



PARAM PUNEET COOP. GROUP HOUSING SOCIETY LTD.

PLOT NO. 27, SECTOR 6, DWARKA, PHASE-1, NEW DELHI-110075, PH.: 011-47541996

E-mail : parampuneetcghsltd@gmail.com Website : www.parampuneetsociety.com

To,
The Registrar Of Societies
Old Court Building,
Parliament Street
New Delhi-110001

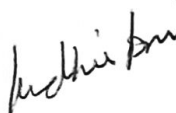
Date : 4th Nov., 2024

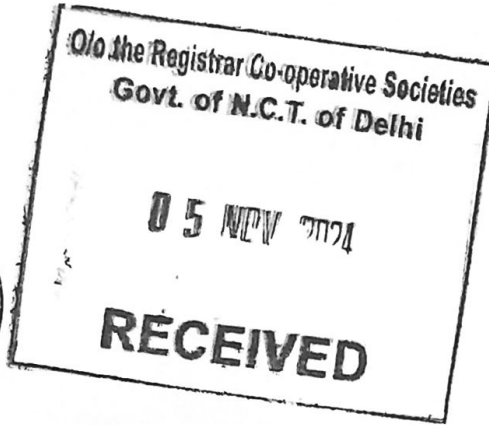
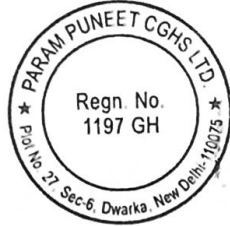
Respected Sir,

Re : Minutes of Annual General Body Meeting dt 20/10/2024

With reference to above we are enclosing here a copy of minutes of AGBM held on 20th October, 2024 along with recorded proceedings on DVD for your kind information. Please acknowledge the same.

Thanking you.
Yours faithfully,
For PARAM PUNEET CGHS LTD


(SUDHIR SONI)
Secretary



Cc : The Asstt Registrar, West Zone, O/o Registrar of Societies, Parliament street, New Delhi.



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Minutes of Annual General Body Meeting held on 20th October, 2024 at 11:00 AM at Community hall of the Society.

1. Mr. S Nasim Ahmad was elected Chairman of the meeting.
2. The minutes of the last meeting held on 08th October, 2023 though circulated, were read and confirmed after few clarifications raised by members.
3. Progress report was read by the Secretary as below:-
 - a. In response to recent theft incidents within the society, the following measures have been implemented to enhance security:
 1. **Delivery Restrictions:** To minimize unauthorized entry, all deliveries will be restricted to the society's main gate between 10 PM and 6 AM. Residents are kindly requested to collect their packages from the gate during these hours.
 2. **Perimeter Security Enhancement:**
 - o The height of the perimeter railing has been increased by an additional 3 feet.
 - o A 1.5-foot-high non-transparent sheet has been installed along the top of the compound wall to further obstruct visibility.
 3. **Enhanced Lighting:** New electric lights have been installed along the perimeter of the Society, with a particular focus on illuminating the park side areas.
 4. A security cabin was constructed at the rear of the Society to provide shelter and enhance the security guard's ability to monitor the premises.
These measures are aimed at bolstering the security of our community and ensuring the safety of all residents.
 - b. Old DG set was replaced with new CPCB-IV plus DG set of Cummins make as decided in the last AGBM.
 - c. A new Rain Water Harvesting System was installed in compliance with the guidelines set forth by the National Green Tribunal (NGT) and the Delhi Jal Board.
 - d. The Rooftop repair and waterproofing work for both blocks has been completed as per the resolution passed in the last Annual General Body Meeting.
 - e. Website of Society as per guidelines of RCS is completed and working satisfactory.
 - f. As per the suggestion of MC member, an Almirah in Kitchen of Community Hall to store utensils etc was constructed.
 - g. As per the provisions of the Delhi Co-operative Societies Act, 2003 and Rules, 2007, the tenure of the current Managing Committee, including the President and Vice-President, concluded on May 2, 2024. A new Managing Committee was elected on April 28, 2024.



4. **ANNUAL AUDITED ACCOUNTS** of the Society for the year ended on 31st March, 2024 along with Auditor's Report thereon was put before the House for their approval. After few clarification, the Annual Accounts and Audit Report was adopted as proposed by Mr. Anil Samota (Flat No A-II/503) and seconded by Brigadier B P Singh (Flat No. A-I/102) respectively.

