absence of bills and the work left in mid by the vendor, working of further details on penalty leviable on the vendor and final amount payable by the Society will require some more time.

Finally, the MC resolved unanimously to pass a following Resolution:

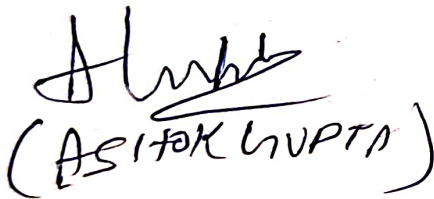
"It was unanimously resolved by the Managing Committee (MC) that:

- a. Further time be provided to the Paint (Mediation) Committee and MC members to review, analyse and objectively arrive at final amount payable to the vendor.
- b. MC may authorize the committee to negotiate and take all financial decisions in the mediation/court".

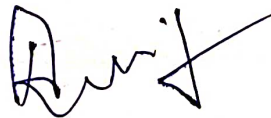
The meeting ended with a vote of thanks.


President

Secretary


(ASHISH GUPTA)







ANNEXURE 1 Details of work done and amount payable

R/A BILL NO	DATED	PAGE NO.	Blockwise AREA AGREED			TOTAL AREA AGREED	Amount of bills other than bamboo	BAMBOO WORK AREA	Amount of Bamboo work	Amount of Railing enamel paint	Total amount of bill	Taxes	Gross amount of bill	ADJUSTMENT MADE	SECURITY DEPOSIT	NET PAYABLE	REMARKS
			A	B	C												
1st	6/27/2017	170	0	0	92767.45	92767.5	946228	92767.45	278302.35	0	1224530.34	73471.82	1298002	654533	64900	578569.1	*Adjustment on account of payment made to paint dealer directly by society
2nd	9/12/2017	213	0	0	41658.41	41658.4	424916	46425.42	139276.26	52521.68	616713.72	111008.46	727722.2	0	72772	654950	Bamboo measurement taken extra for 4767 sq.ft causing excess payment of Rs14301 In this bill Advance od Rs80000/-already paid is recovered. Cheque amount comes to Rs 202437/- instead of Rs 202438.
3rd	12/27/2017	240	42559	72615	0	115174	803915	Lump sum	140000	0	943914.52	169904.6	1113819	800000	111382	202438	
4th	1/10/2018	262	27739	55813	0	83551.6	583190	Lump sum	100000	0	683190.23	122974.24	806164.5	0	80616	725548	
5th	1/15/2018	277	26424	0	0	26423.8	184438	Lump sum	45000	65101.44	294539.28	53017.07	347556.4	0	34756	312801	*railing enamel paint in A & B blocks
6th	2/13/2018	322	0	14794	0	14793.6	119273	Lump sum	25000	34679.04	178952.25	32211.4	211163.7	0	0	211164	Extra work lift lobby ground floor B & C block for rs 23548.33
7th	3/22/2018	339	41486	0	0	41486	300108	Lump sum	30000	7434.72	337542.34	60757.62	398300	0	0	398300	railing enamel paint in A block for rs 7434.72 adde and extra work in lift lobby ground floor for rs 10535.07
			138208	143221	134425.86	415855	3362067	139192.87	757578.61	159736.9	4279382.68	623345.21	4902728	1454533	364426	3083770	

M.C. Meeting : 4th June, 2023 at 4.00pm

1. ~~Sam~~ (SUDARSHAN KR. SARIN)
2. ~~Harjit~~ (Ashok K. Gupta)
3. ~~Amrj~~ (A.R. Hassija)
4. ~~De~~ (Srinivas Raman)
5. ~~Om~~ (SANJEEV SHARMA)
6. ~~Sejal~~
7. ~~Amay~~ (KUMAR SAURASHI)

Minutes of Meeting of the Management Committee held in the premises of The Kunj Vihar CGHS Ltd on 4 June 2023 at 4.00 PM.

