

MINUTES BOOK

1-

A Meeting of **DIRECTORS/SHARE HOLDERS** Held on 18 October 2020
 the The Managing Committee of the Society day of
 at Society office, B-4, Vasant Kunj Chairman Signature with Date

QUORUM

1.	Sh. Bharat Singh Sehrawat	President	<u>BS</u>
2.	Lt. Col. R S Rathel	Secretary	<u>R S Rathel</u>
3.	Smt. Lalita Jain	Treasurer	<u>Lalita Jain</u>
4.	Sh. Dinesh Vix	Jt. Secretary	(Attended for few minutes but left without signing)
5.	Sh. Sukhbir Singh	Member	<u>Sukhbir Singh</u>
6.	Smt. Kiran Rana	Member	<u>Kiran Rana</u>
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Fact that Quorum was Confirmed Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

The managing committee of the Society held its meeting at 11:00 AM on 18th October 2020 (Sunday) in Society's office at B-4, Vasant Kunj, New Delhi under the chairmanship of the president Sh. Bharat Singh Sehrawat, who welcomed all the member at the outset. Sh. Omvir Singh had given advance information telephonically about his absence due to health reason. Sh. Anish, the Vice-President was out of station. Sh. Azad Singh was absent without any information.

Sh. Bharat Singh Sehrawat, The President got an important call from one of his relative and abruptly left the meeting. However, before leaving the meeting he authorised Lt col R S Rathel, The Secretary to conduct further proceedings of the meeting in the absence of Vice-President.

MINUTES BOOK

2

DISCUSSION ON AGENDA POINTS

Agenda Point No. 1: confirmation of the minutes of last MC meeting dated 04.10.2020

Lt col R S Rathie, the Secretary read out the minutes of the last MC meeting. The proposal of Sh. Sukhbir Singh to pass the minutes was recorded by Smt. Kiran Rana and the minutes were passed by all.

Agenda Point No. 2: Signing of contract Agreement with Fenesta of uPVC Doors/Windows.

Lt col R S Rathie, the Secretary brought out that as per clause 4 of the conditions of contract; the contractor is required to complete the work of two towers i.e. tower No. 1 & 2 comprising of 58 Flats within three and half months from the date of commencement. The contractor has submitted the performance security in compliance to clause 9 of conditions of contract on 16.10.2020. Accordingly the contractor is requested to immediately take up the work of 58 flats in tower No. 1 and 2. The contractor should be requested to raise his bill in accordance with clause 11 of the contract conditions. A letter to be written to the contractor accordingly. This proposal was also passed by all members.

Agenda Point No. 3: Raising of 23rd Demand of construction money.

The Secretary brought out that as per construction linked payment plan for completion of balance work till January 2022, the Society is required to raise 23rd demand of construction money of Rs 5,00,000/- in the month of

MINUTES BOOK

3

A Meeting of DIRECTORS/SHARE HOLDERS Held on

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at Chairman Signature with Date

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October 2020. After due deliberations it was decided unanimously that 23rd demand of construction money be raised immediately requesting members to deposit an amount of Rs. 5,00,000/- on or before 25th November 2020 (Wednesday). The proposal of Smt. Kiran Rana to Pass the proposal was seconded by Smt. Lalita Jain.

Agenda Point No. 4: Any other with the permission of the chair

4.1 Expenditure of September 2020:

Smt Lalita Jain, the Treasurer presented the indirect Expenses for the month of September 2020 as Under!—

(a)	Advertisement	—	17,057/-
(b)	Bank commission & charges	—	295/-
(c)	conveyance Expenses	—	2,501/-
(d)	office expenses	—	5,575/-
(e)	Postage & Telegram	—	2,187/-

MINUTES BOOK

4

(f)	Printing & Stationary	-	3,509/-
(g)	Proman Securitech . Pvt Ltd.	-	51,920/-
(h)	Salaries and allowances	-	94,500/-
(i)	staff welfare	-	11,205/-
(j)	Telephone expanses.	-	1,534/-
	Total	-	1,89,932/-

the Treasurer of the Society informed the MC members that in the month of September 2020 two advertisements were published by Sanchai Sewa in respect of change of name of Sh. Harish Kumar / Harinder Chawla S/o Sh. Har Bhagwan Chawla one of the member of the Society and second one was inviting tender Notice for providing upvc Door / windows for the Society. the above given expenditure was passed unanimously by all members.

4.2 Change of Name of Sh. Harinder Chawla
 Sh. Harish Chawla alias Harinder Chawla S/o Sh. Har Bhagwan Chawla R/o H.No. 228/2 Chhatarpur, Near Delhi - 110074 had submitted an affidavit that he wanted to change his name from Harish Kumar to Harinder Chawla in to Society records. this matter was perused in the committee meeting dated 23rd August 2020. It was unanimously decided to give an advertisement / Notice in local News Papers in this regard in order to avoid any controversy at later date, before making name correction. Accordingly an advertisement was published in Hindi and English News Paper Nav Bharat Times and Times of India respectively on 17th September 2020 that any person who claims to be a different person from Sh. Harinder Chawla should lodge his claim to the Society at its email

MINUTES BOOK

5

A Meeting of **DIRECTORS/SHARE HOLDERS** Held on
 the day of
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mdcghs1175@gmail.com with supporting evidence on or before 3.10.2020 failing which it will be construed that the affidavit submitted by Sh. Harinder chawla is correct. Till today the society has not received any claim from any other person.

The committee after given due deliberations of the above mentioned proceedings of change of name of Sh. Harish Kumar to Harinder chawla decided unanimously to change his name in the record of Maharishi Dayanand Centre Ltd with the immediate effect. The individual should be informed accordingly.

4.3 Out come of RERA hearing dated 13.10.2020

The president Sh. Bharat Singh Sehrawat had left a Note regarding RERA hearing. The president had mentioned that he attended the RERA hearing through VC on 13.10.2020. In the hearing it was

MINUTES BOOK

6

submitted that the Society has submitted in time the certifications/details required by RERA in the last hearing. However, RERA brought out new issues, even which were not mentioned in the notice. one such issue was having Escrow account. the President had submitted to the RERA about that the Society will look in to these issue and submit compliance in two weeks. As per the note the next hearing is scheduled on 03.11.2020. Sh. Sukhbir Singh mentioned that filing of RERA returns/compliance is an issue to be dealt by an expert in the matter and the Society should engage a RERA consultant as early as possible. this proposal was seconded by Smt. Kiran Rana and passed unanimously.

The meeting ended by a vote of thanks by the Secretary.


19/10/20

Kiran Rana

Sukhbir Singh


Santa Ram

MINUTES BOOK

7

A Meeting of **DIRECTORS/SHARE HOLDERS** Held on 31 October 2020
 the The Managing Committee of the Society
 day of
 at Society office at B-4 Vasant Kunj Chairman Signature with Date

QUORUM

1.	Bharat Singh Sehrawal	President	Bharat Singh
2.	Mr. Col. R. S. Rathee	Secretary	Rathee
3.	Smt. Kiran Rana	Member	Kiran Rana
4.	Sh. Sukhbir Singh	Member	Sukhbir Singh
5.	Sh. Omvir Singh	Member	Ovir Singh
6.	Sh. Dinesh Vir	Jt. Secretary	Dinesh Vir
7.	Smt. Lalita Jain	Treasurer	Lalita Jain
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Fact that Quorum was Confirmed Fact that Notice was read

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The managing committee of the society held its meeting at 11:30 hrs on 31st October 2020 (Saturday) in society's office at B-4, Vasant Kunj, New Delhi under the chairmanship of the president Sh. Bharat Singh Sehrawal. He welcomed all the members and started the meeting. Sh. Anish Singh has telephonically informed the president that he has tested (+ve.) for COVID-19 and under mandatory home quarantine. He has also requested the president to allow him to join the meeting through VC (WhatsApp call), which was allowed. Sh. Dinesh Vir joined the meeting at the start but left after short time. Sh. Azad Singh did not join the meeting without any information.

DISCUSSIONS ON AGENDA POINTS

Agenda Item No. 1: Confirmation of the minutes of last MC meeting dated 18.10.2020

Mr. Col. R. S. Rathee read out the minutes of the said meeting. The proposal of Smt. Kiran Rana to pass the minutes was seconded by Sh. Omvir Singh and the minutes were passed by all.

MINUTES BOOK

8

Agenda Item No. 2: Opening of Society account as per provisions of RERA.

The Society project is registered under RERA. During the Society's hearing with RERA on 13.10.2020, the Society was directed to immediately open an ECROW/RERA account in compliance to the provisions of RERA Act and submit compliance within 14 days in this regard. The Society has ^{since} gathered relevant information in this regard from various sources, also had meeting with the manager of Corporation Bank, Varant Kunj, wherein the Society has its S/B account.

Smt. Lalita Jain's proposal to open bank account in compliance to RERA act in the Society's present bank i.e. Corporation Bank, Varant Kunj, New Delhi was seconded by the Secretary, Lt. Col. R. S. Rathor and approved by all. It was also decided unanimously that the present authorised signatories of the Society with the Corporation Bank, Varant Kunj e.g. ~~the~~ the president, the Secretary and the Treasurer of the Society should be the authorised signatories of the Society for the aforesaid RERA account to be opened with the Corporation Bank.

Agenda Item No. 3: Fixing the date of Annual General Body Meeting (AGBM) of the Society:

The issue of fixing the date of next Annual General Body Meeting of the Society alongwith its agenda was discussed in detail. Proposal of the Secretary, Lt. Col. R. S. Rathor, seconded by Sh. Sukhbir Singh was approved by all as under;

Date, Time and Venue of Meeting; 13 December 2020 at 10:30 AM in Society Premises at B-4, Varant Kunj.

Agenda of the Meeting

- (i) Opening address by the chairman
- (ii) Society Report by the Secretary
- (iii) Confirmation of the last SGBM held by circulation vide letter dated 19.07.2020, voting concluded on 03.08.2020.

MINUTES BOOK

9

A Meeting of DIRECTORS/SHARE HOLDERS Held on

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(iv) Approval of program of the activities of the Society prepared by the Committee for the ensuing year.

(v) Consideration of audit report alongwith audited accounts and the annual report.

(vi) Writing off of Tai Saxmi bank dormant account and payment.

(vii) Review of construction by members.

(viii) Any other with the permission of chair.

It was also unanimously decided to have video recording the AGM proceedings in compliance to the R.C.S directions and necessary arrangement to be made for the meeting in compliance to applicable norms pertaining to COVID-19.

Agenda Item No. 4: Review of Construction Work: Sh. Sukhbir Singh presented the details of ongoing construction activities like finishing works, flooring, tiling etc. in Tower No. 1 & 2, Flooring and finishing works in basements, works in peripheral road and boundary wall, brick bat coba in Tower No. 1 & 2, plastering in steel etc. by M/s Chinan promoters. It was noted that while the activities going at site were compliant to

MINUTES BOOK

(10)

The agreed work program, more efforts are required by the contractor in the basement. The Secretary and The president were asked to talk to the contractor in this regard. The Secretary also brought out that Fenesta's team is also regularly visiting site and taking measurements etc. for fabrication of UPVC door/windows.

Agenda Item No. 5: Review of payments by members.

The Secretary informed the status of payment by members as under;

upto Rs 102 lakh — 68 members

up to 97 lakh — 103 members

up to 86 lakh — 120 members

between Rs 86 and 47 lakh — 46 members

below Rs 47 lakhs — 15 members

The Secretary further brought out that in order to motivate members for payment personal contact by the MC members is essential and all members should make efforts in this regard.

The idea was appreciated by all, who agreed to do the needful.

Agenda Item No. 6: Any other with the permission of chair

6.1 Authorisation of Secretary for signing of Society's reply/ ~~cont~~ papers to be filed in the High Court of Delhi in R/O C.S (comm) No. 281 of 2020 in the matter of M/S Khurmi Associates (P) Ltd. Verses Maharishi Dayanand C.GHS Ltd.:

Sh. Omvir's proposal to authorise the Secretary, Sh. Col. R.S. Rathie in respect of above mentioned case was seconded by Smt. Kalika Jain and the proposal was passed by all. Sh. Rathie was requested to take necessary action in respect of the subject case in coordination with the advocate Sh. Ashish Mohan.

6.2 Application for nomination for transfer of share and interest after death by Sh. Mukesh Rathi, M. NO. 57.

Sh. Mukesh Rathi, M. NO. 57 has submitted application

MINUTES BOOK

11

A Meeting of DIRECTORS/SHARE HOLDERS Held on
 the day of
 at Chairman Signature with Date

QUORUM

1. for nomination of his wife Smt. Sonia Rathi. The application
2. was examined and found complying with the requirements
3. as per relevant provision of the Act and Rules. Sh. R. S.
4. Rathi's proposal to approve the nomination was
5. seconded by Smt. Kiran Rana and approved by all.
6. The Secretary was further requested to take further
7. needful action in the matter.
- 8.
9. G-3 Contractor (M/S Chirax Promoters Pvt. Ltd.) payment of
10. balance amount of R/A bill NO. 15 dated 01.08.2018

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and Price Escalation bill NO. 8 dated 14.09.2018.

The aforesaid bills of the contractor were passed by the then MC of the Society and part payment released against the same. TDS on/GST on these bills was also deducted by the Society and deposited with the relevant authority. However, a total amount of Rs 11,09,13,295/- was outstanding in the books of accounts of the Society, yet to be paid to the contractor. The present MC had not released any payment to the Contractor due to various contractual issues with them, which got settled between the Society and the Contractor on signing of the Supplementary Agreement dated 09.08.2020. Thereafter the Society has released provisional payments to the contractor in three instalments amounting to Rs 3.0 crore, Rs 2.0 crore and Rs 2.0 crore (total 7.0 crore). The contractor has also submitted a certificate from the Chartered Accountant ^{vide letter dated 31.10.2020} in respect of them having deposited the GST claimed by them in the aforesaid two bills. Keeping in view the above the Secretary proposed to release the balance outstanding

MINUTES BOOK

payment of Rs 4,09,13,295 against the said two bills. The proposal was seconded by Sh. Omvir Singh and approved by all.

6-4: ~~The committee~~ Appointment of Society's Chartered Account (CA) for obtaining various professional services related to them. The committee in its meeting dated 13 September had decided to take on board a Chartered Account for its day to day functions. Smt. Kiran Rana & Smt. Lalita Jain were requested to look for a suitable CA, who is willing to provide his services to the Society and obtain his proposal for consideration & approval by the managing committee. Smt. Kiran Rana & Smt. Lalita Jain having discussed with various CA's have located one suitable and well experienced CA, who is willing to provide their services to the Society. The CA in the name of M/S AHPN Associates, 487/40, Gopal Tower, Peeragarhi has submitted their proposal to provide various professional services related to the CA vide their letter received in the Society's office on 20.10.2020. The fees quoted in the offer are as under;

S.No.	Particulars	Periodicity	Fees	Total
1.	TDS Return for various Payments including Generation of Form 16	Quarterly	3500.00	14000.00
2.	RERA Certificate for onward submission	Quarterly	10000.00	40000.00
3.	Preparation of Quarterly Balance Sheet and Audit Report to be Certified by Statutory Auditors	Quarterly	15000.00	60000.00
4.	Preparation of Annual Balance Sheet and Audit Report to be Certified by Statutory Auditors	Annual	25000.00	25000.00
5.	Maintenance of Books of Accounts (Two Visits per Week)	Monthly	22000.00	264000.00
6.	Verification of Various Registers Maintained under Co-op Act.	Quarterly	5000.00	20000.00
7.	Interest Calculation if any for Late Contribution by Members	Quarterly/Half Yearly	20000.00	40000.00
8.	Filing of Income Tax return	Annually	5000.00	5000.00
9.	Certification (No Certification Charges upto 2 Certificates)	As per Requirement	5000.00	
	Grand Total			468000.00

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

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QUORUM

1. Smt. Lalita Jain's proposal to appoint M/S AHPN & Associates
2. Penagathi, N. Delhal. Their quoted fees as CA of the Society was
3. seconded by Sh. Sukhbir Singh and approved by all.
4. The Secretary was requested to inform the CA in respect
5. of their appointment.
- 6.
7. 6.5 Writing off of Society's dormant account in Tai Lakshmi
8. Bank, Daryaganj, Delhi.
9. The Society held an account in the aforesaid bank,
10. which does not exist as on date/went liquidation. The

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balance amount reflected in Society's books of account. # in The bank is Rs 5,299/- . The last transaction with the bank took place on 05.01.2010. Keeping in view the status of the bank (under liquidation) and the balance amount the committee unanimously decided that a proposal for writing off the said amount may be put up before the general house in its next meeting.

