

# SADBHAVNA A P A R T M E N T S

Him-Hit Co-operative Group Housing Society Limited  
{Regd. 1353 (GH)}

Plot No. 8, Sector-22, Dwarka  
New Delhi - 110077  
Ph.: 011-42804037, 42804038

Ref.: .....

DATE: 26 FEBRUARY 2019

## MINUTES OF THE ANNUAL GENERAL BODY MEETING HELD ON SUNDAY 24 FEBRUARY 2018 AT HIM HIT CGHS LTD, PLOT NO 8, SECTOR-22, DWARKA, NEW DELHI-110077.

The Management Committee of Him Hit CGHS Ltd convened the Annual General Body Meeting at its premises on Sunday 24 February 2019 at 1100 hours. Due to insufficient quorum, the meeting was deferred to 1130 hours. The meeting commenced at 1130 hours with 66 (Sixty Six) members at the venue.

Shri Jyoti Prasad, Hon President in his welcome addressed thanked the Members for participating in the AGM. He also requested non-members to excuse themselves from the meeting as per the requirement of the RCS rules.

President informed the Members that at the MC's request RCS had appointed Observer Shri Lalit Kumar Thapliyal to witness the AGM and also the AGM is being videographed.

***President requested all members to keep silence for 2 minutes as a mark of respect to the brave soldiers who lost their lives in Pulwama terror attacks.***

President then requested Mr Rizvi, Vice President to present the report card of the Management Committee's activities during the year.

Mr. Rizvi appraised the activities/achievements of MC to members that improved the facilities and helped to streamline the management of society. This includes installation of 50 KVS solar Power Plant, insulation of overhead water pipes, installation of entry boom barrier with RFID tags, creation of dedicated Society Website Portal, communication through E-mail, digital display between the lifts in all four blocks, Security system improvement.

Vice President further delved on the future plans and projects to be taken up as per the approval and desires of members like: Up-Lifting the Entrance and Security Room, Common area Roads, Project Care for Senior Citizens etc.

The achievements and plans were appreciated by the members.

He also shared the hurdles and challenges being faced by MC due to multiple legal cases going on and members including Mr. Avinash Chandra, Mr Ahluwalia, & others involved in damaging the image of MC and society by wrong representation of factual details to DDA and RCS offices. Members were informed that MC has obtained ALL the copies of the misrepresentation from both the offices and have replied to them and have also met the concerned officials regarding the same.

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The continued bad and misbehavior of Mr Ahluwalia was highlighted and shared with the recent incident of 25<sup>th</sup> Feb. 2019 between Secretary Sh J K Sharma and Mr Ahluwalia. The entire house strongly condemned the behavior of Mr Ahluwalia and suggested that since he is a repeat offender and continues to breach the society norms and rules every time he should be socially boycotted. The house empowered the MC to take suitable action against any member who misbehaves with anybody in the society to maintain the peace and harmony.

Management Committee thanked the House for their support and understanding in this matter.

The below appended Agenda Points, circulated was deliberated:

**AGENDA POINT NO 1  
(TO PASS THE MINUTES OF THE AGM HELD ON 4 FEBRUARY 2018)**

The Members present at the venue, unanimously passed the Minutes of the Annual General Meeting held on 4 February 2018.

**AGENDA POINT NO 2  
(TO APPROVE THE AUDITED STATEMENT OF ACCOUNT FOR THE YEAR 2017-18)**

*Mr Lalit Mohan made the following observations/suggestions regarding the financial statement:*

- Auditor's Report should be circulated;
- MC should prepare annual budget and approval sought at AGM and should there be any deviation and excess expenditure then the same should be approved at the following AGM;

*Mr Avinash Chandra said the festival expenses should be curtailed by only celebrating the Jan 26 and 15 Aug events.*

*Mr Ahluwalia wanted the details of expenses on account of Salaries and Wages.*

*All members requested that MC provide member statement of their account at regular basis for them confirm their balances and should there be any dis agreement then the same can be taken up with MC.*

*Mr Venu proposed installation of separate water meter so that water consumption can be monitored and actual charges are recovered from members.*

After due deliberations on various points and observations made by members, following was agreed:

- To circulate the Auditor's report and provided clarification on all the requested details on expenses to members.
- To circulate through e-mail quarterly account statement to all members and should there be any disagreement then the same may be taken up with the MC.
- Installation of Water Meter was deliberated and since major changes were required and it is expensive activity, the proposal was dropped by majority of members.
- Mr Avinash Chander suggestion was deliberated at length and it was unanimously agreed to maintain the status quo and his suggestion was disapproved by the House.