A meeting was convened by the President, Sh. Sudarshan Kumar Sarin in the Kunj Vihar CGHS Ltd. on 4th June 2023 at 4.00 PM. List of participant of meeting are following:-

Sh. Sudarshan Kumar Sarin, President
Sh. Suresh Kumar, Secretary
Sh. A K Hassija, Treasurer
Sh. Ashok Kumar Gupta, Member ✓
Sh. Sanjeev Sharma, Member
Sh. S Vikash Ranjan, Member

Also meeting was graced by the following Members of the Society:

Sh. Ajay Kapoor, C- 103
Dr. R K Chaudhary, C-75
Sh Sanjeev Sharma B-22
Sh. H S Nagi, C-107

Invited Guest

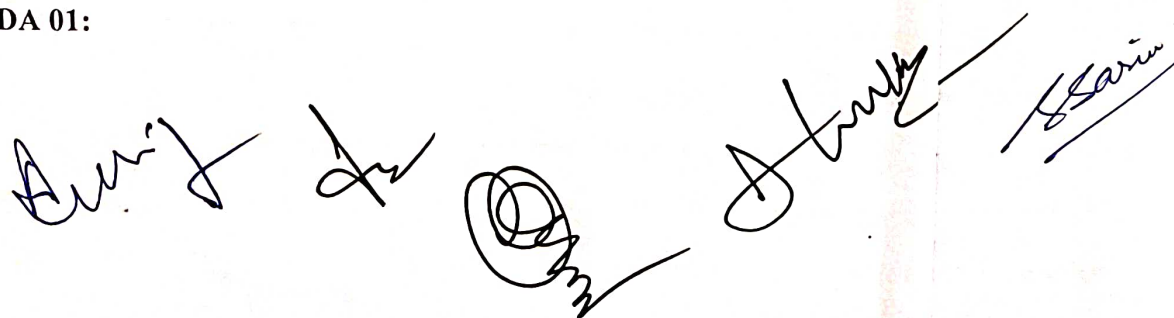
Smt. Geeta Sharma A -24

President Sh. S K Sarin proposed the below agenda:

1. Confirmation of the Minutes of the MC Meeting held on 01 June 2023,
2. To Incorporate a Paint Committee & to authorize them to negotiate & represent the Society in the matter of Shubham Infra.
3. Finalizing the date for the GBM & its Agenda.
4. Emergency Repair of Society building, Guest House & Community Hall.
5. Purchase of a new mobile connection with SIM in the name of Society to update the new number in all banks accounts of the society & MC will use this number for their formal communication among themselves & with the society members.
6. Installation of RFID system in the society to restrict the entry of unauthorized vehicles.
7. Explore the existing/ new options for the income of the Society.
8. To monitor & review the performance of lifts & Johnson company in the month of June. If MC/ society didn't find positive changes, will explore the new alternates in the month of July to fix the lift problems
9. Policy/ SOP to be prepared for the maids/ helpers.
10. Rain Water Harvesting notice and RWH related problems
11. Fire Fighting System of the Society should be checked & re-operationlise

The MC then took up the Agenda as stated above for consideration & resolved unanimously as under:

AGENDA 01:



Minutes of the MC Meeting held on 01 June 2023, were confirmed.

AGENDA 02:

As discussed & finalized, a six member committee has been formed who will work under the guidance/ supervision of President, Shri S K Sarin. We also authorize them to negotiate & take all decision {including financial} in the mediation/ court on the behalf of the society.

COMMITTEE MEMBERS

- Shri S K Sarin { Head of the Committee}
- Shri A K Kapoor
- Dr. R K Chaudhary
- Shri. A K Hassija
- Shri Ashok Kumar Gupta
- Shri Sanjay Mishra

AGENDA 03:

4 PM, Sunday, 09 July 2023 has been finalized as the date of GBM of the Society. MC will circulate the Agenda of the GBM by this week.

AGENDA 04:

Mr Sanjeev Sharma presented a brief report with estimate for the repair of Community Hall & guest house which are in very poor shape & Emergency Repair of the Society building which is badly required to avoid any accident due to fall of loose plaster / crack plasters. It has been decided that building repair work will be carried out by hiring Mason & labour on daily wages whereas the Community hall & Guest House work { Cement & brick work will be carried out on daily wages} will be carried through labour contractor in which Society will provide the building materials & items

It has been unanimously resolved that Mr Sanjeev Sharma will head the committee & execute this work asap.

SH SANJEEV SHARMA HAS MADE A TEAM CONSISTING OF FOLLOWING PERSONS

Sh Sanjeev Sharma {Head of the Committee}

Sh. Bhupinder Bhutani

Sh. K P Sharma

Sh. J P Verma


Sh. Surender Kharb

Sh S Vikash Ranjan

Dr R K Chaudhary also suggested to undertake the major repair work of the Society along with FAR Extension to avoid the double expenditure on repairs.