6.6: Approval of Diwali Gift to Society Staff:

Sh. Sukhbir Singh proposal to give Diwali Gift to the Society Staff @ Rs 5000/- each to four employees/staff i.e Engineer, Accountant, office Assistant & office boy was seconded by Smt. Kiran Rana & approved by all.

6.7 Issue of Certificate/Undertaking to DPCC in respect of pollution Control:

The Secretary informed about DPCC's communication vide letter dated 16.10.2020 regarding compliance with directions of EPCA and furnishing of an undertaking to DPCC in this regard. He also informed that necessary directions were issued by the Society to the Contractor in

MINUTES BOOK

this regard. The contractor has also procured an Anti-Smog Gun and has made arrangements for sprinkling of water to mitigate the pollution. In view of the above the Secretary was authorised to issue the Undertaking required by DPCC in this respect; unanimously.

The meeting ended with a vote of thanks by the chairman to all present.

Bharat Singh

~~_____~~

Kiran Poon

Sukhdev Singh

Dr Singh

Kavita Jain

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on 08 NOVEMBER 2020
 the The MC of the society. day of
 at Society office at B-4 Vasant Kunj Chairman Signature with Date

QUORUM

1. Lt. Col. R. S. Rathee	Secretary	<u>[Signature]</u>
2. ANISH SINGH	V. President	<u>[Signature]</u>
3. Sh Sukhbir Singh	Member	<u>Sukhbir Singh</u>
4. Mrs KIRAN RANA	Member	<u>Kiran Rana</u>
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The Managing Committee of the Society held its meeting at 11:30 hrs on 8th NOV 2020 (Sunday) in Society office at B-4 Vasant Kunj, New Delhi under the Chairmanship of the V President ANISH SINGH. He welcomed all the members and started the meeting. President Mr Bharat Singh Sehrawal joined on WhatsApp call as he was not feeling well.

DISCUSSIONS ON AGENDA POINTS

Agenda Item NO 1: Confirmation of the minutes of last MC meeting dated 31st OCT 2020.

Lt Col R S Rathee read out the minutes of the said meeting. The proposal of Mr Sukhbir Singh to pass the minutes was seconded by Lt Col R S Rathee and the minutes were passed by all.

Agenda Item NO 2: Discussion on the undertaking from the Society (Promoter) for withdrawal from RERA project account from bank:

The Secretary brought out that the Society's housing project was registered under RERA in 2019. He further brought out that on the hearing dated 13/10/2020 with RERA it was learnt that

MINUTES BOOK

Under RERA, it is mandatory for the promoter (Society) to have an ESCROW/RERA account with the bank in respect of project. Accordingly, necessary action has been taken to open the RERA account namely the Collection account; the 70% (designated account) and 30% (Promoter's account) with Society's existing bank i.e. Corporation/Union Bank, Vasant Kunj. In this regard the bank requires the Society/promoter to furnish the following two (2) undertakings on Rs 100/- stamp paper on the formats provided by the bank.

- (i) undertaking from promoter while ~~to~~ opening the account and
- (ii) undertaking from promoter for withdrawal from RERA project account.

The details in these formats were perused by all and the proposal of Sh ANISH SINGH, seconded by Mr Sukhbir Singh were approved as under.

- (i) The Society should furnish the undertaking as required by the bank for opening of RERA account &
- (ii) The president, secretary and treasurer of the Society should be the authorised persons of the Society/Promoter to operate the account(s).

Agenda Item NO 3: Review of Court Case of M/s Khurmi Associates (P) Ltd.

The Secretary informed that reply to application of M/s Khurmi Associates (P) Ltd has been filed by the Society through its advocate in Delhi High Court on 02.11.2020. The Counterclaims affidavit of admission/denial of documents filed by the Plaintiff have been filed on 04.11.2020. The hearing was scheduled to take place in the court on 04.11.2020 however, the honorable judge did not attend the court and next date of hearing is given as 14th Dec 2020. The Secretary further informed that as per advice of the advocate, the Society has filed a Counterclaim of Rs 2.79 Crore for which a fee of Rs 2.79 Lakh has been deposited in the Court by the Society. He further informed that damages amounting to Rs 10,000/- as per advice of Advocate have also been claimed by the Society.

MINUTES BOOK

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and that amount of damages can be revised by the Society at a later date, if so required. All appreciated the information and the efforts put in by the Secretary.

Agenda Item No4: Discussion on Special Audit Report
received from M/s K S Choudhary & Co.

M/s K S Choudhary & Co were appointed by the RCS office to carry out Special Audit of Society. The Special Auditor has submitted his report to the RCS office on, however copy of the report has been submitted to the Society by the special auditor only on

The Society/its managing Committee is required to peruse the report and take action on the same. The action taken report is to be furnished to the RCS office. Sh Anish Singh proposed that the report should be shared through email to all members of MC by the Secretary. The MC members should peruse the report and come out with suggestion for action on the report in the next meeting. The proposal was seconded by Sh Subhbir Singh and passed by all.

Agenda Item No5: Any other with the permission of Chair

MINUTES BOOK

(5.1) Appeal filed under Section 139 of DCS ACT 2003 by Sh Dineshvir against the MC:

Sh Dineshvir has filed an appeal U/s 139 of DCS Act 2003 with the RCS office against the MC alleging the required information was not furnished to him under the ACT. The RCS office has issued a notice to Society in this regard with directions that MC representative should appear before the Joint Registrar/FAA at 11:00 AM on 12.11.2020 or file a written reply. Sh Anish Singh proposed the authorise Lt Col R S Rathore, Retd (the Secretary) to represent the MC in the matter with the authority to file the written reply as well as attend the hearing. The proposal was seconded by Mrs KIRAN RANA and passed by all.

(5.2) Hiring the Services of a Person/expert for filing of RERA Quarterly reports and other reports with RERA.

The issue of hiring a RERA expert/person for day to day works related to RERA including filing of RERA QPRs has been discussed in earlier meetings. The Vice President of the Society brought out that filing of RERA, QPRs and other reports of a suitable person/agency. Sh Sukhbir Singh mentioned that after telephonic enquiries from various services, he has found one person (Name & address) who is well experienced to provide such services and willing to provide his services to the society @ Rs 55000/- (fifty five thousand only) per Quarter. He proposed to approve the same. Sh Sukhbir Singh's proposal was seconded by Mrs KIRAN RANA and approved by all.

(5.3) Purchase of AIR Purifier for Society office:

Lt Col R S Rathore proposed that due to pollution condition of Delhi Society should have one AIR Purifier. Seconded by Mrs KIRAN RANA & approved by all.

(5.4) Expenses for the month of OCT 2020.

The Secretary Lt Col R S Rathore informed the MC about the expenses of the Society for the month of October 2020. The proposal was

MINUTES BOOK

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Seconded by Mr. Sukhbir Singh and approved by all. Details of
expenses as below: (Total Amount: Rs 186355/-)

Particulars	Closing Balance	
	Debit	Credit
Bank Commission & Charges	295.00	
Conveyance Expenses	6,520.00	
Meeting Expenses	4,057.00	
Office Expenses	3,105.00	
Postage & Telegram	4,004.00	
Printing & Stationery	16,594.00	
Salaries & Allowances	94,500.00	
Security Expenses	51,055.00	
Staff Welfare	4,693.00	
Telephone Expenses	1,532.00	
Grand Total	1,86,355.00	

The meeting ended with the vote of Thanks by the Chairman to all
present.

Sukhbir Singh

[Signature]

Kamran Khan

Sukhbir Singh

MINUTES BOOK

A Meeting of **DIRECTORS/SHARE HOLDERS** Held on 22 November 2020
 the The Managing Committee of the Society day of
 at Society office at B-4, Vasant-Kunj Chairman Signature with Date

QUORUM

1.	Bharat Singh Sehrawal	President	by <u>Sh. Anish Singh</u>
2.	Anish Singh	Vice President	<u>Sh. Anish Singh</u>
3.	Sh. Col. R. C. Rathor	Secretary	<u>Sh. Anish Singh</u>
4.	Smt. Lalita Jain	Treasurer	<u>Sh. Anish Singh</u>
5.	Smt. Kisan Rana	Member	<u>Sh. Anish Singh</u>
6.	Sukhvir Singh Rathi	Member	<u>Sh. Anish Singh</u>
7.	Omvir Singh	Member	<u>Sh. Anish Singh</u>
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The MC of the Society held its meeting at 11:00 hrs on 22 November 2020 (Sunday) in Society's office at B-4, Vasant-Kunj, New Delhi under the chairman of The president Sh. Bharat Singh Sehrawal. The president welcomed all the members and started the meeting. Sh. Dineshvir and Sh. Azad Singh did not attend without any information.

DISCUSSIONS ON AGENDA POINTS

Agenda Point- NO.1: Confirmation of the minutes of the last meeting held on 08 November 2020.

The president read out the minutes of the said meeting. Smt. Kisan Rana's proposal to pass the minutes was seconded by Sh. Anish Singh and the minutes were passed by all members.

Agenda Point- NO.2: Procedure of billing and payment to the Contractor:

Before the meeting of the MC today, this issue was also discussed with the Architect and the CA ^{wherein} suggestions were given by MC members that quantities executed up to the previous bill and thereafter should be shown clearly in the bill format.

MINUTES BOOK

Also the certificate(s) to be recorded by the Engineer, Architect and the CA, according to their responsibilities, were noted in the said meeting. The MC decided that payment of Contractor's bill shall be made after verification/certification by Engineer, Architect and the CA, as proposed by Sh. Omvir Singh and seconded by Sh. Sukhvir Singh.

Agenda Point NO. 3: Approval of Action Taken Report of on the Special Audit Report of K. S. Chaudhary & Co.

Draft of the Action Taken Report, already shared on email, to the MC members was deliberated pointwise and corrections made, wherever required. Accordingly the ATR was finalised. Sh. Anish Singh proposed to approve the draft and that the same be sent to RCS under the signature of the Secretary was seconded by Smt. Lalita Jain. The proposal was unanimously passed by all members.

Agenda Point NO. 4: Progress of opening and operating of RERA account.

The Secretary informed that RERA account has been opened in Union Bank (Earlier Corporation Bank), Vasant Kunj, where the Society has its S/B Account. He further informed that while other formalities w.r.t. opening of the RERA account have been completed, the 'Agreement' between the Society and the Bank is yet to be entered into. In this regard the bank was requested to provide the Format of the Agreement and the same has since been provided by the Bank. The contents of the agreement were read out by The Secretary to all members. A copy of the same is placed here with. The Secretary requested approval of draft of agreement provided by the bank and nomination of MC members to sign the agreement with the bank.

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the

at

ESCROW ACCOUNT AGREEMENT

This agreement is made at _____ on this _____ day of _____ between Corporation Bank a body corporate constituted under the Banking Companies (Acquisition and Transfer of undertakings) Act 1980 having its head office at Mangalore in the state of Karnataka and amongst others a branch office at _____ hereinafter referred to as the "Bank" (which expression shall unless repugnant to the context include its, assigns, representatives, successors) of the one part and M/s _____ hereinafter referred to as the "Builder/Developer" (which expression shall unless repugnant to the context includes its, assigns, successors and representatives) of the other part.

Whereas the Builder/Developer has interalia undertaken to develop the following project and has registered the project with Real Estate Regulatory Authority:

[Furnish the particulars of the Project]

Fact

Fact

Fact

Whereas pursuant to the provisions of Section 4 (2) (1) of the Real Estate (Regulation and Development) Act, 2016, while applying for registration of the Project with the Real Estate Regulatory Authority (RERA), the Builder/Developer has given a declaration supported by affidavit that seventy percent of the amount realized for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

NOW, THEREFORE THE AGREEMENT WITNESSETH AS UNDER:

Whereas the Builder/Developer has opened current account no. _____ (ESCROW ACCOOUNT) at _____ Branch of the Bank for the collection of monies received in relation to the Project from the allottees and the Builder/Developer shall deposit minimum seventy percentage of the amount realized for the Project in the said account and that the Builder/Developer shall intimate and irrevocably instruct the allottees to make payments payable towards the project for the credit of the above account of the Builder/Developer.

Whereas the Builder/Developer undertakes that the money deposited in the said account shall be used only to cover the cost of construction and the land cost and the Builder/Developer shall withdraw the amounts from the said account in proportion to the percentage of completion of the projects.

Whereas the Builder/Developer agrees that that the amount from the said account shall be withdrawn on the basis of the certificate from an engineer, an architect and a chartered accountant in practice that the withdrawals is in proportion to the percentage of completion of the project and undertakes to submit the certificate at the time of each withdrawal.

Whereas the Builder/Developer agrees to get his accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of account duly certified by such chartered accountant and it shall be verified during the audit that

MINUTES BOOK

the amount collated for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of project. The Builder/Developer agrees to submit such certificate by chartered accountant as and when called for by the Bank.

Whereas the Bank agrees to release the fund as per the terms and conditions of this agreement.

Whereas the Bank may freeze operation of the said account on receipt of direction, if any in that regard from RERA and take such further action as directed by RERA.

Whereas the Builder/Developer has agreed that it shall not operate the said account except for the purpose mentioned in the agreement. The Bank shall not permit the Builder/Developer to withdraw any amount from the said Account save and except in the circumstances as set out herein above.

The Builder/Developer has agreed that, it shall not create any charge/lien or any encumbrance whatsoever in favour of any person on the said account.

In witness whereof, the parties hereto have set their respective hands on these presents on the date, month and year above written.

page 2

BANKBUILDER/DEVELOPER

Bank

Sh. Anish Singh proposed that The President, Secretary and Treasurer be authorised to enter into the Agreement with the Bank, on behalf of the Society. The proposal was seconded by Sh. Sukhbir Singh and approved by all.

Agenda Item No. 5: Any other with permission of the Chair

5.1 Letter received from SDMC re: 'Request for change of Architect'

The Secretary informed that in response to the Society's communication to SDMC re: change of the Architect (from Khurmi Associates to 4th Dimension), the SDMC has sought more details. The SDMC's letter was read out. Sh. Omvir Singh proposed that the Secretary be authorised to respond/furnish information in response to SDMC letter. The proposal was seconded by Smt. Kiran Rana and passed by all.

5.2 Review of CA (AHPN's) Scope of Work: Appointment of the Society's CA (AHPN Associates), their Scope of

MINUTES BOOK

A Meeting of **DIRECTORS/SHARE HOLDERS** Held on
 the day of
 at Chairman Signature with Date

QUORUM

1. work and remunerations were decided / approved in the MC
2. meeting dated 31 October 2020. The Secretary brought out, that
3. there is a need to review the CA's Scope. His proposal that
4. (i) Books of Accounts of the Society be maintained by an Accountant
5. on the rolls of the Society and the same be supervised by the CA;
6. (ii) All bills of Contractors be verified / financially vetted by the CA
7. before payment were seconded by Smt. Kalika Jain and approved
8. by all. Accordingly following items were added / deleted from
9. the CA's Scope of work decided in the meeting dated 31.10.2020.
10. Deletions: (a) Maintenance of Books of Accounts @ Rs. 22000/month.

Fact that Quorum was Confirmed Fact that Notice was read
 Fact that Director's Report and Accounts were read or
 Fact that Auditors Report was read

(b) Certification @ Rs. 5000/each.

Additions (a) Supervision of maintenance of Society's Books of Accounts by the Society Accountant and suggesting corrections/improvements, if any required as per standard accounting procedure.
 @ Rs 7000/month.

(b) Financial vetting of Contractor's Bills in accordance with conditions of Contract and standard accounting procedures
 (For M/S Chinar Promoters (P) Ltd @ Rs 3500/bill and other contractors @ Rs 1500/bill)

(c) Meeting called on non working/holiday by the Society, to be attended by a senior person of the firm @ Rs 3500/meeting.

5.3 Signing of Bank loan papers of Sh. Daya Ram Yadav (member) for Society's housing project: Sh. Daya Ram Yadav ^{M. No. 378} has applied for house building loan for the purpose of payment to the Society from Delhi Cooperative Housing Finance Corp Ltd. In this regard, he had requested the MC to sign loan papers as per requirement of the bank. Sh. Sukhbir Singh's proposal to authorise the Secretary and President to sign the papers was seconded by Sh. Anish Singh and approved by all.

