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(Regd. No. 168 G/H Dt. 15-11-1979)

# The OFG Co-operative Group Housing Society Limited

Oriental Apartments

Plot No. 50, Sector-9, Rohini, Delhi-110085

Ref No. OFG/CEGHS/.....

Dated : .....

Dated: 18/07/2017

## Minutes of General Body Meeting held on 16/07/2017

1. Confirmation of minutes of last General Body Meeting. The minutes of the last General Body Meeting were read and confirmed.
2. Passing of Auditor Report for the year 2016/17.

The auditors report for the year 2016-17 was passed unanimously.. The following suggestions were advanced:

- (1) The print of next Auditor Report should be in bigger font.
- (2) The miscellaneous expenses details be given on any amount spent of Rs. 10,000/- and above.

3. To discuss and finalize the action to be taken with regard to safety of structure as explained vide our circular dated 23/06/2017.

- Discussion on the above matter took place nearly for two hours. Various suggestions were poured by various learned members. Some of those are given below:

Mr. Rakesh Arora opined that concrete proposal be brought. This circular dated 23/06/2017 is an half hearted attempt and leading us nowhere. (He further said that those who are not coming forward for replastering penalty be imposed. He emphasized that replastering is to be done but we have to find out ways for getting it implemented.)

Mr. Talwar point blank refuted the charge of Mr. Rakesh Arora and informed the house that it is from October 2013 that we have been emphasizing for replastering. The quotations from 5 builder were circulated. The approximate amount to be incurred by individual flat owner was also circulated. A report from expert engineer with plus and minus point was also circulated, what more concrete proposal is required.

- Mr. Bajpai chipped in by telling the house that if you wish we can just now tell you the positive and negative points of the report of engineer from Swati Structure Solutions Pvt. Ltd.

Mr. Tilak Raj and Ricky Bedi suggested replastering be done blockwise. Mr. J.S. Sehgal opined that for replastering FD for Rs. 10 lakh be withdrawn and balance be paid by the flat owners in Instalments. Mr. Shami Opined that it should be done block-wise and there should be no withdrawal of FD. FD is to be retained for emergency purpose. On replastering issue Mrs. Kavita Trikha was of the view that those who have used tiles on outer walls of this flats should not be asked to contribute for the tiled area. It was agreed by the house.



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After hearing all the views it was decided that replastering is must looking to condition of the structure as there is no option. Details of expenses be circulated. A detailed circular to this effect be circulated. some initial amount be collected before going for replastering.

4. Any other matter with the permission of the chair.

Payment to security guards for looking after cars parked outside society's premises.

Mr. Bajpai informed that on the above matter a joint representation was received signed by 46 members requesting that society should stop bearing this additional guard expenses with immediate effect. The circular further said that due to the payment to security guards, members are burdened to the extent of Rs. 2700/3000/- Multi car owners should bear the expenses on security guard. Mr. Bajpai further informed the house that for two security guards society is paying Rs. 21,250/- per month.

Mr. Manoj Arora was of the firm view that car owners should bear the expenses paid to security guards. The individual member should not be burdened. Mr. Manoj Arora's stand was supported by Mrs. Kavita Trikha and Mrs. Suman Bhadoria.

Mr. Rakesh Arora and Mr. Ricky Bedi agreed to pay and Mr. Rohit Khosla agreed to pay conditionally. Mr. Ricky Bedi further said that nobody is taxed additionally and security guards are paid out of the maintenance so collected.

Mr. Manoj Arora and Mr. R.B. Shami opined that security be withdrawn and amount so saved be utilized for some common purpose.

After much deliberations it was decided to maintain the status-quo.

5. Payment to guards of society be treated at par with the payment of security guard hired from security agency.

Mr. S.K. Gupta, Mr. Ricky Bedi and Mr. Rohit Khosla raised the issue of parity of the wages between society's guards and security guards.

With detailed deliberation it was decided that society guard be treated at par with the salary of security guards hired through security agency.

With this the meeting was concluded with a vote of thanks to president.

Thanks,

B.K. Bajpai,

Secretary