Committee Head will submit the performance report within 15 days

AGENDA 05:



It has been unanimously resolved that society will Purchase a new mobile connection with SIM at the earliest in the name of Society and update this new number in all the Society bank accounts.

This new number will be used for: *by MC for communication with the bank such as sms*
UPID for Kunj Vihar Maintenance bank account will be obtained from the bank & shared with all members/ residents of the society enabling them to make faster & convenient mode of payment

MC ~~will use~~ this number for their formal communication among themselves & with the society members to share circular/information.

AGENDA 06:

Committee Head

It has been unanimously resolved that Mr Vikash Ranjan will invite the quotations from the RFID facilitators & Install the RFID system in the society to restrict the entry of unauthorized vehicles. He will also make a SOP regarding the same.

Secondly, MC has taken a decision to strictly enforce the decision of previous MC to authorize only 02 vehicles for the residing members & 01 Vehicle for the Tenants. If any member/ resident need additional vehicle entry permit, he has to pay nominal charges of Rs 1000/- per month per vehicle, subject to availability of the parking space & approval of the MC. Committee Head will submit the performance report within 15 days.

AGENDA 07:

On the suggestion of Dr R K Chaudhary, the MC has decided to explore the existing/ new options to increase/ generate some income for the Society which will help the society to use this fund for the development/ beautification.

MC resolved unanimously on the below points:

- a) Rs 5000/- will be charged towards the shifting charges from the ^{Tenants} residents for in and out security
- b) Sub-Energy Meter will be installed for Community Hall & Guest House & will be charged on actual.
- c) Community hall & lawn charges will be reviewed in next meeting

The MC has already received few very good suggestions like review of the existing contract of the Advertising Company who has advertised in our lifts. Likewise MC will gather new suggestions/ ideas which will be reviewed in next meetings & finalized,

AGENDA 08:

MC has discussed & decided to closely monitor & review the performance of lifts & Johnson Company in the month of June. If MC/ society didn't find positive changes, will explore the new alternate for the AMC of lifts in the month of July to fix the lift problems under the Supervision of Mr Vikash Ranjan & he may choose his team for this purpose.

AGENDA 09: *One of the MC member*
~~Mrs Neena Kapoor~~ has raised the issue of maids/ helpers.

It has been briefly discussed & decided to make a Policy/ SOP for the maids/ helpers to regulate them. In the meantime the MC members will explore the possibilities of having a meeting with maids/ helpers.

[Handwritten signatures and initials at the bottom of the page]

AGENDA 10:

MC discussed the problem of Rain Water Harvesting & about the notice received for the same from DJB. MC made a committee headed by Sh. S Vikash Ranjan, who will look into the matter & do the needful with the help of below members

SH S VIKASH RANJAN HAS MADE A TEAM CONSISTING OF FOLLOWING PERSONS

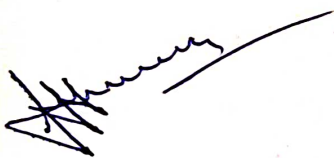
Sh S Vikash Ranjan { Head of the Committee }

Sh Sanjeev Sharma

Sh. Bhupinder Bhutani

AGENDA 11:

Fire Fighting System of the Society should be checked & shortcoming if any to be attended to ensure smooth functioning,



THE KLINI VIHAR CGHS LTD., SECTOR-12, PLOT NO.19, DWARKA
NEW DELHI-110078

Minutes of the MC meeting held on 14th June, 2023

A meeting of the MC was held on 14th June, 2023 in the MC Room.

Present:

- 1 Sh. Sudarshan Kr. Sarin
- 2 Sh. Sanjeev Sharma
- 3 Sh. Ashok Gupta
4. Sh. A K Hassija
5. Sh. S Vikash Ranjan
6. Sh. Kumar Saurabh
7. Ms. Seema Aggarwal

Sarvashri R K Chaudharv, G S Nagi & Aiyav K Kapoor also graced the meeting

Shri Suresh Kumar, Shri Sumit Wasan, Smt. Poonam Bhutani, could not attend the meeting.

MC then took up agenda items for consideration and resolved as under:

Agenda Item No.1:- Confirmation of minutes of the MC meeting held on 04.6.2023.

Minutes were confirmed.

