



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

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The OFG Co-operative Group Housing Society Limited

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

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

Dated :

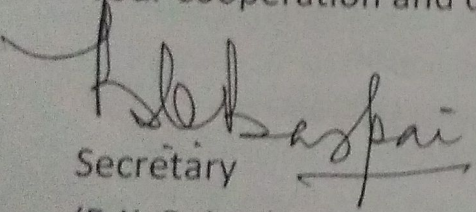
Dated: 24/11/2016

Dear Members/Residents;

Reg: Repair of Beams and Replacement of Damaged Pipes of B- Category Blocks

As per the decision of the General Body meeting held on 20/11/2016 it was unanimously decided that for repairing of beams and replacement of pipes in all the B-category flats a sum of Rs 5000/- be collected per flat from all members/residents of B-Blocks. You are therefore requested to deposit the same in the society office to enable to start working on the above project at the earliest but not later than 15th of December 2016.

Your cooperation and quick compliance will be highly appreciated.


Secretary

(B.K. Bajpai)



The OFG Co-operative Group Housing Society Limited

Oriental Apartments
Plot No. 50, Sector-9, Rohini, Delhi-110005

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Dated: 24/11/2016

Minutes of the General Body Meeting held on 20/11/2016

Item No. 1. The minutes of the last G.B. were read and confirmed.

Item No. 2. Some members raised queries about certain points which were clarified by the secretary and thereafter the Audited Accounts were passed unanimously.

Item No. 3. It was unanimously decided to pay the up-to-date ground rent interest to DDA.

Item No. 4. Replastering of the Blocks of the Society.

S/S. R.B. Shami, Rakesh Arora, Ricky Bedi and JPS Sehgal(Rosy) along with few other members raised queries viz.

1. As per the last G.B.M's decision consent for replastering and partial plastering was sought from all the Members/Residents. Please tell the number of consent letters so received. The secretary replied that the office received consent letters from 32 for full plastering and 11 for partial plastering inclusive of 11 committee members.
2. Mr. Rosy further wanted to know as to what are the reasons that remaining members have not given their consent.

The secretary narrated the brief history that firstly a committee of five persons were formed to equip the members/residents about the near about expenses to be incurred by each flat. They met number of builders and obtained estimates from them. In the next General Body Meeting a new idea of partial plastering was floated and few other members were added to the committee. But for patch work no builder came forward and we remained where we were. Later on a report on the building's present structure from an experienced and authorized engineer was circulated to all members but that too was not responded by the members.

After detailed explanation the General Body decided that this issue be dropped once for all despite secretary's clear cut pleadings that we are burnt child and have already suffered a loss of Rs. 8000/- per flat. Secretary also asserted that society's structure require immediate strengthening.

Item No. 5. Repair of shafts/beams

On this point the secretary gave full details with regard to number of beams damage & the cost involved. Members consented that a call be made to all the members of B-Block to contribute Rs. 5000/- per flat towards repair of beams and replacement of

damaged pipes. The members emphatically said that the work be started as soon as possible.

Item No. 6. Replastering of the boundary walls of the society.

Item No. 7. White washing and painting of grills of the staircase.

Item No. 8. Colouring of the society.

It was unanimously decided that colour of the walls of the society status quo be maintained. It was further decided that those of the flat owners who have gone for different colour and those who have left patch work uncoloured be asked to act in the manner as decided above.

Item No. 9. Approval for two musical fountains.

Item No. 10. Approval for complete set of Basketball.

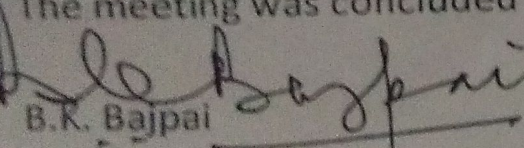
Item No. 6, 7, 9 and 10 will be taken on priority basis after the beams are repaired and pipes are replaced.

Item No. 11. Any other matter with the permission of the chair.

(a) Payment of parking car outside the society's premises. The secretary placed before the house the details of annual income and expenditure of the society. Both are almost the same. The four guards to look after the cars 24x7 hours incur an expenditure of Rs. 4,08,000/- per annum be met by the car owners @ Rs. 600/- pm per car. However, with lot of discussion it was decided to maintain the status quo.

(b) Disparity in wages – An issue was raised that there is disparity in wages of our guards and guards appointed by the agency. A lot of deliberation took place on the subject and ultimately it was decided that being a financial matter it should be put up in the next General Body Meeting.

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


B.K. Bajpai
(Secretary)