MINUTES BOOK

- 5.4 Payment of the bill of Rs 47,200/- of M/s Perfact. Researchers Pvt. Ltd. (Environmental Consultant): The Secretary brought out that M/s Perfact. Researchers have submitted their bill for Rs. 47,200/- towards the balance 50% payment of Environmental Audit report and the same be passed for payment. The proposal was seconded by Sh. Omvir Singh and approved by all.
- 5.5 Conduct of AGBM in view of the latest guidelines of COVID-19: The Secretary informed that the MC has already issued notice for members for conducting the AGBM on 13 December 2020; however, subsequently the Govt of NCT of Delhi, due to surge in COVID-19 cases, has issued fresh guidelines according to which the limit of public gathering has been fixed as .
- In this regard, Sh. Anish Singh proposed that there is still a possibility of change in the guidelines before the scheduled date of AGBM. Therefore we should wait for another two weeks, gather more information in the mean time, and then take further decision if so required. The proposal was seconded by Sh. Sukhbir Singh and passed by all.
- 5.6 Forthcoming Court Cases/Hearings: The following information was brought out by the Secretary:
- Hearing by RERA Authority v/s MDCGHS Ltd: On 03.12.2020. The Secretary proposed that the President be authorised to attend the hearing to be conducted through VC. The proposal was seconded by Smt. Kiran Rana and approved by all.
 - M/s Khurmi Associates v/s MDCGHS Ltd (CSC Comm) No. 281/20 hearing at 10:00 AM on 14.12.2020 in Delhi High Court; shall be attended by Society Advocate Sh. Ashish Mohan.

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

QUORUM

1. (c) The Case of Sh. Rakesh kumar Pandey & Ors V/S M.D.C.G.I.S. Ltd.
2. hearing on 23.12.2020. The Society has already
3. appointed Sh. Akhil Sachan as its advocate, who will
4. attend the hearing
5.
6. 5-7 Letters from members: The Secretary informed that:
7. Sh. M.N. Sharma (H. M.N.) has submitted an
8. application under Rule 139 (RTI) Few other members
9. e.g. Sh. Dinesh vix, Sh. Sidhant Kumar & Smt. Mohini
10. Bhatia have also submitted representations. The

Fact that Quorum was Confirmed Fact that Notice was read

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Fact that Auditors Report was read

Secretary, who is the Information Officer of the Society was requested to appropriately reply to the RTI of Sh. M.N. Sharma. Sh. Anish Singh proposed that the RTI application may be dealt by the Information officer and consent of the MC to be taken; whenever sought necessary. The proposal was seconded by Sh. Sukhvir Singh and approved by all.

G.O. At the end the president thanked all members for their time & efforts.

Chasab Singh

Kareem Rana

Savita Jain

Sukhvir Singh

ov Singh

MINUTES BOOK

A Meeting of **DIRECTORS/SHARE HOLDERS** Held on 13 December 2020
 the managing committee of The Society
 day of
 at Society office at B-4, Vasant Kunj Chairman Signature with Date

QUORUM

1. <u>Bharat Singh Sehrawal</u>	<u>President</u>	<u>B.S.</u>
2. <u>Lt. Col. R.S. Rathie</u>	<u>Secretary</u>	<u>R.S.</u>
3. <u>Sh. Sukhbir Singh Rathi</u>	<u>Member</u>	<u>Sukhbir Singh</u>
4. <u>Smt. Kiran Rana</u>	<u>Member</u>	<u>Kiran Rana</u>
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Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

The Managing Committee held its meeting at 11:00 hrs on 13 December 2020 (Sunday) in Society office at B-4, Vasant Kunj, New Delhi-110070 under the Chairmanship of the president Sh. Bharat Singh Sehrawal. The president welcomed all participants and started the meeting. Smt. Kalika Jain, Sh. Omvir Singh and Sh. Anish Singh have telephonically ^{informed} about their inability to attend the meeting due to COVID related health issues. Sh. Azad Singh and Sh. Dineshvir were also absent but without any information.

DISCUSSIONS ON AGENDA POINTS

1. Agenda Point No. 1: Confirmation of the ~~last~~ minutes of last meeting held on 22 November 2020.

The president read out the minutes of the said meeting. Sh. Sukhbir Singh's proposal to pass the minutes was seconded by Smt. Kiran Rana and confirmed by all.

2. Agenda Point NO. 2: ^{revised} Review of AGBM date an agenda

The AGBM ^{revised} date has been fixed as 27 December 2020, keeping in view that there might be relaxation in limit on social gathering to a max. of 50 persons shall be relaxed well before 27 December. However, till date,

MINUTES BOOK

there are no indications available that the limit will be relaxed before 27 December. With the prevailing limitation it would not be feasible to conduct the AGM. Accordingly, it was unanimously decided to (i) Submit a representation in this regard to the RCS office and (ii) Postpone the AGM till further instructions from RCS office/ change in COVID related guidelines on social gatherings.

3. Agenda Point No. 3: Any other with the permission of the Chair

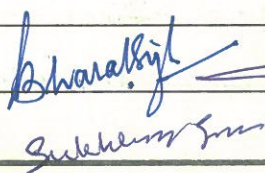
3.1 Authorisation of the Secretary for submitting application to DTB for water supply and sewer connections: The Secretary brought out that the aforesaid application to DTB, a person has to be authorised. Sh. Sukhbir Singh proposed that the Secy, Col. R. S. Rathore be authorised by the president for this purpose. The proposal was seconded by Smt. Kiran Rana and approved by all.

3.2 M/s Fenesta's request to accept BG for total amount of Retention Money in place of deducting retention money from each RA bill:

M/s Fenesta, the contractor for P/F UPVC door/windows have started bringing the material to site and fixing. Through an email, they have requested that in lieu of the deducting 5% amount from each RA bill against Retention Money, as mentioned in the contract, they want to submit a BG (in a format acceptable to the Society) for the total amount of the Retention Money i.e. 5% of the contract value. Smt.

Kiran Rana proposed that the proposal may be accepted as it does not have any negative impact on the work or the Society's interest. The proposal was seconded by Sh. Sukhbir Singh and approved by all. The Secretary was requested to convey the decision to M/s Fenesta.

At the end, The president conveyed thanks to all members.


 Sukhbir Singh


 Kiran Rana

MINUTES BOOK

A Meeting of **DIRECTORS/SHARE HOLDERS** Held on 20 December 2020
 the The managing committee of The Society
 day of
 at Society office at B-4, Vasant Kunj Chairman Signature with Date

QUORUM

1.	<u>Bhasat Singh Sahrawal</u>	<u>President</u>	<u>BS</u>
2.	<u>Mr. Col. R. S. Rathee</u>	<u>Secretary</u>	<u>Rathee</u>
3.	<u>Smt. Kalika Jain</u>	<u>Treasurer</u>	<u>Kalika Jain</u>
4.	<u>Sh. Sukhbir Singh</u>	<u>Member</u>	<u>Sukhbir Singh</u>
5.	<u>Smt. Kisan Rana</u>	<u>Member</u>	<u>Kisan Rana</u>
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Fact that Quorum was Confirmed Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

The Managing Committee of the Society held its meeting at 11:00 hrs on 20 December 2020 (Sunday) in Society office at B-4, Vasant Kunj, New Delhi-110070 under the chairmanship of the president Sh. Bhasat Singh Sahrawal.

The president welcomed all participants. Sh. Omvir Singh has telephonically informed that he is unable to attend the meeting due to the traffic disruption ^{at Delhi-UP border} on account of Kisan movement. Sh. Anish Singh informed that he is out of country on duty. Sh. Dineshvir & Sh. Agard Singh were absent without any information.

DISCUSSIONS ON AGENDA POINTS

1. Agenda Point NO-1: Confirmation of the Minutes of last MC Meeting held on 13 December 2020.

The president read out the minutes of the meeting. Sh. Sukhbir Singh's proposal to pass the meeting minutes was seconded by Smt. Kisan Rana and the minutes were passed unanimously.

2. Agenda Point NO-2: Issue related to forthcoming AGBM scheduled on 27.12.2020: As discussed in the last MC meeting, the president, Secretary and Vice President visited the R.C.S office, met the registrar and submitted a letter on 15.12.2020 regarding

MINUTES BOOK

The time limit available for AGBM i.e 31.12.2020, The COVID-19 related restrictions and the limitations in conducting the AGBM on 27.12.2020, Seeking further directions in the matter. The registrar verbally informed that they are alive to the situation and it is common problem for all the Societies. He further informed that necessary directions are being sought by the RCS office from the Govt. and the same shall be communicated in due course of time.

In the light of the above it was unanimously decided to reschedule the AGBM, ASAP on receipt of the directions from RCS office.

3. Agenda Point-NO. 3: Progress of Tenders of work which are not covered under the scope of Agreement of M/s Chinara Promoters (P) Ltd. The Secretary informed that in response to the newspaper advertisement, total 31 EOIs have been received till the due date. One EOI has been received after that. Smt. Kalika Jain proposed that all these EOIs may be given to the Architect for shortlisting of agencies for invitation of bids for various categories of works. The Secretary seconded the ~~idea~~ proposal and the same was approved by all.

4. Any other with the permission of The Chair.

4.1 Authorisation to file ITR for the assessment year 2020-2021 :

Smt. Kiran Rana proposed that The Secretary be nominated to file the ITR, the proposal was seconded by Sh. Sukhbir Singh and approved by all. The Secretary was requested to take necessary action in the matter.

4.2 Change of address of Sh. Amar Singh (M.NO. 2)

Sh. Amar Singh has requested that his address may be changed from his present address of A-502, New Tyoti Apartments, Dwarka, New Delhi to RZ-706-A-1,

Street NO. 17

Sadh Nagar, Palam Colony, New Delhi-110045

The Secretary proposed to approve the request, which was seconded by Smt. Kiran Rana and approved by all.

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

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Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

4.3 Show Cause Notices Issued by the JT-Registrar, Office of RCS

Two No. Show Cause Notices both dated 14.12.2020 have been issued by the JT-Registrar and Appellate Authority in respect of an application filed by Sh. Dinesh Vir under Rule Section 139 of DCS Act, seeking reply as to why penalty should not be imposed upon them for not furnishing the information sought by Mr. Dineshvir as per orders passed earlier by the Appellate Authority under the said Act. The Secretary and Information officer of the Society informed that in compliance of the orders passed by the Appellate Authority the information has already been furnished to Sh. Dineshvir (Appellant), however, he has misinformed in the matter to the JT-Registrar (Appellate Authority) based on which the Show Cause Notices have been issued. Smt. Lalita Jain proposed that the Notices be replied appropriately by the Information officer and the correct information/situation be informed to the Appellate Authority. The proposal was seconded by Smt. Kiran Rana and passed by all.

4.4. Payment of Conveyance Allowance to Sh. Sunny Gupta / Engineer

The Secretary informed that Sh. Sunny Gupta, Engineer is required to make visits, in connection with the Society Works,

MINUTES BOOK

to the office of the Architect, the advocates (reg court cases) and other places quite frequently. He proposed that conveyance charges incurred by Sh. Gupta towards official work be reimbursed to him as per actual subject to a limit of Rs 2000/- (two thousand) per month. The proposal was seconded by Sh. Sukhbir Singh and approved by all.

4.4 Transfer of membership from Smt. Kiran Bhushan (M.No. 140) to her son Nitish Bhushan

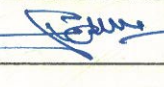
The Secretary informed that Smt. Kiran Bhushan has submitted application for transfer of membership in favour of her son Nitish Bhushan. He further informed that the application has been scrutinised by him for completeness in accordance with DCS Act/Rules and procedure laid down by the MC and the same has been found in order. He proposed to approve the Transfer application. Smt. Kiran Rana seconded the proposal and the same was passed by all. The Secretary was requested to take further necessary action in the matter.

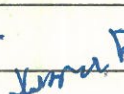
4.5 Payments to various agencies:

The Secretary informed that following payment to various agencies are due. He further informed that the bills/payment requests have been checked and found in order and proposed to pass the payments as per details below. The proposal was seconded by Smt. Lalita Jain and passed by all. The details are:

- (i) 4TH Dimension (Architect) for GST - Rs 37,170.00
- (ii) M/S AHPN Associates (for REPA QPR Certification) - Rs 11,800.00
- (iii) Ashish Mohan (Advocate) - Rs 1,49,871.00
- (iv) Perfect Research Pvt. Ltd (Env. Report) - Rs 44,200.00
- (v) PKV Consulting Engineers (Balance Payment of Project Estimation etc) - Rs 2,21,400.00
- (vi) S K Security Services (Payment for supply of Security Guards for two months, Nov & Dec 2020) - Rs 65,240.00

5.0 The meeting concluded with the above and The chairman thanked everyone.

 Smt. Lalita Jain Secretary

MINUTES BOOK

A Meeting of **DIRECTORS/SHARE HOLDERS** Held on 03 January 2021
 the The managing committee of the Society
 of Society office at B-4, Vasant Kunj Chairman Signature with Date

QUORUM

1. <u>Bharat Singh Sehrawal</u>	<u>President</u>	<u>Bs</u>
2. <u>Smt. Lalita Jain</u>	<u>Treasurer</u>	<u>Lalita Jain</u>
3. <u>Sh. Anish Singh</u>	<u>Vice President</u>	<u>Anish</u>
4. <u>Sh. Sukhbir Singh</u>	<u>Member</u>	<u>Sukhbir Singh</u>
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Fact that Quorum was Confirmed Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

The managing committee of the Society held its meeting at 11:00 hrs on 03 January 2021 (Sunday) in Society office at B-4, Vasant Kunj, New Delhi-70 under the chairmanship of the president Sh. Bharat Singh Sehrawal, who welcomed all and wished everyone a happy new year. Secretary Sh. As per earlier information the meeting was to be held on 02 January (Saturday) but due to an emergency with the president and a major health issue with the Secretary (who underwent Angiography/Angioplasty) on 02 January the meeting was rescheduled on 03.01.2021. Since the Secretary is hospitalised, he could not attend. Sh. Omvir Singh could not attend due to road blockage in their area by the Farmers. Sh. Dineshvir and Sh. Azad Singh ^{have} not attended without any information.

DISCUSSIONS ON AGENDA POINTS

1. Agenda Point NO. 1 : Confirmation of the minutes of the last committee meeting held on 20 December 2020:

The president read out the minutes of the meeting. Sh. Anish Singh's proposal to pass the minutes was seconded by Smt. Lalita Jain and the minutes were passed by all.

MINUTES BOOK

Agenda Point-NO-2: Issue of Contractor's payment:

The Vice president informed that the Contractor's (Chiron Promoters) 16th RA bill, which is for the period up to signing of the Supplementary Agreement and the 1st RA bill after signing of the S. Agreement have been forwarded to the Architect and the CA, however, their verification is awaited. He further informed that verification of the bills is expected soon based on which further action will be taken by the MC.

Agenda Item NO-3: Any other item with the permission of the chair

3.1: Appointment of advocate (Sh. J.N. Gupta) for presenting/defending the case of 60 members' expulsion forwarded by the Society to RCS under D.C.S Act. (Clause 86).

The Vice president brought out that in order to effectively present/defend the expulsion case of 60 members forwarded by the MC to the RCS, a suitable advocate be appointed. He further informed that Sh. J.N. Gupta, who is well experienced in dealing such cases has agreed to represent the Society in this matter for a total fee of Rs. 75,000/- (seventy five thousand). He further proposed to appoint Sh. J.N. Gupta, (Advocate, Delhi High Court), H-9, Naraina Vihar, New Delhi-110028 for a total fee of Rs 75,000/-, The proposal was seconded by Sh. Sukhbir Singh and passed by all.

3.2 Expenses for the month of December 2020: The Treasurer informed that miscellaneous administrative expenses, including staff salary, legal & professional fee, delivery expenses etc. amounting to Rs 3,36,319/- were incurred in Dec' 2020. She proposed to pass the same it was seconded by Sh. Sukhbir Singh & passed by all.