Agenda Item No.2:- Repair work being carried out in C block

Agenda Item No.3:- Guidelines to be followed in repair/renovation work of community hall & guest House

(29)

The MIC took up for consideration both items No.2 & 3 together as it pertained to repair/renovation work of society building.

Sh. Sanjeev Sharma informed verbally that the action plan is being worked out and the Committee constituted for this purpose held number of discussions with few contractors. Mr. Sanjeev Sharma described brief description of how the work will be carried out by hiring a labour and mason on daily wages whereas renovation work of community hall and guest house will be done through labour contractor, in which society will provide the building materials etc. But the majority members of MIC were of the opinion that the above Committee should bring out their plan of action first in black & white before the repair work is started.

It was further resolved that the said Committee must strictly follow the codal provisions of DCS Act 2007, GFR and CPWD Manual with proper documentation while carrying out renovation and repair activities of society building, community hall and guest house etc..

Agenda Item No.4: Membershin Transfer

Reference was drawn to item No. 8 of MC meeting held on 28.5.2023 wherein a plan of action on the above subject was described. Cases of Membership Transfer should be disposed off after following the due procedure

Meeting ended with a vote of thanks.

Emergency Meeting of M.C. - 14th June, 2023 at 9 PM.

Present:

- 1. Marin (SODARSHAN K. SARIN).
- 2. Om SAURABH SHARMA.
- 3. Ashok ASHOK GUPTA
- 4. Am A. K. KALROSH
- 5. Arif A. K. HASHEQ.
- 6. Ravi R. K. CHANDHURY
- 7. Sandeep SANDEEP GARI
- 8. Ar S Vikash Rajan
- 9. Ramesh KUMAR SAURABH

THE KUNJ VIHAR CGHS LTD., SECTOR-12, PLOT NO.19, DWARKA
NEW DELHI-110078

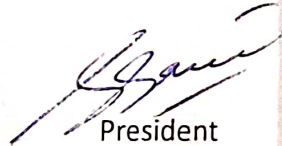
NOTICE

13th June, 2023

An emergent meeting of the Managing Committee has been fixed for 14th June, 2023 at 9.00 PM in the MC Room to discuss :

- (1) Repair work being carried out in C Block
- (2) Guidelines to be followed in renovation work of community hall and guest house
- (3) Membership Transfer

Please make it convenient to attend.


President

The Kunj Vihar Co-op G/H Society Ltd., Sector-12, Plot No. 19,
Dwarka, New Delhi-110078

NOTICE

28.6.2023

The next MC meeting is scheduled for Saturday, the 1st July, 2023 at 12.00 noon in Senior Citizens' Room.

Agenda

- (1) Confirmation of minutes of the meeting held on 14.6.2023.
- (2) Receipt of summon from Dy.Registrar, RCS in the individual name of MC member asking them to appear before the court of Dy.Registrar on 10.7.2023 at 3.30 PM, in ARB case No. 37/GH/DR/ARB/2023-24/940-955 dt.23.6.2023 in the matter of (1) Virender Singh, (2) Bhushan Chaudhary and (3) J K Singh Vs. Kunj Vihar CGHS Ltd, MC Members and Sh. A K Kaushal (Returning Officer)
- (3) To familiarize the members about the result of hearing held in RCS on 28.6.2023, in the case filed by Shri Vivek Pathak against the Society
- (4) To reconstitute committee for Lifts maintenance, in view of Sh. Ranjan's Inability to be associated with this committee.
- (5) To finalize the date of holding GBM/SGBM and approve the agenda

Shri A.K. Kaushal, former Administrator alongwith Advocate Shri Ashok Chaitanya have also been invited to be amongst us on that day. Shri Kaushal has also been named in Vivek Pathak's case.


PRESIDENT

Draft Minutes of Meeting of the Management Committee held in the premises of The Kunj Vihar CGHS Ltd on 06Aug 2023 at 8 PM.