*The Members unanimously approved the financial statement of Account for the year 2017-18.*

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**AGENDA POINT NO 3  
(SECRETARY'S REPORT)**

Secretary in his brief report thanked all the MC members and Members for their continued support and trust in the MC and its functioning.

Secretary said Vice President has already apprised the members about the MC activities and he would not like to further repeat the same and said with the permission of Chair and Members would proceed with the main agenda items. He then took up the following main agenda items:

**AGENDA POINT NO 4  
(CODE OF ETHICS)**

Mr Eshwaran, MC member said that the Draft document has been circulated to all members and requested to share any suggestions /views /feedback within **ONE MONTH** and the same will be deliberated in the MC and then approved and implemented thereafter and will be circulated to all Members. This will also be uploaded on the Society's website for members to view at all times.

**Members unanimously agreed and approved the above proposal on Code of Ethics.**

**AGENDA POINT NO 5  
(REVIEW OF MAINTENANCE CHARGES)**

**Proposal 1**

**(To increase the monthly maintenance charges from Rs 2000/- pm to Rs 2500/- pm)**

Secretary provided the background to the review of maintenance charges and said that the maintenance charges were last revised four years back and that due to increased cost of operations (provided detailed break up of expenses on major heads).

**After long deliberation it was unanimously agreed to increase the maintenance charges to Rs 2400/-per month from Rs 2000/-pm currently. And it would be effective from 1 July 2019.**

**Proposal 2**

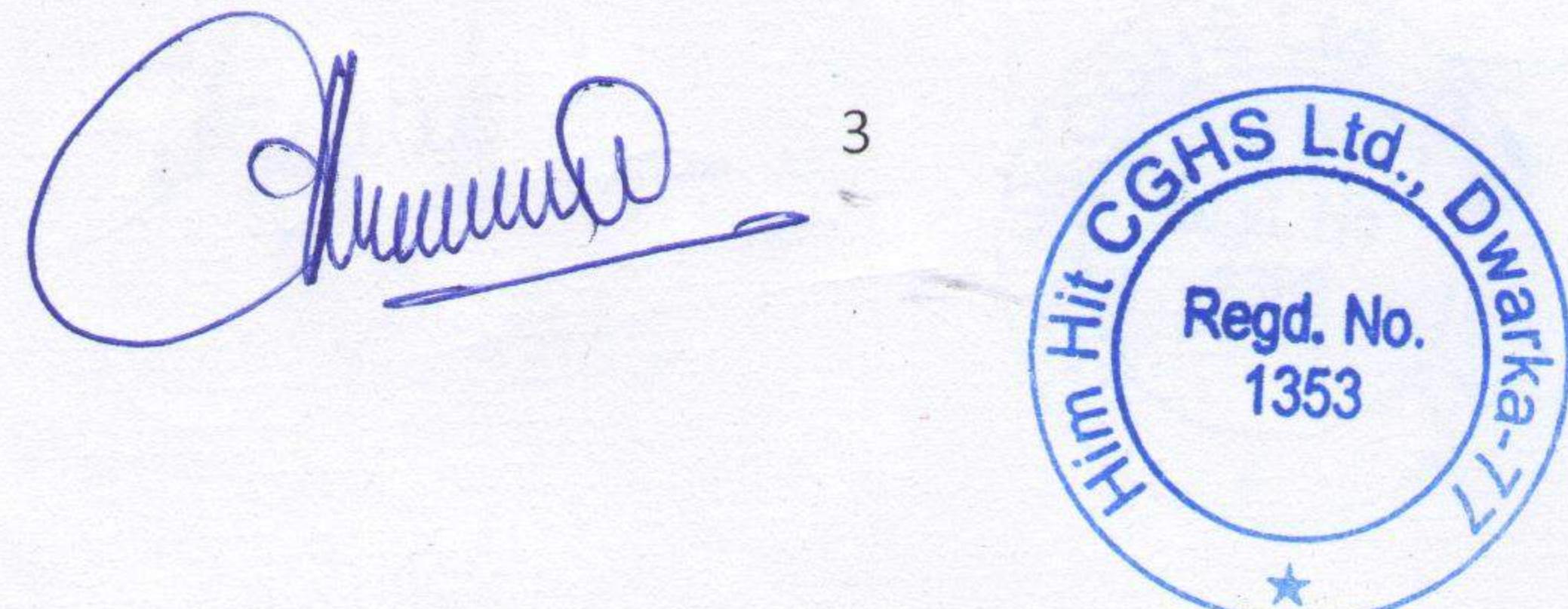
**(Proposal to charge Rs 3000/- per month instead of Rs 2500/- per month from Tenant occupied flats)**

The reasoning behind the proposal was explained. However, the members didn't agree to this proposal and suggested that there should be no discrimination as there are no additional facilities and services that are being provided to tenants.