Bank Commission & Charges	472.00
Conveyance Expenses	7,000.00
Legal & Professional Fee	1,73,823.00 ✓
Meeting Expenses	2,688.00
Office Expenses	1,530.00
Postage & Telegram	7,517.00
Printing & Stationery	10,648.00
Salaries & Allowances	94,500.00
Security Expenses	33,040.00
Society Welfare	3,568.00
Telephone Expenses	1,533.00
Grand Total	3,36,319.00

Sukhbir Singh

Santia Jain

MINUTES BOOK

A Meeting of **DIRECTORS/SHARE HOLDERS** Held on 10 January 2021
 the The managing committee of The Society day of
 at Society office at B-4, Vasant Kunj Chairman Signature with Date

QUORUM

1. <u>Bharat Singh Sehrawal</u>	<u>President</u>	<u>by</u>
2. <u>Anish Singh</u>	<u>Vice President</u>	<u>Anish</u>
3. <u>Sh. Col. R S Rathor</u>	<u>Secretary</u>	<u>Rathor</u>
4. <u>Smt. Lalita Jain</u>	<u>Treasurer</u>	<u>Lalita Jain</u>
5. <u>Sh. Sukhbir Singh</u>	<u>Member</u>	<u>Sukhbir Singh</u>
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Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

The managing committee of The Society held its meeting at 11:00 hrs on 10th January 2021 (Sunday) in Society office at B-4, Vasant Kunj, New Delhi - 110070 under the chairmanship of the president Sh. Bharat Singh Sehrawal, who welcomed all members. Smt. Kiran Rana has telephonically conveyed to the president that she is not well hence unable to join the meeting. Sh. Omvir Singh has informed his inability to come due to road hindrance on Delhi-UP border by farmers. Sh. Dineshvir and Sh. Azad Singh did not come without any information.

DISCUSSIONS ON AGENDA POINTS

- Confirmation of the minutes of last MC meeting held on 03.01.2021
 The president read out the minutes of the meeting. Sh. Sukhbir Singh proposed to pass the minutes, which was seconded by Sh. Anish Singh and the proposal was passed by all.
- Review of Progress of Work and Cash Flow w.r.t the planning including raising of next demand

The Secretary brought out that the Society has so far raised total 23 demands amounting to Rs 193,67,25,000/-. Out of these 23 demands 21 demands were raised before signing of the Supplementary agreement on 09.08.2020. The MC while

MINUTES BOOK

circulating the agenda for SGBM in which the draft of S. Agreement was approved by the General House, also provide the revised cost estimate, the schedule/program for completion of work and the construction linked payment plan/schedule for raising of demands, which also stands approved by the general house. In accordance with the approved schedule, the MC has raised the 22nd and 23rd demands. However, so far 53 members have paid up to 23rd demand, the 22nd demand has also been paid by 75 members only. The shortfall in payment of 22/23rd demands added with the shortfall upto 21st demand has put a serious ~~constraint~~ constraint on Cash-Flow and the progress of work. It was also noted that in case the Cash Flow does not improve it would be very difficult / ^{non-feasible} ~~impossible~~ to adhere to the construction schedule approved by the General House. In this regard all members resolved that every member should make more efforts to motivate members for making their payment.

The Secretary further proposed to raise the 24th demand amounting Rs 5,00,000/each, which has also become due as per schedule, should be raised immediately and the last date of payment should be kept on or before 15.02.2021. The proposal was seconded by Sh. Anish Singh and approved by all.

3. Payment to Contractor (M/s Chinax Promoters Pvt. Ltd.):

The contractor has submitted his 16th RA bill for the work done till signing of S.A. and the 1st RA (bill) after signing of the S.A.; however, he has submitted the tax invoice only for the 1st RA bill (as per SA). The same has been checked and verified for payment of Rs by the Society Engineer, Architect and CA. The Secretary proposed to approve the payment, which was seconded by Sh. Sukhbir Singh and approved by all.

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

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Fact that Auditors Report was read

4. Cases/Complaints filed by members with RERA against the Society: The Secretary informed that following eight members have filed complaint/case against the Society in RERA Delhi.

- (i) S/Sh. Ompal Singh M.NO. 175
- (ii) Ms Kirti Singh M.NO. 164
- (iii) Sh. Baljeet Singh Bhavel M.NO. 154
- (iv) ~~Ms~~ Meenu Rathi M.NO. 40
- (v) Sh. Anil Kumar Mittal M.NO. 72
- (vi) Sh. Mukesh Kumar M.NO. 49
- (vii) Sh. Kewal Krishan Mittal M.No. 77
- (viii) Sh. Dinesh Vir M.No. 17

Hearing in respect of these cases have been scheduled on 04th Feb & 09th Feb 2021.

The Vice president proposed that to defend the Society, a suitable advocate should hired. To this effect help of the existing advocate Sh. Ashish Mohan may be obtained. Keeping in view the time constraint, he further proposed that, the name of the advocate and his terms of appointment may be finalised by the president and the Secretary and informed in

MINUTES BOOK

the next meeting. The proposal was seconded by Smt. Lalita Jain and approved by all.

5. Review of Cases of members who have defaulted on payment:

The president informed that he along with Society's advocate Sh. J.N. Gupta and MC member Sh. Sukhbir Singh attended the 1st hearing in RCS on 04.01.2021. He further informed that the MC had forwarded the proposal for expulsion of 60 members, however, 7 members have subsequently made payments up to Rs 97 lakh (the amount mentioned in the notice of expulsion) hence, their names have been withdrawn from the list. The next hearing is scheduled on 19.01.2021.

6. Review of Society Staff: The vice president brought out that there is an immediate need to review the staff requirement, in view of the increase in construction project activities. While an experienced electrical engineer and a junior civil engineer need to be added immediately, a more efficient office manager in lieu of Ms Neetu (existing staff) and an Accountant in lieu of the existing accountant are required. He further proposed that (i) efforts should be made to appoint an experienced electrical engineer (preferably a retired engineer from CPWD or other similar dept.) and for the remaining staff i.e. Junior Engineer (civil), Office Manager and Accountant an advertisement should be published in newspaper. The proposed qualifications for these were; For JE (civil) - Diploma with 3 year experience or B.Tech with 1 year experience; For office manager - Graduate with knowledge of short hand and preferably an experienced person; For Accountant - Graduate with working experience and use of 'Tally' Software for mini 2 years. The proposal was seconded by Sh. Sukhbir Singh and passed by all.

The meeting ended with vote of Thanks to the chair. The president also thanked all members for their time and efforts.

Sharad Singh

[Signature]

Sukhbir Singh

Lalita Jain

[Signature]

MINUTES BOOK

A Meeting of **DIRECTORS/SHARE HOLDERS** Held on 30 January 2021
 the The Managing Committee of The Society
 of day of
 at Society office at B-4, Vasant Kunj Chairman Signature with Date

QUORUM

1.	<u>Bharat Singh Sehrawal</u>	<u>President</u>	<u>BS</u>
2.	<u>Anish Singh</u>	<u>Vice President</u>	<u>Anish</u>
3.	<u>St. Col R. S. Rather</u>	<u>Secretary</u>	<u>Ram</u>
4.	<u>Smt. Kalita Jain</u>	<u>Treasurer</u>	<u>Kalita Jain</u>
5.	<u>Smt. Kiran Rana</u>	<u>Member</u>	<u>Kiran Rana</u>
6.	<u>Sukhvir Singh</u>	<u>Member</u>	<u>Sukhvir Singh</u>
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Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

The managing committee of the Society held its meeting at 11:00 hrs on 30 January 2021 (Saturday) in Society office at B-4 Vasant Kunj, New Delhi-70 under the chairmanship of the president Sh. Bharat Singh Sehrawal, who welcomed all the members. Sh. Omvir Singh has telephonically informed the president about his inability to attend due to disturbance on way due to farmers agitation. Sh. Azad Singh Rathu and Sh. Dineshvir did not attend without information.

DISCUSSION ON AGENDA POINTS

1. Agenda Point No. 1: Confirmation of the minutes of last MC meeting held on 10 January 2021.

The president read out the minutes of the meeting. Sh. Anish Singh proposed to pass the minutes, which was seconded by Smt. Kiran Rana and the proposal was passed by all.

2. Review of Society's Case in RERA.

The president informed that he attended the RERA hearing (through VC) dated 27.01.2021 on behalf of the Society. This case pertains to delay/deficiency in filing of RERA, QPRs. The

MINUTES BOOK

Society has already made its written submission requesting RERA not to impose any fine in the case.

The president also informed that during the hearing he mentioned about the applicability of RERA Act in respect of the Society's project and that RERA asked to make written submission in this regard. Sh. Sukhbir Singh proposed that such submission may be filed through the Advocate (Shashwat Panda) already identified by the Society. The proposal was seconded by Sh. Anish Singh and approved by all.

Next hearing in the case is scheduled to be in March 2021.

The Secretary informed that apart from the above case, total 8 no complaints have been filed by members in RERA, Delhi against the Society. Details of the same were discussed in the previous MC meeting dated 10 January 2021. In these cases, even though the hearings are scheduled on 4th & 9th Feb, 2021, but no notice have yet been issued ^{to} The Society. The Secretary proposed that as and when required the Society should be represented by the Advocate Sh. Shashwat Panda, his appointment already approved in the last hearing of MC. The proposal was seconded by Sh. Sukhbir Singh and passed by all.

3. Review of cases of members who have defaulted on payment including reply to their written submissions in RCS.

The Secretary informed that;

- (i) Initially proposal for expulsion of 60 members was passed by MC and forwarded to RCS.
- (ii) Hearing in this case are held in the court of Addl. RCS.
- (iii) Till the previous hearing 7 members have paid upto the default amount and their names were withdrawn from the list by the Society. Subsequently 10 more members have made payment and more members are likely to pay.
- (iv) Sh. J.N. Gupta, advocate and The President, appear in the hearings on behalf of the Society.
- (v) Next hearing is scheduled on 02.02.2021.

MINUTES BOOK

A Meeting of **DIRECTORS/SHARE HOLDERS** Held on
 the day of
 at Chairman Signature with Date

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After deliberations by members, The Secretary proposed that the Society should withdraw the expulsion cases of aforementioned 10 more members as well as those who make payment of the default amount till the next hearing dated 02.02.2021. The president may assist the advocate during the forthcoming hearings and finally the Society should file its written reply through its advocate. The proposal was seconded by Smt. Lalita Jain and passed by all.

4. Reply of Additional^l Assistant Registrar RCS's letter dated 20.01.2021 regarding complaint filed by Sh. Dineshvir.

The Secretary informed that Sh. Dineshvir has filed a complaint in RCS against the SGBM conducted by the Society through circulation vide letter dated 19.07.2020. He has requested that the SGBM should be cancelled & treated null and void by the RCS office. On his complaint the Asst. Registrar has sought comments of the MC, vide letter dated 20.01.2021.

Detailed comments on the same have since been furnished to RCS vide letter dated 27.01.2021. The Secretary read out the letter, which was appreciated by all. It was also noted by

MINUTES BOOK

all that- Sh. Dineshvir, by writing such letters, is acting against- the interests of the Society.

5. Tendering of Fire fighting work & Mechanical Ventilation work not included in the scope of M/s Chinan Promoters:

The architect have given draft tender document for the above works. These were perused and noted that certain clarifications on the same are required. These are like completion time, amount of EMD, whether item of Fire Check Doors should be kept in the contract for fire fighting works or should it be installed through a vendor by inviting quotations etc. Sh. Anish Singh proposed that these should be discussed with the Architect and decided accordingly, before inviting the tenders. The proposal was seconded by the Secretary and approved by all.

6. Any other with the permission of chair

6.1 Appointment of Sh. Ram Murti Pasjapati (Retd. EXEN/Elect/CPWD) as Elect Engr. for Society Project:

With respect to the earlier decision of the MC, Sh. Pasjapati had submitted his application and found to be suitable for the job in view of qualification and experience. He has agreed to work for a salary of Rs 30,000/- per month three day a week.

The Secretary proposed that appointment letter for contractual appointment of Sh. Murti for 12 months (initially) may be issued requesting him to join from 1st ~~2020~~ February 2021. The proposal was seconded by Sh. Sukhbir Singh and passed by all. The Secretary was requested to issue the appointment letter accordingly.

6.2 Letter received from RCS office regarding withdrawal of demand raised by the Society against members, whose names have been sent for expulsion:

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

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The subject matter was discussed in the last hearing dated 19.01.2021, wherein the Addl. RCS had directed that construction demands should not be raised from members, whose proposal for expulsion have been forwarded. Accordingly, directions from RCS have been received. In compliance to the above directions, it was decided that letters for withdrawal of the 24th demand should be sent by the Secretary to all members, whose names still remain in the list of members for expulsion and being heard by the Addl. RCS.

6.3 Value addition works proposed by The Architect for The project:

The Architect, vide their letter dated 29.01.2021 had proposed some value addition works for the project. These are; providing texture paint in place of smooth, as mentioned in the contract, on external surface; providing pre-cast cement concrete paver block pavement in place of C. Conc. 1:2:4 pavement in external area etc.

The issue was deliberated in detail. It was noted that while the proposal will certainly add value to the project in terms of aesthetics, durability etc., it will

MINUTES BOOK

also involve additional payment to the contractor on account of change of item. It was also noted that the cost impact can be accommodated in the interest receivable from members on delayed payment and no enhancement of ^{the fixed} cost per member over and above that already notified to the members (fixed cost per member conveyed in letter dated 19.07.2020) would be required. Sh. Anish Singh proposed that the proposal of Architect be agreed principally and he may be requested to furnish the details including cost implication of each such item duly supported by calculations. He further proposed that a written communication (letter or email) may be sent to the architect by the president in this regard. The proposal was seconded by the Secretary and approved by all.

6.4 Approval of payments to various agencies/persons.

Payment of following bills of various agencies/persons were approved after discussions;

dt 13.01.2021

- (i) 1st R/A bill in accordance with Supplementary Agreement of M/S Chinan Promoters Pvt. Ltd duly verified by payment by Society Engineer, The Architect and The Chartered Accountant — Rs 5,89,81,167.00
- (ii) Bill dated 09.01.2021 of M/s Balaji Construction Co. towards re-baring for balcony extension duly verified by Society Engr — Rs 57,348.00
- (iii) Bill dated 15.01.2021 of advocate J.N. Gupta — Rs 75,000.00
- (iv) 1st & 2nd R/A bills of M/s Fenesta Building Systems for P/F UPVC door/windows duly verified by Engineer, Architect & CA — Rs 28,68,885.00 & Rs 28,84,044.00
- (v) Bill No 20-21/18 dated 11.01.2021 of the Architect (M/C 4th Dimension) duly verified by Society Engineer — Rs 6,01,984.00
- (vi) Bill No. 003 dt 01.01.2021 and NO. 004 dt 01.02.2021 both for Rs 33,040.00 each of M/s SK Security Services.
- (vii) Payment of Rs 1,40,070.00 to Pragati towards Income Tax payment of Society for FY 2020-21

6.5 : Change of Communication Address of Meenu Rathi (M.NO.40): As requested by her and proposed by the Secretary, her communication address change to KM-17, 1606, Sector 134, J.P. World Town, Noida-201304 was approved by all. The meeting ended with the above and the president thanked all.

Bharat Singh

Kyoon Rana

Jul

Sushmita Sin

Latita Jain

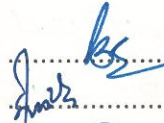
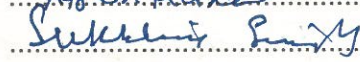
MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on 21.02.2021

the Managing Committee of the Society of

at Society office at B-4, Vasant Kunj, New Delhi Chairman Signature with Date

QUORUM

1. Bharat Singh Sehrawal	President	
2. Anish Singh	Vice President	
3. Lt. Col. R. S. Rathor	Secretary	
4. Smt. Lalita Jain	Treasurer	
5. Smt. Kiran Rana	Member	
6. Sukhbir Singh	Member	
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Fact that Auditors Report was read

The managing committee of the Society held its meeting at 11:00 AM on 21st February 2021 (Sunday) in Society office at B-4, Vasant Kunj, New Delhi under the chairmanship of the president Sh. Bharat Singh Sehrawal. He welcomed all the members. Sh. Omvir Singh has telephonically informed that he would be unable to join. Sh. Azad Singh Rathor did not join without information.

DISCUSSIONS ON AGENDA POINTS

1. Agenda Point No. 1 :- Confirmation of the minutes of last mc meeting held on 30 January 2021.

The President read out the minutes of the meeting. Sh. Sukhbir Singh's proposal to pass the minutes was seconded by Smt. Kiran Rana and minutes were passed unanimously.