A MC meeting was convened by the Secretary, Sh. Suresh Kumar in the Kunj Vihar CGHS Ltd. on 6thAug 2023 at 08:00 PM with agenda to finalise the GBM date and its agenda. List of participant of meeting are following:-

Sh. Sudarshan Kumar Sarin, President
Sh. Suresh Kumar, Secretary
Sh. A.K. Hassija, Treasurer
Sh. Ashok Kumar Gupta, Member
Sh. S Vikash Ranjan, Member
Shri Kumar Saurabh, Member
Sh. Sanjeev Sharma, Member,

Also meeting was graced by the following Members of the Society:

Sh. Ajay Kapoor
Dr R K Chaudhary
Sh Sandeep Garg
Sh. Bhupinder Bhutani

01. Mr. Sarin informed in the meeting about the letter of resignation of Ms. Poonam Bhutani on personal grounds. The MC members requested Ms. Bhutani to withdraw her resignation and after detailed discussion, she agreed to withdraw the same.

02. The GBM date and agenda was discussed in detail and the MC unanimously decided to schedule the GBM on 27th Aug 2023 at 4 PM. The agenda was also finalized as per mails communicated by the members.

03. The MC discussed about the emergent pending repair work of A and B block, which was unfortunately stopped from last one month. MC unanimously resolved that the work should be started ASAP looking into the many incidents of falling debris/loose plasters.

04. The committee formed by the MC for replacement of existing security agency due to poor quality of services, has informed that the quotations have already been received from several agencies through limited tendering process.

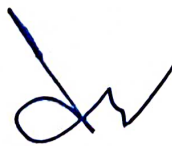
a. It was suggested by MC to evaluate the quotation based on QCBS (Quality and Cost Based Selection system) so that the quality of services could be upgraded.

b. It was also decided that MC will cross check the quality of services of selected three vendors from their references in Dwarka.

c. It was further decided that the evaluation result should be discussed in the next MC meeting.









MC Meeting 29/08/2023 Date

- ① ~~Same~~
- ② Suresh Kumar ~~Same~~
- ③ ASHOK KUMAR ~~Same~~
- ④ ~~SAVITRI KUMAR~~ ~~Same~~
- ⑤ Poonam Bhutani ~~Same~~
- ⑥ Ms. Maninderjit. K. Nagi ~~Same~~
- ⑦ S Vikram Rajan ~~Same~~
- ⑧
- ⑨

Minutes of Meeting of the Management Committee held in the premises of The Kunj Vihar CGHS Ltd on 20 Aug 2023 at 4 PM.

A MC meeting was convened by the Secretary, Sh. Suresh Kumar in the Kunj Vihar CGHS Ltd. on 20th Aug 2023 at 04:00 PM. List of participant of meeting are following:-

Sh. Sudarshan Kumar Sarin, President
Sh. Suresh Kumar, Secretary
Smt M K Nagi, Member
Smt. Poonam Bhutani, Member
Sh. Ashok Kumar Gupta, Member
Sh. S Vikash Ranjan, Member
Sh. Sanjeev Sharma, Member,

Also meeting was graced by the following Members of the Society:

Sh. Bhupinder Bhutani

Invited guest

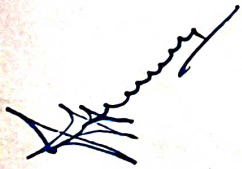
Smt. Geeta Sharma

01. Confirmation of the Minutes of the MC Meeting held on 06 August, 2023,

02. MC explores the various ways to work as a single unit for the best output.

03. The MC discussed about the items of GBM Agenda & allocated the items to respective members who are either specialized in that item or who had already worked out on those items. The list of allocated items is as follows:

- a. Mr Ashok Gupta, Mr. A. K. Hassija, Mr. Sandeep Garg & Mr Ajay Kapoor will Prepare the Guidelines for Individual accounts. Based on these guidelines members can get their accounts verified/checked through committee members.
- b. Mr Ashok Gupta, Mr. A. K. Hassija and Mr. Sandeep Garg will present the Budget for current financial year 2023-24.
- c. Mr Ashok Gupta, Mr. A. K. Hassija and Mr. Sandeep Garg will present the Financial Rule for Procurement (Financial Slabs to be fixed for hiring of Services and Goods procurement) & Tendering process for selecting any vendors.
- d. Mr, Ashok Gupta, Mr. A. K. Hassija and Mr. Sandeep Garg will present the Ratification of MC Circular/Order No. KV/CGHS/2023-24 DATED 20.05.2023 FOR Revised Monthly maintenance Charges.
- e. Mr Vikash Ranjan will give the presentation on installation of Solar Panel in our



society, its use, cost & benefits.

- f. Mr Bhupinder Bhutani will give the presentation on possibility of FAR extension in our society & its benefit to the members.