MC explained why additional maintenance charges should be charged as there is lot of wear and tear in the lifts due to shifting and MC is incurring huge maintenance expenses.

**Members suggested that the existing shifting charges of Rs 5000/- should be increased to Rs 6000/- instead.**

**After due deliberations, both the above proposals were approved by the Members.**



## AGENDA POINT NO 6

### (BUILDING STRENGTHENING INCLUDING EXTENSION AND REPAIR/REPLACEMENT OF EXTERNAL FITTINGS & FIXTURES OF SOCIETY)

Mr Khurana, MC member provided detailed background to the building rehabilitation project work undertaken by various MCs till date and said thus far the society has spent over Rs 3 crores to carry out the various building rehabilitation and maintenance work. In this backdrop he referred to the reports of IIT done in 2004 and independent structural consultant Tor Steel and others basis which the work was carried out.

Members were also reminded that the rehabilitation work carried out thus far has the full approval of the previous AGMs and basis that only the rehabilitation work was carried out.

Mr Khurana informed the house that the MC has carried out various structural tests of the building and structure through Sri Ram Test House in 2018 and also a Structural Engineer Shri Sanjiv Sharma was engaged to interpret and give his recommendation on the Shri Ram Test House Structural tests. Shri Sharma who is a qualified structural engineer is on the panel of DDA and others.

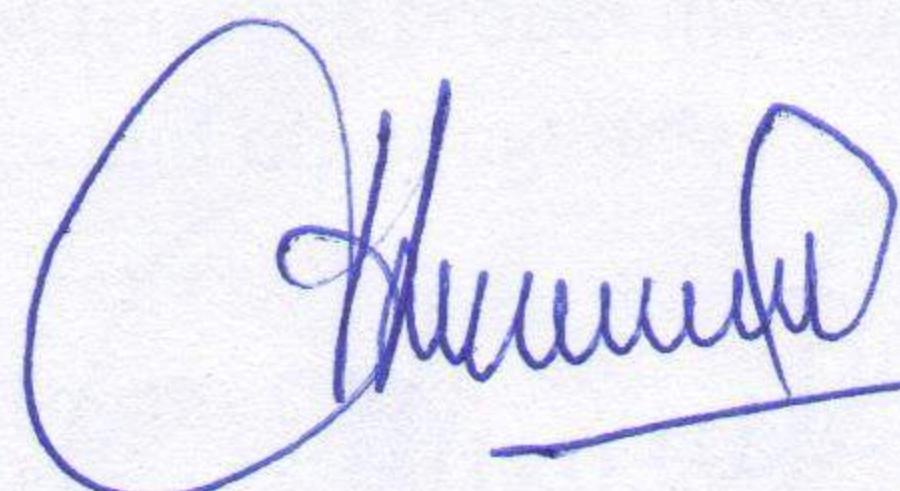
Mr Khurana informed that Society has received a letter from DDA basis the representation made by Mr Avinash Chander & Others that did not provide all the correct facts and details to the authorities, though some of the concerns are genuine. The hiding of factual details and has led to issue of the letter.

**Further the Members were informed that MC has taken adequate steps and submitted a detailed letter to the DDA and met the concerned officials as well. The DDA officials have assured us that they are satisfied with the submission made by the MC and have taken them on their record. The authorities have also assured the MC that they will be replying to our submission in due course of time. MC will follow up.**

Mr Eshwaran, MC Member further stated that MC has undertaken discussion with IIT to undertake a detailed study cum health check report of the entire building. Mr Eshwaran read out the detailed scope of the IIT services and briefed the members of the cost and other details. It was informed to the house that the expected cost for undertaking the study and related tests would be in the range of Rs 22 to 25 lakhs plus.

Mr Eshwaran and MC then sought the member views and suggestion mainly on the following points:

- Are the members ready to make this expenditure on IIT, given that we already have a latest report and also previous IIT and other reports with us?;
- If the members decided to go ahead with Commissioning IIT report, then are we ready then to implement the findings of the IIT report?
- The cost estimated in 2004/2006 for carrying out the complete IIT recommendation was around Rs 22 crores then and now it is expected to be around Rs 30 crores plus if not more?