2. Agenda Point No. 2 :- Payment to M/S Chinaz Promoters Pvt. Ltd. and M/S Foresta Buildings Systems.

The 16th R/A bill of M/S Chinaz Promoters Pvt. Ltd. has been checked and verified for payment of Rs 4,90,41,320.00

MINUTES BOOK

(Rupees Four Crore, Ninety Lakh, Forty one thousand, Three hundred Twenty only) by the Engineer, Architect and CA. The managing committee approved (proposal put up by Anish Singh seconded by the Secretary) to make the payment accordingly.

As regards payment to M/s Fenesta, they have withdrawn their RPA bill no. 34 earlier submitted for 24 flats and have resubmitted the 3rd RA bill for 32 flats, today e.g. on 21.02.2021. Sh. Sukbir Singh proposed that the bill should be checked and verified by the Engineer, Architect and the CA. After verification by the above mentioned, payment may be released. The proposal was seconded by Smt. Kiran Rana and approved by all.

3. Agenda Item No.3 : Tendering of Works which are not in the Scope of M/s Chinax Promoters Pvt. Ltd.

Fire Fighting, Fire Detection & PA System

As per architect's recommendation, the work of 'Fire Fighting' and 'Fire Detection/Alarm & Public Address System' should be clubbed into one Contract Package. For this work, the tender document including tender conditions, BOQ, specifications, drawings etc. has also been submitted ^{architect} and the same also checked by the electrical engineer of the Society. The five firms/agencies short-listed by the architect are;

~~Brandweer Engg. Pvt. Ltd.~~ ^{bt} Fire Protection System ✓

Lyra Engineering Services ✓

Agni Hi-tech Safety Systems ✓

Mulli Safety Systems Pvt. Ltd. ✓

^{Hydrochem} Vijay Technical Services & Construction Pvt Ltd.

Sh. Anish Singh proposed to issue the tender documents and invite tender from the above firms. The proposal was seconded by Smt. Kiran Rana and passed by all.

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

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STP work: Only Two agencies i.e (i) TBM Environmental Solutions Pvt. Ltd. & (ii) Habitat Environ Solutions Pvt. Ltd. have submitted the EOI for this work and both have been shortlisted by the architect. Sh. Sukhbir Singh proposed that sealed quotations should be called from the above mentioned agencies for the purpose of awarding the work. The proposal was seconded by Smt. Kalika Tain and passed by all.

Other works: The president informed that draft tender document for Elevators (Lifts), ~~as well as~~ Mechanical Ventilation System and Electrical works^{etc} have also been submitted by the architect. The same have been given to the Society's electrical engineer for checking. Action w.r.t these items shall be taken once the details have been checked by the Electrical Engineer. All agreed to the same.

A. Any other with the permission of the Chair

4.1 Purchase of 2 no. Steel Almirah:

The Secretary informed that 2 (two) no. full size steel almirahs have been purchased for a total price

MINUTES BOOK

of Rs 32799.98 (thirty two thousand seven hundred ninety nine and ninety eight only) from open market to cater to the immediate need for storage of Society documents. He further proposed to approve the above payment, which was seconded by Sh. Sukhbir Singh and passed by all. The secretary was also requested to enter these two amounts in the Society's Assets.

4.2 Replacing UPVC door/windows in two no. flats in Tower NO.1 by Fenesta.

Before the start of UPVC door/window work by m/s Fenesta, UPVC door/window samples in ^{total} Three no. flats were provided as samples by different agencies. Out of these 3 samples (flats) one in tower no. 1 and one flat is in Tower NO. 3. Subsequently UPVC door/window work for the complete project involving 181 flats has been awarded to m/s Fenesta Building Systems. The design of UPVC door/window finally approved for execution by m/s Fenesta in all flats is also little different from those provided in the 3 no. sample flats. Sh. Anish Singh proposed that in order to have uniformity in design of UPVC door/windows, the same provided in the sample flats should be got replaced by that being provided by m/s Fenesta under their contract. He further proposed that since the work of UPVC door/windows in 56 no. flats out of the total 58 no. flats i.e. except two samples has already been completed by m/s Fenesta, the samples in two flats in Tower NO. 1 should be got removed through m/s Fenesta and replaced by the UPVC door/windows as provided under their contract. Later on efforts can be made to use these surplus (released) door/window and any other suitable place in the project as it is or with some modification. The proposal was seconded by Smt. Lalita Jain and passed by all.

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on
 the day of
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4.3 The Secretary brought out the Society is required to file Quarterly Progress Report (QPR) online with RERA, since its registration with RERA. Initially it was being done with the help of Society Engineer. However, RERA noticed certain deficiencies in the QPR and initiated a case/issued notice to the Society. In order to overcome these issues an agency (M/s Knowkrafts Minds Solutions Pvt. Ltd, 3477, Nicholson Road, Kashmiri Gate, Delhi-6) was located to render professional services for filing of QPRs. They have agreed to render professional services for a fee of Rs 50,000.00 (fifty thousand), inclusive of GST charges. The last QPR (Sept-Nov 2020) was filed taking professional services of the agency. The Secretary proposed to pass the bill of Rs 50,000.00 of M/s Knowkrafts for rendering professional services for the aforesaid quarter and to take their professional services for filing of QPRs in future at their above quoted fee. Smt. Kisan Rana seconded the proposal and the same passed by all.

4.4. Application for change of nomination (nominee) by Smt Suman Verma (M.No. 169)

An application in this regard has been received from the member Smt. Suman Verma that earlier her husband

MINUTES BOOK

Sh. Brij Mohan Verma was her nominee, who has since expired on 29.01.2021. She has requested that her son Mr. Abhinav Verma should be made her new nominee. The Secretary informed that Mrs. Surman has submitted requisite documents in support of her application and the same found in order. He proposed to approve the change of nominee and mentioned that if the proposal is approved, requisite affidavit shall be obtained from the new nominee. The proposal was seconded by Sh. Anish Singh and approved by all.

4.5 Release of order to M/s Fenesta for UPVC door/windows in Tower NO. 5 & 6.

Sh. Anish Singh brought out that the work of UPVC door/windows in Towers NO. 1 & 2 has already been completed M/s Fenesta. As per work program, now the UPVC door/window work should be taken up in Towers NO. 5 & 6. He proposed that instructions in this regard may be issued to M/s Fenesta. The proposal was seconded by Sh. Sukhbir Singh and passed by all.

4.6. 'Indirect Expenses' for the month of January 2021.

The treasurer informed that an amount of Rs 1,51,922.00 has been spent in Jan 2021 under the head 'Indirect Expenses', involving the salary of staff, security expenses, conveyance, stationery & printing etc. as per details below. She proposed to approve the same. The proposal was seconded by Smt. Kiran Kumar and passed by all.

Indirect Expenses

Group Summary

1-Jan-2021 to 31-Jan-2021

Page 1

Particulars	Closing Balance	
	Debit	Credit
Bank Commission & Charges	885.00	
Conveyance Expenses	6,000.00	
General Expenses	460.00	
Interest Paid on T.D.S. and Income Tax	154.00	
Postage & Telegram	6,221.00	
Printing & Stationery	6,584.00	
Salaries & Allowances	94,500.00	
Security Expenses	33,040.00	
Society Welfare	2,888.00	
Telephone Expenses	1,190.00	
Grand Total	1,51,922.00	

MINUTES BOOK

A Meeting of **DIRECTORS/SHARE HOLDERS** Held on
 the day of
 at Chairman Signature with Date

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4.7 Review of Court/RERA Cases of Society: The Secretary informed about the Society cases as under;

- (a) F.No./Addl.RCS/U/s-86/RCS/2020/2199-57, Society V/s Vikram Singh & Others
Expulsion of members under sec 86 for defaulting on payment. Hearing on
25.02.2021. Advocate J.N. Gupta, Secy & President will attend.
- (b) WPC No. 611661205 in reference Maharishi Dayanand CGHS Ltd V/s
Sh. Mukesh Kumar & Anr in Tribunal - Hearing dated 23.03.2021
- (c) Sh. Rajesh Kr. Pandey and ors V/s Maharishi Dayanand CGHS
Ltd - Hearing dt 17-03-2021
- (d) WPC No. 9281 of 2018, In respect of Case filed by Sh. Devendra
Kumar & ors V/s SDMC & Anr.
- (e) Complaint No. F3 (25) From M/RERA/2020/3342-42 V/s
Maharishi Dayanand CGHS Ltd - Hearing in March 2021.

4.8 Finalisation of Audit Report for the Sh

The Secretary read out the contents of the draft ^{of} Audit Report cited above and proposed to approve the same. The proposal was seconded by Smt Kiran Rana & passed by all.

MINUTES BOOK

4.9 Resolution in favour of Secretary for Online viewing of Society's Account details in Union Bank of India, Vasant Kunj, New Delhi.

The Treasurer, Smt. Lalita Taini proposed that the Secretary may be authorized to view online, the details of the Society's account in the aforesaid bank. The proposal was seconded by the Vice President, Sh. Anish Singh and passed by all. The Secretary was requested to submit an application to the bank for further action in this regard.

4.10 Extension of last date of payment of 24th demand to 25.02.2021.

The Secretary informed that keeping in view telephonic requests from several members of the Society to extend the last date of payment by about 10 days, and after telephonic discussion with the committee members, the last date has been extended from 15.02.2021 to 25.02.2021. He proposed to post facto approve the same. The proposal was seconded by the Treasurer and approved by all.

4.11 Preparation of Member List as per Rule-33 of DCS Rules, 2007.

The Secretary brought out that necessary action need be taken to prepare/update Member List in accordance with the above cited rule. The Vice President proposed that the Secretary may be authorized to take needful action in the matter, which was seconded by Sh. Sukhbir Singh and passed by all.

With the above, the meeting ended. The president thanked all members of the committee for their time and efforts.

Bharat Singh

Lalita Taini

Sukhbir Singh

Anish Singh

Rajendra Kumar

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on 28.02.2021 (Sunday)
 the The Managing Committee of The Society day of

at Society's office, B-4, Vasant Kunj, New Delhi - 110070 Chairman Signature with Date

QUORUM

1.	<u>Bharat Singh Sehrawal</u>	<u>President</u>	<u>BS</u>
2.	<u>Dr. Ge. R. S. Rather</u>	<u>Secretary</u>	<u>Ge. R. S. Rather</u>
3.	<u>Smt. Lalita Jain</u>	<u>Treasurer</u>	<u>Lalita Jain</u>
4.	<u>Omvir Singh</u>	<u>Member</u>	<u>Omvir Singh</u>
5.	<u>Sukhbir Singh</u>	<u>Member</u>	<u>Sukhbir Singh</u>
6.	<u>Smt. Kiran Rana</u>	<u>Member</u>	<u>Kiran Rana</u>
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Fact that Auditors Report was read

The managing committee of the Society held its meeting at 11:00 AM on 28th February 2021 (Sunday) in the Society's office at B-4, Vasant Kunj, New Delhi - 110070 under the Chairmanship of the president Sh. Bharat Singh Sehrawal, who welcomed all to the meeting. The Vice President Sh. Anish Singh has telephonically informed the president that he is out of station on duty, however, he wanted to join the meeting through Whatsapp video call, which was allowed. Sh. Anishvir and Azad Singh Rathi did not join.

DISCUSSIONS ON AGENDA POINTS

1. Agenda Point NO.1: Confirmation of the minutes of last MC meeting held on 21.02.2021.

The president read out the minutes. Smt. Kiran Rana's proposal to pass the minutes was seconded by Sh. Omvir Singh and the agenda item was passed by all.

2. Agenda Point NO.2: To discuss the Implementation of State Commission Delhi's order in matter of RCS vs Simmi Kapoor and RCS vs Manohar Verma

Contd. on next page

MINUTES BOOK

Agenda Item No. 2: To discuss the implementation of State Commission order in the matter of RCS Vs Simmi Kapoor and RCS Vs Manohar Verma.

A letter F. No. 107338097/RCS/S-IV/222021/175 dated 25.02.2021 from the office of RCS has been received in the Society office through which the common judgement/decision dated 11.03.2020 in appeals bearing No. FA-167/11 titled as Registrar Co-operative Societies vs. Simmi Kapoor and appeal No. FA-155/12 titled as Registrar Cooperative Societies vs. Manohar Verma has been forwarded to the Society. The same is reproduced below;

"The appeals are accepted, impugned orders are set aside, both the complaints are dismissed. Registrar of Cooperative Society/appellant is directed to ensure that the transfer of membership in the name of complainant is reversed in the records of the society as well as in the office of himself by taking all permissible steps including coercive steps. In case respondent no. 2 society does not cooperate in carrying out this order, Registrar of Cooperative Societies may seize the record of society and/or derecognise the society, as per law. Registrar Cooperative Society to take proper action in respect of Dinesh Kapoor having membership no. membership no. 16 in respondent society which was initially in the name of Jaswanti. Similarly he would take care of 17 other members regarding whom order was passed in CC no. 376/12".

The letter from the RCS has directed the managing committee of the society to implement the order as per Law and directions given by the Hon'ble Commission and submit a compliance report within a week time positively. It further mentions that specifically similar order shall be taken for 17 other members regarding whom order was passed in CC no. 376/2012.

The MC perused the matter and unanimously resolved that it is obliged and committed to follow the Law of the land and all orders passed accordingly. It further resolved that while it is liable to follow the directions of the RCS/orders of the State commission, it would be prudent to obtain opinion from a legal professional in the matter before the same, since reversal of these memberships will have far reaching impacts on completion of the Society's housing project, keeping in view that; (i) the society will be required to refund with interest the amount (to the tune of Rs. 18 crore) contributed by the new members for which the Society has no funds at present or likely to have in near future; (ii) as a result of reversal of the memberships, it will go to the old members (transferors), who at the time of transferring it to the new members (transferees) neither gave any prior information nor took any permission of the Society; (iii) the above actions have the potential of not only bringing the progress of the housing project, which is now at an advance stage of completion, to a grinding halt but also to delay it indefinitely. This will lead to immense sufferings to those remaining members of the society, who had no role in these transfers and majority of them has already contributed huge amount of money (more than a crore of rupees each) in the project construction. Many of them have also arranged the payment of their share through borrowing from banks/financial institutions and paying interest. All such members will have immense sufferings for none of their faults.

Sh. Anish Singh proposed that the legal opinion may be obtained from Sh. Ashish Mohan, advocate and the president should write an email/letter to him in this regard. The proposal was seconded by Sh. Omveer Singh and passed by all.

No other item under Agenda Point No. 3 came up in the meeting and the president thanked everyone before concluding the meeting.

Sudhakar Singh

Kuldev Rana

Om Singh

Santa Paim

[Signature]

Bharat Singh

MINUTES BOOK

A Meeting of **DIRECTORS/SHARE HOLDERS** Held on 06th March 2021 (Saturday)
 the The Managing Committee of the Society day of

at Society's office, B-4, Vasant Kunj Chairman Signature with Date
New Delhi - 110070

QUORUM

1.	<u>Bharat Singh Sehrawal</u>	<u>President</u>	<u>by</u>
2.	<u>Anish Singh</u>	<u>Vice President</u>	<u>by</u>
3.	<u>Sh. Ge. R. S. Rather</u>	<u>Secretary</u>	<u>by</u>
4.	<u>Smt. Kalila Jain</u>	<u>Treasurer</u>	<u>by</u>
5.	<u>Smt. Kisan Rana</u>	<u>Member</u>	<u>by</u>
6.	<u>Sukhbir Singh</u>	<u>Member</u>	<u>by</u>
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Fact that Quorum was Confirmed Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

The Managing Committee of the Society held its meeting at 11:00 hrs on 6th March 2021 (Saturday) in the Society's office at B-4, Vasant Kunj, New Delhi - 110070 under the chairmanship of the president Sh. Bharat Singh Sehrawal. The president welcomed all members to the meeting. As intimated by the Secretary, Sh. Omvir Singh could not attend due to health issues. Sh. Azad Singh Rathi has also informed the president telephonically that he is not keeping good health for quite some time and thus unable to attend the meetings. Sh. Dineshvir was absent, however, without any information.

DISCUSSIONS ON AGENDA POINTS

Agenda Point NO.1: Confirmation of the minutes of last meeting held on 28.02.2021.