04. Tenders were invited by the MC to change the existing security agency due to poor quality of services. The quotations were received from several agencies through limited tendering process.

- a. It was suggested by MC to evaluate the quotation based on QCBS (Quality and Cost Based Selection system) so that the quality of services could be upgraded.
- b. It was also decided that MC will cross check the quality of services of selected three vendors from their references in Dwarka.
- c. It was further decided that the evaluation result should be discussed in the next MC meeting.

05. MC discussed the 02 cases of Mr Vivek Pathak & Mr Raina. MC decided as:

- In Mr. Vivek Pathak Case will be discussed again.
- 02-time Notice will be served to Mr. Raina. If still he doesn't clear the dues, MC will send his case to RCS for recovery.

06. MC discussed to hire an advocate on retainership basis for 6-12 months who can handle our ongoing arbitration cases, RCS cases & assist the MC by giving legal opinion on various matters wherever required.

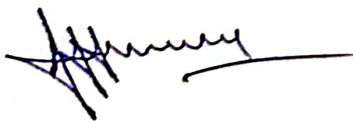
MC resolved to explore a good lawyer with nominal charges to hire on retainership basis.

06. MC discussed & resolved that the member who has filed any case against the society or is defaulter as per society records will not be considered fit to be part of any committee formed by MC

The meeting was concluded with Vote of Thanks by the chair.



9. MC resolved & formed the below committee [House Keeping]
- Mrs M K Nagi { Head of Committee}
 - Mrs Renu Gupta
 - Ms Geeta Sharma
10. MC resolved & formed the below committee [Audit Committee]
- Mr Ashok Gupta { Head of Committee}
 - Mr A K Hassija
 - Mr Sandeep Garg
 - Mr Ajay Kapoor
 - Mr Jagan Tiwari
 - Mr Vikas Mathur
11. MC resolved & formed the below committee for Hi-tech case.
- Mr Suresh Kumar { Head of Committee}
 - Mr. A K Hassija
 - Mr Ajay Kapoor
 - Mr Vikash Ranjan
 - Mr. Sandeep Garg
12. MC resolved that Mr Bhutani & Mr Sanjeev Sharma will give a brief report on renovating Guest House & Community Hall with an estimate within 10 days.
13. Disposal of scraps lying in the basement & other locations in the Society.
It was resolved that MC will identify the scrap lying in the society & take the quote from 03 different Kabadiwala. Society will dispose off the scraps with highest quote by following all the rules. This work will be concluded within this month. Mr Rajender will execute this work under the supervision of MC.





MC Meeting

Date...10/09/2023

- 01. Sudhakar Kr. Sami Sami
- 02. Suresh Kumar Suresh
- 03. ANDEEP GARG Andeep
- 04. A.K. Habbija Habbija
- 05. Vikash Rijan Rijan
- 06. Bhubinder Shukani Shukani
- 07. SHADABU FARMA Shadabu
- 08. Geeta Sharm Sharm
- 09. Gurbir Singh Nagi Nagi
- 10. KUMAR SAURABH Saurabh
- 11. Sumit Wason (Online)

① Sanjiv ji informed the MC that repairing of Circular will be completed by tomorrow. He suggested to repair the rooftop repair work. MC should visit the roof & evaluate the scope of work & its way to be executed. MC will visit after MC Meeting.

② Bathroom/Toilet work to be evaluated & will try to include the work. Repair of Community Hall; Sanjiv ji & Birendra ji. MC resolved to initiate the work ASAP. 6 Lacs Approx Cost. Tender will be issued tomorrow. They submitted.

Shri Vikash Ranjan

③ RFID Tending Tender was floated on 02 Tender sealed quotations has been received & work for one more quotations will be updated by next or days.

④ Tending Process, Open of Tenders with above Rs/100K will be done in the presence of ~~attend~~ by ministry members.

⑤ Security Agency → 1st or 2nd security new ~~contract~~ will be received.

⑥ Issuing of Draft Notice to Mr. Ranjan will be executed by this week.

⑦ Advocate Jaginder Singh is confirmed for 03 Days Monthly.

Date... 10/9/23

⑧ Audit

Letter written for MC Members to be signed by all MC members. Further action to be taken after the submission of letter to M/s. Kharchawala & Co. and the action taken by the concerned CA.