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Following main observations and views expressed by members:

- Mr Venu said that it is about time that we do a complete health check of the building through IIT since the IIT report was last done in 2004 and given that only 10 to 12% of IIT's recommendations were implemented thus far;
- Mr R Thakur, said it is important to get the report done by IIT as it is the most recognised and reputable organisation and enjoys credibility;
- Mr Ahluwalia also insisted that IIT should be commissioned to do the report and testing expenses etc will not be very large as was being suggested.
- Mr Nimesh and other members suggested that is not wise and prudent on our part to discredit the work done by other recognised expert pvt sector organisation and they too carry goodwill and credible organisation.

This above issues were deliberated at length and after protracted discussions, it was unanimously agreed to drop the idea to commissioning the report with IIT and work with the Shir Ram Institute recommendation.

Following action was agreed and approved by the House:

- MC to follow up with DDA to seek their reply and the same to be circulated to all members;
- Consult and explore with members and others the best possible options/techniques to strengthen the balconies without recourse to erecting pillars from the ground level;
- Work on the project estimate/cost of strengthening of balconies;
- And constitute a core committee to examine the proposal post the receipt of above details.

The details of the same to be presented to AGM or SGM as may be required for member approval.

#### AGENDA POINT NO 7 (TO RETROFIT AND UPGRADE SOCIETY FIRE FIGHTING SYSTEM)

The current firefighting system deployed in the society is inadequate and requires complete retrofit/upgrade to successfully combat any future mishaps. Keeping in view the safety of residents, it was proposed by MC that the current firefighting system is to be made fully operational and obtain fresh NOC from firefighting department. The estimated cost of the upgradation will be around Rs 9 to Rs 10 lakhs.

The above proposal was unanimously approved by the members.

#### AGENDA POINT NO 8 (PROPOSAL FOR TEMPORARY STRUCTURE ON ROOF OF "D" BLOCK – COMMUNITY CENTRE)

It was proposed by MC to construct a temporary structure on roof top of "D" block for use a community centre for common use and functions by residents.

The house/member said that it requires proper investigation and detailing and approval/consent need to be taken from the owners of 6<sup>th</sup> Floor in "D" block and other agencies.

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After brief deliberation the proposal was not approved.

#### AGENDA POINT NO 9 (CAR PARKING)

Due to space constraint 4th Car will NOT be allowed parking inside the society from immediate effect. The earlier decision of charging Rs. 1000 for 4th car when the space was available will remain unchanged and whatever charges has been levied will be recovered of the past. The 4th car will be parked only outside the society premises where parking space has been made with camera installed.

After due deliberation by the member on the Car Parking agenda following was unanimously approved:

- Vehicles with RFID and Society stickers ONLY should be allowed access inside the society;
- Vehicles without RFID /Society stickers to be parked outside the society;
- No vehicular access to society compound by visitors;
- Visitors with old age and patient etc will be allowed access to society compound but such vehicles MUST be parked outside after dropping the guest in the respective blocks;
- All other terms and conditions with regard to Car Parking remains unchanged and as per the Car Parking Circular circulated earlier.

Further the MC informed the members of the following with regard to Car Parking:

- MC will provide more access to the stilt parking bays that are near to the central park by removing the concrete structure as required on all sides;
- MC cautioned that in future the prevailing system of 3<sup>rd</sup> car with charges of Rs 500/ pm may be discontinued and the 3<sup>rd</sup> car may not be allowed inside.

The above was unanimously agreed and approved by the majority votes.

#### AGENDA POINT NO 10 (LEGAL AND RELATED MATTERS)

Secretary explained the hurdles faced by the MC created by just 4-5 people of the society Naming Mr. Avinash Chandra , Mr. Ahluwalia joined by Mr. Mann, Mr. Rishi and Mr. H.K.Gupta ( a non- member).

He explained that how M/s Avinash Chandra and Mr. Ahluwalia etc approached RCS and DDA on false grounds, hiding facts thus degrading the image of society forcing MC to divert their positive energy to attend to these hurdles.

Vice President provided the details and status of the various ongoing Legal Cases contested by MC, including various police complaints filed against Mr. G.P.S Ahluwalia and his family members against his vandalism, abuses and threatening including the recent incident of 25-01-2019.