The president read out the minutes. Sh. Anish Singh proposed to pass the minutes, which was seconded by Smt. Kisan Rana and passed by all.

MINUTES BOOK

Agenda Item No. 2: To discuss the implementation of State Commission order in the matter of RCS Vs Simmi Kapoor and RCS Vs Manohar Verma.

In pursuance of the MC's decision in its meeting dated 28.02.2021, legal opinion in the subject matter was sought from advocate Ashish Mohan. The same has been received on 05.03.2021. It says that since the Society is not directly interested in the subject matter of the case inasmuch as the rights of the society are not impinged upon by the final directions passed in the order dated 11.03.2020, there is no reason for the society to challenge the said judgement and order. It would obviously be for the individuals who purchased the membership from the original allottees (complainants before the District Forum) to challenge the order if they desire. If any Complainant has filed any such Appeal/Revision, the status of the same may be ascertained so as to ensure there is no stay/injunction order from the National Commission or the Hon'ble Supreme Court. Unless the said judgement is stayed or set aside by a higher court, the same remains binding on the Society and must be complied.

The MC further noted that Sh. Manohar Verma and Ms. Simmi Kapoor (through her power of attorney holder), vide their letters dated 06.03.2021(today) informed that they have challenged the order dated 11.03.2020 (of the State Commission) in the National Consumer Dispute Redressal Commission, New Delhi by filing revision petition, which are registered as 256/2021 and 225/2021, respectively, and both are listed for hearing on 17.03.2021. They have further requested that the Society should refrain from initiating any steps in implementing order dated 11.03.2020 by cancelling their membership No. 191 and 129, respectively.

The secretary Lt. Col R S Rathee proposed that in view the legal opinion, the information received from the complainants and the huge impact of reversal of the memberships as discussed by the MC in its meeting dated 28.02.2020, the MC should send a communication to the RCS office duly assuring about its commitment to abide by the law. However, it should also seek some more time to implement the order of the state commission, dated 11.03.2020 duly bringing out the fallouts of the reversal of memberships on the entire housing project and the resultant sufferings to the remaining members (Larger section) of the society for none of their fault and who had no role in the subject transfer of memberships. The proposal was seconded by Smt. Kiran Rana and passed by all.

Agenda Item No. 3: Payment of 3rd RA bill of M/s Fenesta Building Systems

The Secretary informed that work of providing UPVC doors/windows in Towers No. 1 & 2 (On 56 No. flats out of the total 58 No. flats i.e. except 2 No. flats wherein samples were earlier provided by other agencies) has been substantially completed by M/s Fenesta Building Systems against which they have raised their 3rd RA bill. The bill has since been checked and verified for payment of Rs. by the Engineer, Architect and the CA. He proposed to pass the aforesaid payment. The proposal was seconded by Sh. Subhbir Singh and passed by all.

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

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Fact that Quorum was Confirmed Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

Agenda Item No. 4 : To decide the date and agenda for AGBM.

The Secretary brought out that earlier the MC had planned to have the AGBM on 27 December 2020, however, due to COVID-19 related restrictions, the same had to be postponed.

The same was also intimated to the RCS office. He further brought out that since the restrictions have been relaxed and social gathering of 200 persons can be now held with laid down precautions the Society can go ahead/plan to have the AGBM. After deliberations the Secretary proposed the date and agenda of the AGBM as under;

Date : 04th April 2021 (Sunday) at 10:30 AM

Venue : Site of Society's housing project at B-4, Vasant Kunj, N-Delhi

Agenda: 1. Opening address of the Chairman

2. Society Report by the Secretary

3. Confirmation of the minutes/ratification of the decisions of the last SGBM held by circulation vide letter dated 19.07.2020

4. Approval of program of the activities of the Society prepared by the Committee for the Ensuing year.

MINUTES BOOK



5. Consideration of the audit report along with audited accounts and the annual report. (Copy of balance sheet to be provided to members)
6. Approval of award of works/contracts not covered in the scope of M/s Chinna Promoters Pvt. Ltd.
7. Writing off of Society's dormant account in Jai Daxmi bank
8. Review of construction of housing project and payment by members.
9. Any other with the permission of the chair.

Sh. Anish Singh seconded the above proposal and the same was passed by all. The secretary was requested to send AEBM notice to members accordingly.

Agenda Item No. 5: Any other with the permission of the Chair

5.1 Payment to M/s Window Magic against sample UPVC door/windows:

The Secretary brought out that before the award of UPVC door/windows work to M/s Fenesta, M/s Window Magic had provided UPVC door/windows in one flat in Tower No. 1 as sample. However, they could not compete in quality with M/s Fenesta and failed to get the work order. Subsequently they have raised a bill of Rs 2,57,850/- for the sample stating that it was their actual costing and may be reimbursed. The secretary proposed to pass a payment of Rs 2,00,000/- against the aforesaid bill keeping in view that no prior commitment of payment against sample was made by the Society and that the subject UPVC door/windows will have to be removed and reused by the Society at a suitable place other than the flat. The proposal was seconded by Sh. Sukbir Singh and passed by all.

The meeting ended with the above and the president thanked all participants.

Karori Dora *[Signature]*

[Signature]
Sukbir Singh

[Signature]
Santia Jain

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on 21.03.2021 (Sunday)
 the The managing committee of the Society
 day of
 at Society Office, B-4, Vasant Kunj, New Delhi - 70 Chairman Signature with Date

QUORUM

1.	<u>Bharat Singh Sehrawal</u>	<u>President</u>	<u>bs</u>
2.	<u>lt Col. R. S. Rathie</u>	<u>Secretary</u>	<u>R. S. Rathie</u>
3.	<u>Anish Singh</u>	<u>Vice President</u>	<u>Anish Singh</u>
4.	<u>Smt. Lalita Jain</u>	<u>Treasurer</u>	<u>Lalita Jain</u>
5.	<u>Smt. Kiran Rana</u>	<u>Member</u>	<u>Kiran Rana</u>
6.	<u>Sh. Sukhbir Singh</u>	<u>Member</u>	<u>Sukhbir Singh</u>
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Fact that Quorum was Confirmed Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

The managing committee of the Society held its meeting at 11:00 AM on 21st March 2021 in the Society office at B-4, Vasant Kunj, New Delhi under the chairmanship of the president Sh. Bharat Singh Sehrawal, who welcomed all members to the meeting and started the meeting.

DISCUSSION ON AGENDA POINTS

1. Confirmation of the minutes of last MC meeting held on 6th March, 2021.

The president read out the minutes. Smt. Kiran Rana's proposal to pass the minutes was seconded by Sh. Sukhbir Singh and the minutes were confirmed by all.

2. Agenda Item No. 2: To discuss Agenda and Arrangement of AGRM
 The Secretary informed that he has sent agenda notice of the AGRM scheduled on 4th April 2021 to the members in accordance with the agenda decided in the last MC meeting. He proposed that responsibility of making arrangements for the meeting may be given to Sh. Sukhbir Singh. The proposal was seconded by Sh. Anish Singh and passed by all. Thereafter detailed deliberations were held about compliance with applicable

MINUTES BOOK



norms related COVID-19 pandemic like social distancing, sanitisation, temperature checking etc. Sh. Sukhvix Singh noted down all requirements to be arranged for. It was also unanimously decided to make arrangements for video recording of the meeting and request the RCS to depute its observer for the meeting. The Secretary was requested to write to the office of RCS in this regard.

3. Agenda Item No. 3: To raise 25th demand of Construction Money

The Secretary brought out that raising of 25th demand of Construction money was overdue in accordance with the construction linked payment plan duly approved by the general house through the meeting vide circulation through

letter dated 19.07.2020. He proposed that the demand may be raised immediately and the last dated of payment be kept as 20th April 2021. The proposal was seconded by Smt. Lalita Jain and approved by all. The Secretary was requested to send demand letter accordingly.

4. Review of Court Cases of the Society:

The Secretary gave an account of and status of the Society's cases in various Courts as under;

(i) Sh. Dineshvir v/s President/Secretary/Administrator CGHS Ltd. with the Appellate Authority in respect of Right to Information under Rule 139 of DCS rules: Written submission of ^{reply to the} Notice has to be filed and the hearing is scheduled on 23.03.2021.

(ii) Before the Delhi Cooperative Tribunal: In respect of Appeal No. 57 of 2017, MDCGHS Vs The Registrar Cooperative Societies & 25 Ose. Hearing scheduled on 23.03.2021. The Secretary proposed that Advocate Akhil Sachchar may be appointed to represent the Society. The proposal was seconded by Sh. Sukhvix Singh and approved by all. The Secretary was requested to take needful action in the matter.

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on
 the day of
 at Chairman Signature with Date

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Fact that Quorum was Confirmed Fact that Notice was read

Fact that Director's Report and Accounts were read or

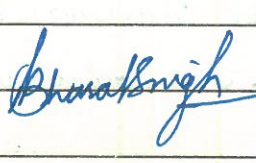
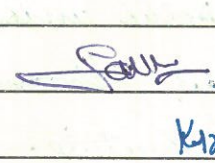
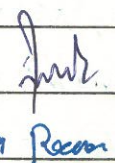
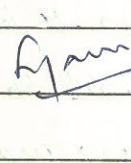
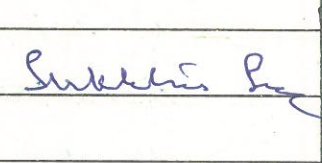
Fact that Auditors Report was read

- (iii) ^{Case No.} In the matter of RERA F₁/28/PR/2017 Vs MDCGHS Ltd : The next date of hearing is scheduled on 24.03.2021. The hearing will be held through VC. Secretary requested the president to attend, which was accepted by the president and approved by all.
- (iv) Case F.No./Addl RCC/UIS-86/RCS/2020/2129-57 v/s Vikram Singh Others. Next date of hearing on 25.03.2021. Advocate TN Gupta is representing the Society in this expulsion case of defaulting members on payment.
- (v) Devender Kumar & Ors V/s SDMC & Ors - WP No. 9281 of 2018 in Delhi High Court - Next date of hearing not known.
- (vi) Case No. RERA No. F₃ (85) Form M/RERA/2020/3342-43 filed by some members V/s MDCGHS Ltd. Next date of hearing is 04.05.21. Society is yet to receive any notice in this case.
- (vii) SBMC V/s MDCGHS Ltd - Case No. D/1395/AE(B)-IV/52/2020 - Next date of hearing not known.
- (viii) M/s Khurmi Associates V/s MDCGHS Ltd. in Case A. No. 6175/2020 (NCS/OMM) no. 2 B1/2020 - Next date of hearing 13.07.2021. The Society is represented by advocate Ashish Mohan in Delhi High Court in this case.

MINUTES BOOK

- (ix) Sh. Rajesh Kumar Pandey & Ors V/s MDCGHS Ltd in Patiala House Court - Next date of hearing is 12.07.2021. The Society is represented by advocate Akhil Sachchan in this case, wherein the Secretary is an independent party.
- (x) Revision Petition NO. 256 of 2021 in National Consumer Forum between Simmi Kapoor & Manish Verma Vs MDCGHS Ltd. Next date of hearing is on 07.07.2021. Advocate is yet to be appointed in this case by the Society. The Secretary proposed to appoint Sh. as Society advocate in this case at his existing fees. The proposal was ^{seconded} ~~approved~~ by Sh. Sukhvir Singh and approved by all.

With the above, the meeting concluded and the president thanked all participants.






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MINUTES BOOK

A Meeting of **DIRECTORS/SHARE HOLDERS** Held on 02.04.2021
 the the managing committee of the Society day of
 at Society office, B-4, Vasant Kunj Chairman Signature with Date
New Delhi - 70

QUORUM

1.	<u>Bharat Singh Schrawal-</u>	<u>President</u>	<u>B.S.</u>
2.	<u>Mr. Col. R. S. Rathee</u>	<u>Secretary</u>	<u>Rathee</u>
3.	<u>Anish Singh</u>	<u>Vice President</u>	<u>Anish Singh</u>
4.	<u>Smt. Lalita Jain</u>	<u>Treasurer</u>	<u>Lalita Jain</u>
5.	<u>Smt. Kiran Rana</u>	<u>Member</u>	<u>Kiran Rana</u>
6.	<u>Sh. Sukhbir Singh</u>	<u>Member</u>	<u>Sukhbir Singh</u>
7.	<u>Sh. Omvir Singh</u>	<u>Member</u>	<u>OVSingh</u>
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Fact that Quorum was Confirmed Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

The managing committee of Society held its emergency meeting at 11:00 AM on 02.04.2021 in the Society office at B-4, Vasant Kunj, New Delhi under the chairmanship of the president Sh. Bharat Singh Schrawal. He welcomed all members and started the meeting.

DISCUSSIONS ON AGENDA POINTS

Agenda Point No. 1: Confirmation of the minutes of last meeting held on 21.03.2021:

The president read out the minutes. Smt. Lalita Jain's proposal to pass the minutes was seconded by Sh. Sukhbir Singh and the minutes were confirmed by all.

Agenda Point No. 2: To discuss Agenda and Arrangement of AGBM dated 04.04.2021

The secretary brought out that there are total (9) nine agenda items of the AGBM as already decided in the MC meeting dated 06.03.2021 and informed to all members of the Society vide letter dated 12.03.2021. Thereafter he put up the details to be put up before the general house under various items of the agenda i.e. item NO. 2 - Society report by the Secretary; Item NO. 4 - Approval of the program of the activities

MINUTES BOOK

of the Society prepared by the committee for the ensuing year; Item No. 5 - Consideration of audit report alongwith audited accounts and the annual report; Item No. 6 - Approval of Award of work contracts not covered in the scope of M/s Chinas Promoters Pvt. Ltd.; Item No. 7 - Writing off of Tai daxmi bank dormant account; Item No. 8 - Review of construction and payment by members. He sought approval of the MC. of the above details for putting up before the house. The Vice President seconded the proposal, which was approved by all.

The Secretary further informed that after telephonic enquiries from various agencies/individual the following agencies/individuals have been found most suitable & economic for the arrangements of the AGM;

- (a) M/s Chhabra Tent House (Sh. Rajiv Kapoor) - For providing Tent, sitting arrangement, Audio System & Lunch for the AGM @ Rs 63,220/-
- (b) Two individuals for video recording with two different Video Camera (the video recording is required compulsorily as per RCS orders) - M/s Karshari Super Video @ Rs 4500/- and Parveen Kumar (Videography) @ Rs 4800/-

He sought approval of the above agencies/person for the aforesaid arrangement. Smt. Kiran seconded the proposal and all approved it.

Agenda Item No. 4: Any other with the permission of the chair.

- 4.1. M/s Chinas Promoters 2nd R/A bill as per S. Agreement: The Secretary brought out that the aforesaid bill has been duly checked and passed by the Society Architect, the CA and the Society Engineer for payment of Rs 6,70,68,098/- (Six crore, seventy lakh, sixty eight thousand & ninety eight only). He sought approval of the same by MC., which was seconded by Sh. Sukhbir Singh and approved by all.

With the above, the meeting ended and The president. Thanked all.

Bharat Singh

Sh. Singh

Chair

Sukhbir Singh
Kiran Ran

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on 28 June 2021
The Managing Committee of the Society
 the day of
 at Society office, B-4, Vasant Kunj Chairman Signature with Date
New Delhi - 110070

QUORUM

1.	<u>S/sh. Bhawal Singh Sehrawal</u>	<u>President</u>	<u>BS</u>
2.	<u>Sh. G. R. S. Rathie</u>	<u>Secretary</u>	<u>BS</u>
3.	<u>Smt. Lalita Jain</u>	<u>Treasurer</u>	<u>Gair</u>
4.	<u>Smt. Kishan Rana</u>	<u>Member</u>	<u>Kishan Rana</u>
5.	<u>Sh. Sukhbir Singh</u>	<u>Member</u>	<u>Sukhbir Singh</u>
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Fact that Quorum was Confirmed Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

Meeting of the managing committee of the Society is held at 11:00 AM on 28th June 2021 (Sunday) in Society office at B-4, Vasant Kunj, New Delhi - 110070 under the chairmanship of the president Sh. Bhawal Singh Sehrawal, who welcomes all members to the meeting.

DISCUSSIONS ON AGENDA ITEMS

Agenda Item NO. 1: Confirmation of the minutes of last mc meeting held on 02.04.2021: The president read out the minutes of the mc meeting held on 02.04.2021. Smt. Lalita Jain's proposal to confirm the minutes was seconded by Smt. Kishan Rana and the proposal was passed by all.