[Signature]

[Signature] *[Signature]*

[Signature]
Sandeep Singh

[Signature]

Poonam
10/8/23 Accountant

[Signature]
10/9/23

TTC Meeting Minutes

Date 29/11/2023

- 1) ~~Pravin~~
- 2) ~~Pravin~~
- 3) ~~Pravin~~ (A.K. Helliya)
- 4) ~~Pravin~~ (Sandeep Singh)
- 5) ~~Pravin~~ (Sunil Wasan)
- 6) ~~Pravin~~
- 7) ~~Pravin~~

01. Sealed quotations received from 03 vendors for website opened & evaluated. Ad Source IT Solutions awarded the work being LI.

02. Note with justification for conversion of creche to activity hall and immediate repair & renovation was also ascertained.

03. Estimates for decorative lights and timber lights were taken for fixing the same on building tops and common areas.

04. Automation of Monthly maintenance ~~automation~~ for billing & payments through My Gate has been principally approved. Rates negotiation will be over in due course.

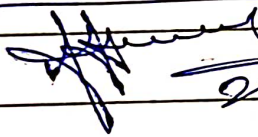
05. It has been unanimously decided that listed services will be suspended w.e.f. 01/11/2023 for maintenance defaulters.

- a) Disconnection of Internet Service
- b) Disconnection of Power Backup.
- c) Suspension of watch & guard Services.
- d) Suspension of Society Services or Sweeper
- e) Suspension of plumber & electrician
- f) Suspension of booking of Guest House & Community Hall.

⑥ Anti Termite Treatment quotation has been invited,

Quotation Receiving Date: 05/11/2023 1705Hrs

Quotation opening Date: 05/11/2023 1730Hrs


29/11/2023

Date... 29/11/2023.

MC Minutes of Meeting

- ① S.K. Sarin Sarin
- ② Suresh Kumar Suresh Kumar
- ③ A.K. Hassija A.K. Hassija 29/11/23
- ④ Sunil Wasan Sunil Wasan 29/11/2023
- ⑤ Bhupinder Bhutani Bhupinder Bhutani 29/11/2023
- ⑥ S. Vikash Ranjan S. Vikash Ranjan
- ⑦ SAURABH SARMA Saurabh Sarma 29/11/23
- ⑧ KUMAR SAURABH Kumar Saurabh

① Mr Nilkeesh, web developer, met & briefed the members about the status of website ~~development~~. He also committed that we may launch the website on 01/01/2024.

② The MC discussed about the Problem of security & it has been unanimously decided that we are going to evaluate and hire a agency which provide one stop services for security + sweeper + plumber + Electrician + Gardener +

③ A formal circular to the society at large for seeking an indemnity bond for all members who have not submitted so far, where all the members are well aware about the ongoing dispute / litigation with the contractor M/S Hi tech before the Honable High Court of Delhi vide ~~order dated 29/11/2023~~

Date.....

P.

Petition No. 150/2009 and OMP (Comm.) no. 406 of 2016.

For all members who have already submitted the said indemnity need not submit this again.

④ Guest house Repair work with BOQ to be released and to be closed ^{by} 2nd December; base repairs of walls, termite treatment, painting work etc. to be done.

⑤ Comparative statement for RFID was discussed and agreed that we take clarity from Pioneer systems for ensuring that vendor, cost & timelines are agreed.

cls-f

5/16

Date... 17/12/2023

A meeting of the M.C. was held on Sunday, the 17th December, 2023 at 7 pm.

Present

* Guest house renovation tender will be opened on 18/12 at 9pm

* Boom barrier repair with approx. 10k will be done within this week.

* Next date of Hikech case is 16.01.2024, and information on current status on case was given.

- 1. ~~Basim~~ President
- 2. ~~Hameed~~ Secretary
- 3. ~~Delhi~~ Treasurer
- 4. ~~Arif~~
- 5. ~~George~~
- 6. ~~Feroz~~
- 7. ~~Sandeep~~
- 8. ~~Amir Watson~~

Minutes

With ~~most~~ full agreement it was agreed by 8 members of MC that following festivals/celebrations will be carried by Management Committee, ~~etc~~

- 1) Lohri
- 2) 26th Jan - Republic day
- 3) Holi
- 4) Independence day
- 5) Janmashti
- 6) Pongal
- 7) Diwali
- 8) Gurunanak
- 9) New Year Eve
- 10)

Amir 