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The status of legal cases and complaints are:

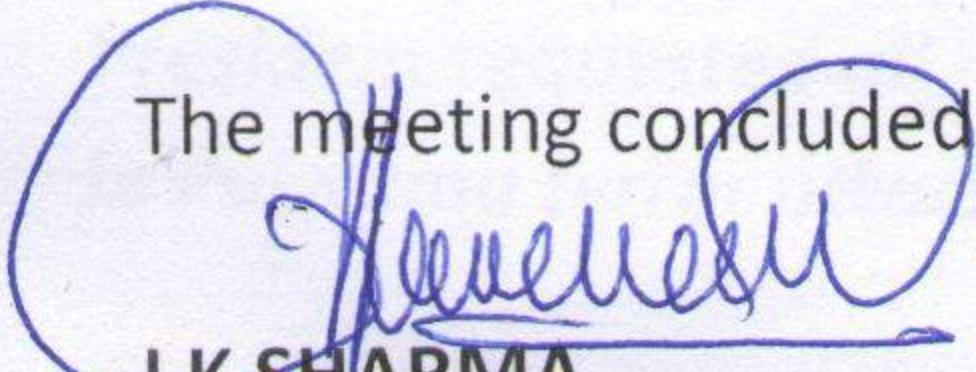
1. Outstanding dues recovery case against Flat No B- 502 and B-503-approx Rs 5 lacs;
2. Outstanding dues recovery case against Flat No C-201 - approx Rs 43 Lacs;
3. M/s S P.Repcon Vs. M/s Sam India where Him Hit has been involved as third party;
4. Two cases with Registrar of Society (RCS) U/S 91 of DCS Rules – for Society Membership Case filed by Flat C-702 - Ms.Sanyukta and Flat C-604 – Ms Renu Bidalia;
5. Consumer Court Case of Avinash Chandra - where the decision from the lower consumer court has come in society's favor and Mr. Avinash's bank accounts has been seized by the court.
6. It was explained that there are almost more than 15 Police complaints registered against Mr. Ahluwalia from the year 2008 till date and recent one on 28-1-2019 of abusing and threatening of to our secretary and other MC members which is under investigation by the police.

*Mr. Ahluwalia was booed by all members present in the AGM and a general response from the audience was 'Shame Shame ' on his ongoing hooliganism.*

MC informed all the members again that as per the minutes of the AGM 2010, the expenses incurred by society in contesting the litigation filed by any person and if he has lost the case the expenses incurred by the society may be recovered from the person who has lost the case.

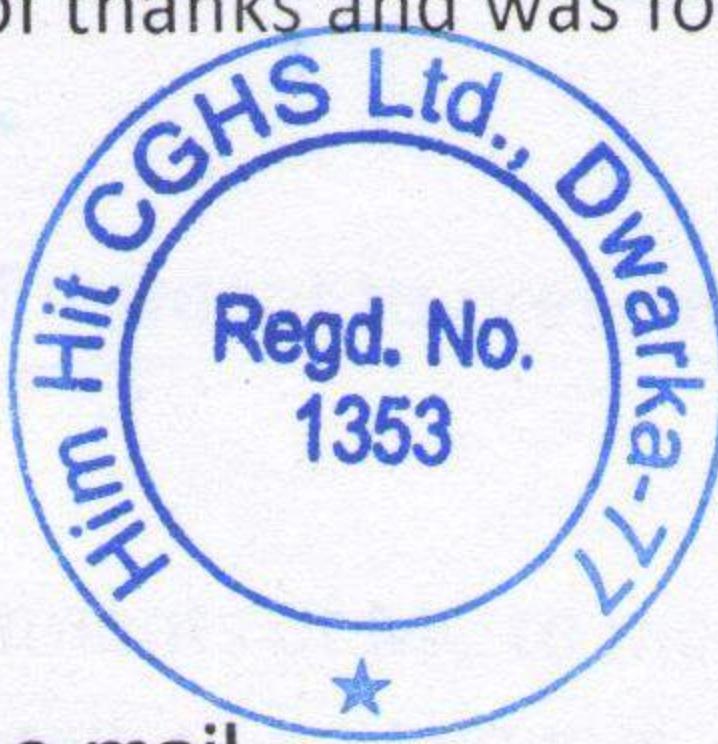
The above resolution was unanimously once again approved by the members.

The meeting concluded with the vote of thanks and was followed by lunch.

  
JK SHARMA

Hon Secretary

Copy to:



1. All the Members /Owners- by e-mail
2. Office of the RCS, Parliament Street
3. Notice Board
4. Society Website