Agenda Item NO. 2: Follow up actions in respect of the decisions in the A&BM held on 04.04.2021

- (i) The Secretary brought out that as per decision of the A&BM, a proposal seeking fresh optinis in respect of flat @ 1450/sqH from all members need be sent. After deliberations it was unanimously decided that the Secretary should send letter to all members in this regard, in accordance with the proposal approved by the A&BM, giving adequate time to

MINUTES BOOK

members to submit their option through letter or email. -

- (ii) The secretary further brought out that interest due on delayed payments against each member till 31 March 2021 is also required to be communicated. He proposed that let it be calculated by the Society accountant and checked by the CA of the Society in line with the decision of the SGBM dated 12.01.2020. The proposal was seconded by Sh. Sukhbir Singh and approved by all. Accordingly, it was decided that the Secretary will communicate/coordinate with the CA & the Accountant for further needful action and further communication with the members.

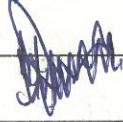
Agenda Item No. 3: Signing of Contract Agreement of Fire Protection System: The Secretary informed that M/S Fire Protection System have submitted the Contract Agreement duly signed by them on 09.04.2021 for further signatures by the Society, the same has been checked and found in order. However, submission of performance BG as per tender condition is yet awaited. Smt. Dalini Jain proposed that the agreement may be signed by MC members once the BG is received, which was seconded by Sh. Sukhbir Singh and approved by all.

Agenda Item No. 4: Review of Society Staff Salary: The Secretary brought out that there is a need to review the salary of the Society staff, since there has been no increment since last 2-3 years. Sh. Sukhbir Singh proposed that let this issue be discussed in the next MC meeting, which was seconded by Smt. Kiran Rana and approved by all.

Agenda Item No. 5: Any other item with the permission of the Chair:
NIL item was discussed under this head.

With the above, the meeting came to an end. The president thanked all for their participation.

Bharat Singh



Gaur

Kiran Rana

Sukhbir Singh

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on 20 June 2021
 the the Managing Committee of the Society day of

at Society office, B-4, Vasant Kunj, New Delhi - 110070 Chairman Signature with Date

QUORUM

1.	<u>S/Sh. Bhawal Singh Sehrawal</u>	<u>President</u>	<u>BS</u>
2.	<u>Mr. Col. R. S. Rathee</u>	<u>Secretary</u>	<u>BS</u>
3.	<u>Smt. Kiran Rana</u>	<u>Member</u>	<u>Kiran Rana</u>
4.	<u>Sh. Sukhbir Singh</u>	<u>Member</u>	<u>Sukhbir Singh</u>
5.	<u>Smt. Lalita Jain</u>	<u>Treasurer</u>	<u>LJ</u>
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Fact that Quorum was Confirmed Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

A meeting of the managing committee of the Society is held on 20 June 2021 (Sunday) at 11:00 AM in Society office at B-4, Vasant Kunj, New Delhi - 110070 under the chairmanship of the president Sh. Bhawal Singh Sehrawal. The president welcomed all members to the meeting.

Discussions on Agenda Items

Agenda Item No. 1: Confirmation of minutes of the last MC meeting held on 18.04.2021

The president read out the minutes of the meeting. Sh. Sukhbir Singh's proposal to pass the minutes was seconded by Smt. Lalita Jain and the minutes were passed by all.

Agenda Item No. 2: Approval of Rejoinder cum Written Submission to be submitted to the RCS Office in the Case of Defaulter members:

The Secretary read out the draft of Rejoinder prepared by the Society advocate in the matter Sh. J.N. Gupta, with the help of the Secretary, president and the Society staff. He further informed that as on date only ³³₃₇ defaulter members remain out of the total 60 for which the proposal of

MINUTES BOOK

expulsion with initially submitted, the balance 33 members have since cleared the default amount and the proposal of their expulsion have since been withdrawn from time to time during the hearings. He also mentioned that few more are likely to clear the default amount and their names shall also be withdrawn.

It was noted that total 17 members have given written submissions in response to the notice issued by the PCs to all defaulter members. A common rejoinder including the issues raised by all the aforesaid 17 members in their submissions, has been prepared by the advocate.

Sh. Sukhbir Singh's proposal to approve the draft Rejoinder was seconded by Smt. Kisan Rana and the proposal passed by all. The Secretary was requested to take further needful action.

Agenda Item NO. 3: Approval of values for ^{preparing} valuation report of the project.

The Secretary informed that several members have applied for loans from bank in order to make payment of their share. The banks have telephonically contacted the Secretary and sought valuation report of the project from an govt. approved valuers. After various telephonic enquiries M/S R R And Company have been found suitable, who are govt. approved valuers. They have asked for a fee of Rs 10000/- (ten thousand only) to prepare the report. The Secretary sought approval to appoint M/S R R And Company for preparation of the valuation report and further submission of the report to bank(s) as required. The proposal was seconded by Sh. Sukhbir Singh and passed by all.

Agenda Item NO. 4: Raising of 26th demand to members for project construction.

The Secretary proposed that 26th demand for

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on
 the day of
 at Chairman Signature with Date

QUORUM

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Fact that Auditors Report was read

construction amounting to Rs 5,00,000 (five lakh), which is already due for quite some time in accordance with the payment schedule approved by the general house, may be raised on all members except those whose expulsion case is pending with RCS office. He also proposed that the 24th construction demand, which was either not raised/withdrawn from members whose ~~expulsion~~ case was pending before the RCS and at the time of raising the demand and whose names have subsequently been withdrawn from the expulsion case due to payments made by them, should also be raised. The proposal was seconded by Smt. Lalita Jain and passed by all.

Agenda Item NO. 5: Tendering for installation of the lift and STP of the project.

The president informed that draft of the tender document for lifts has been prepared by the Architect, which was examined by the Society's Electrical Engineer. The observations of the Society's Elect. Engineer have been shared with the Architect for consideration and needful action.

MINUTES BOOK

The Secretary informed that based on the EOI invited by the Society through advertisement in newspapers only two applicants i.e. (i) M/s Johnson Lift and Escalators and (ii) M/s ThyssenKrupp have submitted their EOI and both shortlisted by the Architect. He proposed that to have better competition in tender, the Society may also issue tender document to three more renowned firms i.e. (i) M/s OTIS (ii) M/s Schindler and (iii) Kone. The proposal was seconded by Sh. Sukhbir Singh and approved by all.

As regards tender for installation of STP, the Secretary informed that the tender document is under preparation by the Architect. Once it is submitted by the architect, the same shall be issued to the agencies who have been shortlisted by the Architect based on submission of EOI. The proposal was seconded by Smt. Kiran Rana & approved by all.

Agenda Item No. 6: Consideration of letters received from members:

The Secretary informed that following letters have been received from members;

- (i) From Sh. P. K. Yadav to issue duplicate share certificate in view of torn/damaged original share certificate issued on 25.05.1993:

Merits of the application was discussed. Secretary's proposal to issue Duplicate Share Certificate on submission of the damaged original share certificate was seconded by Smt. Kiran Rana and approved by all. Secretary to take further needful action.

- (ii) ~~From~~ For waiver of Interest on delayed payment by Smt. Mohini Bhatia and by Dr. S K Bansal: The Secretary brought out the details of application. After discussions, Smt. Dalila Jain proposed that more information in respect of these applications is required to take a decision.

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

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She proposed that the Secretary may share all remaining details/relevant information with the members for perusal so that decision(s) on these applications can be arrived at in subsequent meetings. The proposal was seconded by Sh. Sukhbir Singh and passed by all.

(iii) Application of Sh. Devender Kumar Seeking information under RTI Act: Contents of the application were perused and it was unanimously decided that the Secretary & Information Officer may provide the information, as available to the applicant.

(iv) Letters from S/Sh. Dineshvir, K K Mittal, Kapil Mehendiralla & Sidhant Kumar: The Secretary read out the contents of these letters. After discussions, it was unanimously decided that the Secretary should respond/take action as per DCS Act & Rules.

Agenda Item No. 7: Action on calculation sheet of Interest:

The Secretary informed that calculation of interest due against members as on 31.03.2021 on account of delay in payment is yet under finalisation by

MINUTES BOOK

the Society's CA/Accountant. Sh. Sukhbir Singh proposed that; the CA/accountant may be asked by the Secretary/president to expedite the matter; the accountant should first calculate the interest and the same should be checked by the CA; After calculation/checking, the due interest against each member as on 31.03.2021, including complete details like last date of payment of each instalment, date/amount of each payment made etc. should be intimated by the Secretary to all members for their information, payment of interest and bringing out discrepancy, if any noted by them in the interest calculation. The proposal was seconded by Gmt. Kishu Rana and approved by all.

Agenda Item No. 8: Review of pay and allowances of Society Staff: The Secretary brought out that pay and allowance of the society staff are due since last about 3 years. He proposed that an increment of 5 (five)% on gross salary of the staff including the Society engineers, office manager, accountant and messenger, but excluding the electrical engineer (who has joined recently) may be allowed w.e.f 01.04.2021 (i.e. start of the financial year). The proposal was seconded by Sh. Sukhbir Singh and approved by all.

Agenda Item No. 9 Any other item with the permission of the chair

9.1 Shortlisting of applications for Accountant: The Secretary informed that against the open advertisement given on 12.03.2021, total seventeen (17) applications have been received. He proposed that for further action in the matter a ^{sub}committee for shortlisting of at least 07 application may be nominated. After discussions a sub-committee consisting of the Secretary, the Treasurer and Sh. Sukhbir Singh was unanimously nominated for shortlisting of best 07 candidates out of the total 17 applications so that further action w.r.t interview & selection can be taken.

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

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9.2 Payment of Contractor (M/s Chinan Promoters Pvt Ltd.) 3rd R/A Bill as per S. Agreement:

The Secretary informed that the said bill was received on 21.03.2021. The same has been checked & verified by the Society Architect, CA and the Engineer for a payment of Rs 6,68,73,402/- (Rupees six crore, sixty eight lakh, seventy three thousand, four hundred two). He proposed to approve the same for payment. The proposal was seconded by Smt. Kuman Rana & passed by all.

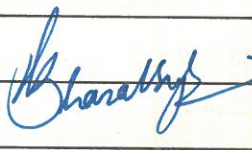
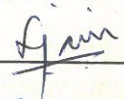
9.3 Overall Status of Payment: The Secretary brought out that overall status of payment by members is worrisome. While an amount of Rs 1,75,26,40,347/- has been received so far an amount of Rs 46,47,07,653/- is due against members. Only 51 members have paid the demanded amount of 1,17,25,000/- so far, and 111 members have paid Rs 1,00,00,000/- and above. The balance 70 member remaining ^{below} the mark of Rs 1.0 Crre. This is putting tremendous pressure on the progress of work and the timelines of program can not be met unless the members pay their dues immediately. Delay in payment / shortfall of available funds with the Society is resulting that the

MINUTES BOOK

in delay in contractor's due payments and the associated implications of interest etc. It was unanimously resolved that all members of MC will make their best-efforts to improve the payment status.

9.4 The Secretary informed that payment of property tax has been made and the Annual Report Return has since been forwarded to RCC as per DCS Act and Rules.

With the above, the meeting came to an end and the president thanked all participants for their time & efforts.

   
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MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on 17 July 2021
the Managing Committee of the Society of the day of

at Society office B-4 Vasant Kunj New Delhi-70. Chairman Signature with Date

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1. Sh. Bharat Singh Sehrawal	President	bs
2. Lt. Col. R. S. Rath	Secretary	Sain
3. Sh. Anish Singh	Vice President	Indu
4. Smt. Lalita Jain	Treasurer	Chhaya
5. Sh. Sukhvir Singh	Member	Prakash
6. Sh. Omveer Singh	Member	Om Singh
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The managing committee of the Society held its meeting on 17th July 2021 (Saturday) at 11:00 AM in the Society office at B-4, Vasant Kunj, New Delhi-110070 under the chairmanship of the President Sh. Bharat Singh Sehrawal. The president welcomed all members to the meeting.

DISCUSSIONS ON AGENDA ITEMS

Item NO. 1: Confirmation of the minutes of last MC meeting held on 20.06.2021.

The president read out the minutes of the meeting. Sh. Sukhvir Singh's proposal to pass the minutes was seconded by Sh. Anish Singh and the proposal was passed by all.

Item NO. 2: Tendering of works which are in the Scope of the Society.

The president brought out that even though the tender document for installation of lift has been prepared by the architect and checked by the electrical engineer, a new issue w.r.t. installation of Lift has come up. While the lift well for additional Fire Lift have been

MINUTES BOOK



constructed for all the six towers, in none of the towers, lift pit of about 1600 mm depth and which is essentially required for installation of the lift has not been constructed. Making these pits now require dismantling of roof structure of upper basement including slab, RCC beams etc. This issue has come up due to wrong designs of the additional lift's well prepared by the previous architect M/s Khurmi Associates. Making the above mentioned changes in the already constructed structure will now require complete analysis and redesign of structure by an expert (Structural Engineer), which would involve time and cost. The Vice president proposed that all members of the committee should make efforts to locate an expert in order to overcome this problem, which was approved unanimously. Tender documents for other remaining items of works are under preparation by the Architect.

Item NO.3 Consideration of letters received from members

The Secretary brought out that letters/communications from the following members have been received;

- a. Sh. Sidhant Kumar for taking off his name from the list of defaulters.
- b. RTI application from Sh. Devender Kumar
- c. Sh. Dineshvir, KK Mittal and Lily Chen have raised issues with respect to construction of flat @ 1450 and other decisions taken by the MC as well as the General House of the Society.
- d. Sh. Sunil Kumar Bansal and Smt. Mohini Bhatia have requested for exemption/wave off of interest on delayed payments.

The committee perused the contents of various letters and unanimously concluded as under;

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on
 the day of
 at Chairman Signature with Date

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Fact that Auditors Report was read

- a) After payment of the default amount, name of Sh. Siddhant Kumar was taken off from defaulters list; however the same is yet to be taken off from the list with RCS office. Proposal to be submitted to RCS in the next hearing dated 27.07.2021.
- b) All the issues raised by Sh. Dineshvir, KK Mittal and Lily Chen have been submitted by them to the RCS office in defence of their expulsion case in process. The MC, has already furnished reply to the same in the written submission to the RCS, hence no separate reply is to be given to them. Also copy of the written submission filed by the MC in the RCS office has been supplied to the defaulter members. As regards the issue of 1450/- flats, the outcome of the follow up action of the AGBM decision dated 04.04.2021 on this issue has also been communicated to all members of the Society by the MC vide letter dated 06.07.2021.
- c) The Secretary and Information officer should supply the information to Sh. Devender Kumar available with the Committee and as applicable under the Act.

MINUTES BOOK

d) Sh. Sunil Kumar Bansal's request for waiving off interest was found unacceptable in the light of available facts on record. Smt. Mohini Bhatia's request reg. interest could not be decided as it required examination of several documents, hence it was decided to take it up at a later date.

Item NO. 4: Review of Construction and Payment:

The committee noted that as per planning, the project construction work should be complete by Jan. 2022, however, due to non-payment/delayed payment by several members the progress of construction is lagging behind the planning due to shortage of funds and it is quite unlikely that the project construction can be completed by Jan. 2022. The Secretary informed the status of payment as under;

- (a) Demanded Construction Money per member: Rs 1,22,25,000/-
- (b) Up to date payment by: 55 members
- (c) More than Rs One crore and less than Rs 1,22,25,000/- : 59 members
- (d) Less than Rs One Crore : 67 members
- (e) Interest outstanding against member on delayed payment: Rs 14,83,49,880/-

The committee unanimously resolved that all members of committee should talk to members and motivate them for making payment of their share, which is essential for completing the project.

Item NO. 5: Review of Court Cases and Complaints

The Secretary informed that following cases are pending

- (a) WP (Civil) No. 9281 of 2018 in the matter of Sh. Davender Kumar & Others V/S SDMC & ORS in Delhi High Court: Sh. Akhil Sachchan is Society Advocate.
- (b) I.A. NO. 6175/2020 in CS (COMM) NO. 281/2020 in the matter of M/S Khurmi Associates (P) Ltd. V/S Maharishi Dayanand CGHS Ltd in the High Court of Delhi: Sh. Ashish Mishra is Society Advocate.

