



The OFG Co-operative Group Housing Society Limited

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



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

Dated :

Dated: 11/05/2016

Dear Member/Residents,

Subject: Minutes of the General Body Meeting held on 8th May 2016

1. The minutes of the last meeting were read out and confirmed by the members.
2. Replastering of the walls of all the blocks was discussed again in the meeting. After lot of arguments put forward by the members for and against it was finally decided that the secretary should issue another circular seeking consent of the members that whether they want complete replastering or the plastering in patches. Members also opined that the members should be given three weeks time to give their consent on the subject. In the above deliberations Mr. R.B. Shammi, Mr. Mukesh Sharma, Mr. Vicky Bedi, Mr. Gaurav, Ms. Rosy, Mr. Yadav, Mr. Suresh, Mr. Rohit Khosla, Mr. Prabhask Jain, Mr. Atul Garg, Mr. Tilak Raj, Mr. Rakesh Arora and Mr. O.P. Talwar spoke about the merits of the replastering and repair in patches.
3. Passing of the audit accounts for the year 2014-15 was proposed by the committee and the same were unanimously approved by the house.
4. The members wanted to know the expenses incurred in reconstruction of the main gate and the guard room. Secretary explained that in this connection two circulars were issued on 23/12/15 and 06/01/16 respectively. Considering the need of rebuilding the guard room and main gate members/residents came out with the open heart and made their share of contribution to the society. The response of the members and the residents was so spontaneous and overwhelming that out of 194 members 180 contributed their share of contribution. Encouraged by the response of the members the reconstruction and renovation of the main gate was undertaken by the society and the finished product is before the members to see for themselves. The secretary further informed that a sum of Rs. 197000/- was spent in making of the main gate including the welcome glass and accessories as well. With regard to construction of the guard room the secretary was not in a position to give the accurate picture as the vouchers issued in march were with the accountant for preparation of the balance sheet for the year 2015-16. It was further made clear to the members that the contractor Mr. Om Prakash left the construction unfinished and vanished without any information or dialogue. However, serious efforts were made by the members of the committee and ultimately we succeeded in completion of the guard room by engaging another contractor. In this connection Mr. Rohit Khosla pointed out that since the gate was to be made out of the contribution made by the members, how come that the managing committee spent Rs. 50000/- out of the society funds. In case the committee at any stage had smelled that the expenses are going to be more than the amount realized the committee should have again raised the demand from the members. However, the secretary admitted the lapse and requested the house to pass the expenses incurred in construction of guard room tentatively to the tune of Rs. 235000/- thus ratifying the action of the managing committee in securing collection of Rs. 2000/- from each flat. In this connection few members emphasized that it would have been better on the part of the managing committee to undertake replastering of the boundary wall than construction of guard room and main gate.
5. The secretary in order to stream line the parking in the society and to avoid congestion in the area suggested that the society be permitted to install electronic barrier for which the estimated cost would be in the vicinity of Rs. 190000 - to 225000/-. The secretary further explained with this installation in place only one car from one flat will be allowed to be parked in the society and rest of the cars will be parked outside the complex of the society thus making way for the space to be utilized as playground for the small children. The cars outside the society complex would be guarded by the guards.

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2807. The house approved the proposal and gave a green signal to the committee to go in for above apparatus to discipline the parking. The wages of the additional guards so appointed will be taken care of by the committee.
6. Mr. Manoj Arora after seeking permission from the president spoke and declared that he has resigned from the post of the vice president as no weightage was being given to the post he was occupying in the committee. He further claimed that the supply of water in the overhead tank of their block was inconsistent and for this he wholly and squarely blamed the committee and in particular Mr. O.P. Talwar. However, after a lot of arguments put forward by Mr. Arora and the committee members the managing committee regretted the incident and assured the member that it will not be repeated in future. Mr. O.P. Talwar also tendered apology for the unfortunate incident.
 7. A letter from accounts officer land and costing wing of DDA was placed before the members which had requested the society to pay DDA Rs. 570581.17/- on account of interest upto 14/07/05. Secretary informed that on receipt of the above letter he met Mr. Vijender Gupta, MLA who in turn advised the secretary to go and meet Mr. R.S. Chahar, Deputy Director DDA on the subject. Secretary informed that he had a meeting with the deputy director and after deliberations deputy director showed his inability to do anything in the matter; however, he suggested that a letter be sent to their office explaining the circumstances and he will look into it and try if some relief can be given to the society. Since the amount was huge secretary thought of taking up the issue with the federation of societies and after having a dialogue the president of federation suggested that RTI be sent to DDA inquiring from them (A. date from which the interest is being charged. B. Rate of interest being applied. C. Whether the draw of lots of the flats took place without payment of ground rent or ~~amount~~ receiving the ground rent. D. Whether the freehold properties have been taken into account while calculating the amount of interest to be paid by us.) We are accordingly filing an RTI and as and when reply is received we will inform the members.
 8. With regard to transfer of services of security guards to the security agency, the house did not agree to proposal and the reasons explained by the secretary and in turn suggested that one more chance should be given to the present guards on obtaining undertaking from them that in future if they indulge in any sort of indiscipline they can be sacked and in case of any theft in the society the same will be borne by the security guards. Further the committee was authorized to engage more guards for taking care of the cars parked outside the society complex.
 9. The members suggested that road barriers be got erected/fixed at some very crucial points inside the road of the society complex.

Last but not the least the issue of installation of lift at A block was raised. The up-to-date position was explained by the secretary and also opined that advice from all concerned be sought and only then the permission will be granted to the block residents to go in for the lift.

We sincerely thank to all members who participated in the proceedings democratically and hope in future also they would participate with positive attitude for the welfare of the society.

With warm greetings.

B. B. N. P. S.
Secretary



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

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As advised/suggested by structural engineer

1. I only agree for replastering and replacement of damaged pipes.
2. I agree for replacement for damaged pipes and repair of outer beams and cracks of beams and outer walls.

☐ Flat No.

Name and Signature of Member/Resident