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

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Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

- (c) Suit for Declaration & Mandatory Injunction in the matter of Sh. Rajesh Kumar Pandey & Anr. v/s Maharishi Dayanand CGHS Ltd. in the District Court of Patiala House at New Delhi. Sh. Akhil Sachchar is Society Advocate and next hearing on 25.10.2021.
- (d) Revision Petition No. 255 of 2021 in the matter of Smt. Simmi Kapoor v/s Registrar Cooperative Societies & Anr before the National Consumer Disputes Redressal Commission, New Delhi. Sh. Ashish Mohan is Society advocate and next hearing is scheduled on 25.10.2021.
- (e) Revision Petition No. 256 of 2021 in the matter of Sh. Manohar Verma v/s Registrar Cooperative Societies & Anr before the National Consumer Dispute Redressal Commission, New Delhi. Sh. Ashish Mohan is Society advocate and hearing is scheduled on 25.10.2021.
- f) Appeal No. 57 of 2017 in the matter of Maharishi Dayanand CGHS Ltd versus the Registrar Cooperative Societies & 14 Ors before the presiding officer of Delhi Cooperative Tribunal. The next hearing is scheduled on 08.09.2021.

MINUTES BOOK



- g) Case filed by RERA ^{Delhi} against the Society for deficiency in filing of QPR: Sh. Shashwat Panda of the Chamber of Akshish Mishra is Society Advocate. Final written submission has been made by the Society and the next date of hearing is 17.08.2021.
- h) Apart from above 8 members of The Society have also filed complaint/case against the Society in RERA, Delhi, wherein notices are expected shortly. Sh. Shashwat Panda, advocate will represent the Society.

The committee unanimously resolved that information/inputs required by the Society advocates from time to time should be furnished to them through the Secretary/President.

Item NO. 6: Fixing of date of interview for shortlisted applicant for the post of Accountant.

The Secretary informed that out of total 17 applications, 07 candidates have been shortlisted for interview. He proposed that these may be called for interview on 01.08.2021. The proposal was seconded by the vice president and approved by all. The Secretary was requested that further needful action in the matter.

Item No. 7: Any other with the permission of Chair

7.1 Forwarding of Interest Calculation sheet to Members:

The Secretary brought out interest on delayed payment by each of the member has been got calculated through the Society Accountant and the same have been got checked through the Society CA. The due interest has been got calculated in compliance of the AGM decision dated 04.04.2021. He proposed that details of interest calculation should be forwarded to all member. The proposal was seconded by Sh. Sukhbir Singh and passed by all. The Secretary was requested to take further needful action.

MINUTES BOOK

A Meeting of **DIRECTORS/SHARE HOLDERS** Held on
 the day of
 at Chairman Signature with Date

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7.2 Passing of Expenditure for the month of June 2021

The treasurer brought out that an Expenditure of Rs 2,99,024/- has been incurred by the Society under the head "Indirect Expenses" during the month of June 2021. Details of the expenditure are as under;

Indirect Expenses

Group Summary

1-Jun-2021 to 30-Jun-2021

Particulars	Closing Balance	
	Debit	Credit
Bank Commission & Charges		118.00
Conveyance Expenses		4,570.00
General Expenses		155.00
Legal & Professional Fee		1,15,830.00
Postage & Telegram		7,522.00
Printing & Stationery		7,459.00
Salaries & Allowances		1,24,500.00
Security Expenses		33,040.00
Society Welfare		5,830.00
Grand Total		2,99,024.00

The Treasurer proposed to approve the expenditure, which was seconded by the vice president and approved by all.

MINUTES BOOK

7.3 Review of Members address for Correspondance and updation of personnel details of members.

The Secretary brought out that there is a need of updation of members address and other personnel details as some of the letters/communications sent to the members at their address, available in Society records, are returned undelivered. Sh. Omvir Singh seconded the proposal, which was approved by all. The Secretary was requested to take further action in the matter.

7.4 Forwarding of Annual Audit Report and Concurrent Audit Report for the quarter ending June 2021.

The Secretary highlighted that timely action need be taken in the matter. The treasurer informed that needful action is being taken.

7.5 Removal of Sh. Dineshvir from the post of Jt. Secretary and appointment of new Jt. Secretary.

The Secretary proposed that keeping in view the gross lack of contribution/participation in the Society works, Sh. Dineshvir, whose case is also pending with RCS for expulsion on account of persistent default in payment, may be removed from the post of Jt. Secretary of the Committee. He further proposed that Sh. Sukhbir Singh may be appointed as Joint Secretary in place of Sh. Dineshvir. The proposal was seconded by Sh. Omvir Singh and approved by all.

7.6 Appointment of Auditor for the FY year 2021-22.

M/S Lunawat & Co. were the auditor's of the Society for the FY 2020-21. It was unanimously decided that the Society may send request to the M/S Lunawat to be the Society auditor's for the FY 2021-22 and on their acceptance, further action may be taken by the Secretary for their appointment.

The meeting ended with a vote of thanks by the president.

Bhaskar Singh

Om Singh

Sukhbir Singh

Kanta Dain

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on 21st August 2021

The Managing Committee of the Society
the day ofat Society office, B-4, Vasant Kunj,
New Delhi-70 Chairman Signature with Date

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1.	Sh. Bharat Singh Sehrawal	President	BS
2.	Sh. Col. R. S. Rathor	Secretary	BS
3.	Sh. Azad Singh Rathor	Member	Gather
4.	Sh. Sukhbir Singh	Jt. Secretary	Sukhbir Singh
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The managing committee of The Society held its meeting on 21st August 2021 (Saturday) at 11:00 AM in the Society office at B-4, Vasant Kunj, New Delhi - 110070 under the chairmanship of the president Sh. Bharat Singh Sehrawal. The president welcomed all members to the meeting.

DISCUSSION ON AGENDA ITEMSItem No. 1: Confirmation of the minutes of the meeting.

The president read out the minutes of the meeting.

The Secretary's proposal to pass the minutes was seconded by Sh. Sukhbir Singh and the minutes were approved by all.

Item No. 2: To discuss tendering of works excluded from the Scope of M/s Chinax Promoters

The matter was perused by the committee and it was unanimously decided that apart from inviting tenders for Lifts, process for inviting quotation/tender for Providing STP (Sewage Treatment Plant) should also be initiated.

This is a specialised work and time consuming. In response to the advertisement by the Society for invitation of EOI, two firms i.e. (i) M/s Habitat Enviro Solutions Pvt Ltd. & (ii) M/s TFB Environmental Solutions Pvt. Ltd.

MINUTES BOOK

had submitted their EOI & both were shortlisted by the Architect. It was unanimously decided that tenders/quotation should be invited from these firms for which the tender/quotation should be requested from the Architect.

It was also discussed that the Society should take necessary action w.r.t. construction of Rain Water Harvesting System on priority, since this is also a pre-requisite for completion of the project. The Secretary was requested to find out specialised agencies for this work with the help of Society Engineer from available sources like internet etc. so that quotations can be invited from them for award of work. It was also unanimously decided that the agreement with M/S Chinan Promoters should be examined by all in order to see if this work is covered under their scope or otherwise. ~~and~~ In case it is covered in the scope of M/S Chinan Promoters then they may be asked to take up this work on priority, otherwise the Society should take action at its own.

Item No. 2: Discussion on various court cases and complaints of the Society

- (i) W.P (C) No. 9281 of 2018 in the matter of Sh. Devender Kumar and Ors v/s SDMC & Ors in High Court of Delhi. Next date of hearing is 23.09.2009. In this regard SDMC officers have inspected the Society Project and have sought certain clarifications. The same have also been replied by the Society with the help of the Architect. It was unanimously decided that efforts should be made to pursue the case with SDMC so that they file reply in the court based on the facts and that there is no unauthorised construction beyond the compoundable limits. Based on SDMC report, the Society may further file a reply in the Hon'ble court.

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on
 the day of
 at Chairman Signature with Date

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(ii) ~~Commercial Suit~~ filed by M/s Khurmi Associates (Pvt) Ltd. against the Society in Delhi High Court: The Secretary informed that reply to the Plaintiff's (M/s Khurmi Associates) rejoinder has been filed by the ^{Society} Advocate Sh. Ashish Mishra. The hearing in the matter was scheduled on 20.08.2021, however, the same could not take place due to Muharram holiday. Further details should be gathered from the advocate.

(iii) Suit for declaration & Mandatory Injunction in the matter of Sh. Rajesh Kumar Pandey & Anr. v/s Maharishi Dayanand CGHS Ltd. in the Distt. Court of Patiala House at New Delhi. Next date of hearing 25.10.2021.

(iv) Revision Petitions No. 255 & 256 of 2021 in the matter of Smt. Simmi Kapoor & Sh. Manchar Verma v/s Registrar Cooperative Societies & Anr before The National Consumer Disputes Redressal Commission, New Delhi. Next date of hearing on 25.10.2021.

(v) Appeal No. 57 of 2017 Maharishi Dayanand CGHS Ltd. v/s The Registrar Cooperative Societies & 14 Ors before

MINUTES BOOK

the presiding officer of Delhi Cooperative Tribunal.

Next date of hearing is 08.09.2021.

The matter was perused and it was unanimously decided that the Society should appoint Sh. Ashish Mohan, Advocate, who is already representing the society in few cases and is well conversant with the issues, for this case at his existing terms and condition. Necessary documents should also be forwarded to him for needful action in the matter. The Secretary was requested to take further needful action in the matter.

(vi) RERA Case No. F₁/28/PR/2017 : Last hearing took place on 17.08.2021. Next date of hearing is 22.10.2021.

(vi) Complaint filed by 8 members against the Society in RERA, Delhi (Complaint Nos. 83/2020, 84/2020, 85/2020, 86/2020, 87/2020, 88/2020, 89/2020 & 90/2020). Next date of hearing is 28.09.2021 and Society's reply to be filed by 21.09.2021.

Item No. 4: Approval of 4th RA Bill as per SA of M/s Chinav Promoters and Extra Item bill for construction of open drain in the basement.

The 4th RA Bill as per SA has been checked and approved by the Society Engineer, Architect and CA for net payable amount of Rs 6,31,77,877/- (Rupees six crore, thirty one lakh, seventy seven thousand and eight hundred seventy seven), excluding TDS.

The Contractor M/s Chinav Promoters has also raised their bill for Extra Item towards construction of open drain in the basement in accordance with the drawing issued by the architect and has submitted their bill for the same. The bill has been checked and verified by the Society Engineer, Architect and CA for an amount of Rs 22,89,492/- (Rupees Twenty two lakh, eighty nine thousand, four hundred ninety two), excluding TDS.

MINUTES BOOK

A Meeting of **DIRECTORS/SHARE HOLDERS** Held on

the day of

at Chairman Signature with Date

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The joint Secretary, Sh. Sukhbir Singh proposed to pass the above bills, the proposal was seconded by Sh. Azad Singh and passed by all.

Item No. 5: To consider requirement of having another assistant/manager in Society office.

The Secretary brought out that Society's office work has increased many folds for which the Society is utilising the Society Engineer, as well. In order to spare the engineer only for supervision of construction works and technical matters, it is urgent requirement to have another office assistant/manager who shall assist in day to day works e.g. typing of letters and other works. The person should be a graduate in any stream with good knowledge of typing and computer operation on MS office etc. The suitable candidate may be located by the committee members, and the proposal of his appointment to be put up in subsequent meetings. Proposal of the Secretary was seconded by Sh. Azad Singh Rastogi and approved by all.

MINUTES BOOK

Item NO. 6: To consider letters received from Society members.

The Secretary brought out that letters from following members have been received;

Sh. A. K. Mittal letter dated 24.07.21 & 26.07.21 (email)

Sh. K. K. Mittal " " 24.07.21 (email)

Sh. Vikram Singh email dated 01.08.21 & 02.08.21

Smt. Lily Chan email dated 13.08.21

Sh. Sidhwanth Arora letter dated 16.08.21

Sh. Manish Verma letter dated 17.08.21 (reg. interest)

Smt. Suman Kaur letter dated 18.08.21 (reg. interest)

Dr. Sunil Bansal letter dated 21.07.21

Smt. Mohini Bhadra email dt 16.07.21

The committee perused the letters/email and noted that all the issue brought out by these members (except Dr. Bansal & Mrs. Mohini) have been addressed in the written submission of the Society in the matter of expulsion of default members. A copy of the same has also been provided to the default member. As regards the issue of Dr. Sunil Bansal & Smt. Mohini Bhadra, the same has been already addressed in the MC meeting dated 17.07.2021. In the light of the above, the above communication does not merit for any more reply.

Item No. 7: Any other with the permission of the Chair

7.1 The following bills have been received from various agencies/individuals.

- (a) R/A bill NO. 4th & 5th both dated 26.07.2021 of M/S Fenesta
- (b) Bill dated 02.08.2021 of advocate Ashish Mohan for Rs 54,450/-
- (c) Bill dated 18.08.2021 of advocate Akshil Maga for Rs 12,100/-
- (d) Nine bills of various bills of AHPN Associates.

The matter was perused and it was unanimously decided that;

RA bills of M/S Fenesta should be checked by the Society Engineer, Architect & C.A.

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

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Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

- Bills of the advocates be checked by the Secretary
 - Bills of the CA (AHPN) be checked by the Treasurers
- After checking, these bills to be put up for approval by the Committee in its next meeting.

7.2 Approval of 'Indirect Expenditure' for the month of July 2021
 The Secretary brought out that an expenditure of Rs 1,99,954/- as per details hereunder has been incurred by the Society. His proposal to pass the expenditure was seconded by Sh. Azad Singh and approved by all.

Indirect Expenses

Group Summary

1-Jul-2021 to 31-Jul-2021

Particulars	Closing Balance		Page
	Debit	Credit	
Bank Commission & Charges	708.00		
Conveyance Expenses	6,255.00		
General Expenses	5,793.00		
Postage & Telegram	10,129.00		
Printing & Stationery	10,072.00		
Salaries & Allowances	1,26,500.00		
Security Expenses	33,040.00		
Society Welfare	6,278.00		
Telephone Expenses	1,179.00		
Grand Total	1,99,954.00		

MINUTES BOOK

7.3 Insurance of the Society Project: The secretary brought out that in spite of requests by the Society, the contractor M/s Chinar Promoters has not taken insurance policy for the project in compliance of their obligations under the contract. Rather he has contended that the same is not in his scope. He further mentioned that contractor's contentions are unfounded and not in accordance with the contract, hence the Society should get the insurance done at its own and deduct the charges from contractor's due amount. The proposal was seconded by Sh. Sukhbir Singh and passed by all. The Secretary was requested to take further action, accordingly.

7.4 Appointment of Agency for structural audit and assessment of the Society

The Secretary brought out that after extensive consultations and with the help of committee member, one agency 'Ascentia Corporation' of Connaught Place, New Delhi has been located for providing structural design for modification works in the Fire Lift wells and Certifying the structural safety of the Society Project. They have quoted their fee as under;

- Structural Assessment of all existing fireman lift structures including lift pit provision upto 1st basement will be Rs 1,25,000/- &
- Structural assessment of all existing residential building blocks of whole society will be Rs 2,50,000/-

The above charges shall be exclusive of GST as applicable. The Secretary proposed to appoint the firm at the above quoted rates. The proposal was seconded by Sh. Asad Singh and approved by all.

MINUTES BOOK

A Meeting of **DIRECTORS/SHARE HOLDERS** Held on

the day of

at Chairman Signature with Date

QUORUM

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Fact that Quorum was Confirmed Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

7.5 Raising of 27th Demand from members :

The Secretary proposed that 27th demand for construction amounting to Rs 5,00,000 (five lakh) which is due as per payment schedule approved by the general house may be raised on all members except those whose case is pending with RCS office. The last date of payment of the demand may be kept as 20th September 2021.

The proposal was seconded by Sh. Sukhbir Singh and approved by all. The Secretary was requested to take further action, accordingly.

7.6 Supervision of Society Staff in absence of committee member in the office.

The Secretary brought out that at various points of time there is no committee member available in the office while the staff is there. He proposed that in such cases, the Civil Engineer, Sh. Sunny Gupta should supervise the Society Staff. The proposal was passed unanimously.

On conclusion of the meeting, the president thanked all participants.

Bhasabhai

Sunny Gupta

Sukhbir Singh