5. **BUDGET** : Chairman put the budget for the year 2025-26 as below:-

PARAM PUNEET CGHS LTD., NEW DELHI

BUDGET 2025-26

EXPENDITURE	AMOUNT	INCOME	AMOUNT
Bank Charges	3000.00	Maintenance Charges	2340000.00
Conveyance Expenses	3000.00	Interest On Saving Bank A/c	30000.00
Diesel, ESS & Generator Maint.	25000.00	Misc. Receipts	100000.00
Gardening Expenses	35000.00	Penal Intt. Charges	30000.00
General Body Meeting Exp.	40000.00	Intt. on FDRs	150000.00
Lift Maintenance & License Fee	225000.00	Car Pool Contribution	100000.00
Intercom Expenses & CCTV	65000.00	Water Charges Collection	600000.00
Misc. Expenses	25000.00	Common Electricity	180000.00
Postage & Courier Exp.	5000.00	Festival Contribution	210000.00
Repair & Maintenance	550000.00		
Salaries Paid	1020000.00		
Security Guard Expenses	625000.00		
Stationery & Printing	4000.00		
Water Expenses	600000.00		
Subscription & Membership	2000.00		
Telephone Expenses	6000.00		
Insurance Building & Others	45000.00		
Legal & Professional Chg.	25000.00		
Common Electricity	180000.00		
Audit Fees	30000.00		
Rainwater Harvesting	120000.00		
Festival Expenses	210000.00		
Website Maintenance	13000.00		
TOTAL RS	3856000.00	TOTAL RS	3740000.00
		Shortage	116000.00

Budget Shortage and Annual Maintenance

The chairman informed that there is shortage in Society budget and want to increase maintenance by Rs 250/- per month. After deliberation the Annual Maintenance charges for the year 2025-26 will be increased by Rs 250/- per month i.e. Totaling Rs 42,000/- plus Corpus contribution payable in two half yearly installments.



6. **Plan for the future implementation**

Replacement of 4 Lifts : Chairman informed that we have recently given the AMC for our 4 lifts to OTIS who is the manufacture of our lifts also. He further informed that they have advised us that we require to plan to change our lifts in next 3-4 years as these were around 26 years old and approaching the end of their serviceable life. Due to their age and the increasing difficulty in procuring spare parts.

Chairman further informed that the tentative budget for replacing the lifts after around 4 years will be approximately around 80-90 lacs. He further requested house to provide their suggestions how to create Funds / Corpus for replacing these lifts. He provide 2 options out of which one is we increase our corpus contribution or will demand lump sum amount at the time of replacing the lifts which will be approximately Rs 1.5 lac per flat. After a long discussion, it was agreed by house that we will increase our existing contribution in the corpus from Rs 2,000/- per year to Rs 30,000/- per year for coming years & shall be payable half yearly with Maintenance Bill.

7. The Chairman informed the house that the following projects have been successfully completed within the estimated budget and timeline:

a. Perimeter Wall Enhancement:

- The height of the perimeter railing has been increased by an additional 3 feet and fenced with barbed wire.
- A 1.5 foot-high non-transparent sheet has been installed along the top of the compound wall to further enhance security and privacy.

b. Rainwater Harvesting System:

- A Rainwater Harvesting System has been implemented in compliance with NGT/DJB guidelines.

c. DG Set Replacement:

- The old DG set has been replaced with a new CPCB-IV+ compliant Cummins make DG set, as approved in the last AGM.

d. Roof Top Waterproofing:

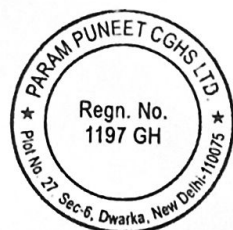
- The rooftop repair and waterproofing work for both blocks has been completed.

e. The chairman informed the house that a new PVC pipe line has been installed near the Society gate. This pipe line will be used to fill water from outside tankers.

8. The Chairman informed the house that the Society had received a notice from the Municipal Corporation of Delhi (MCD) in June 2024 regarding the Solid Waste Management (SWM) Rules, 2016. The MCD had requested a self-declaration as a "Bulk Waste Generator" based on the assumption that the Society generates more than 100 kg of waste per day.

The Chairman clarified that Society is a residential complex with only 60 flats, making it highly unlikely to generate such a large quantity of daily waste. A reply was sent to the MCD on 19th June 2024, clarifying the society's residential nature. To date, the Society has not received any further response from the MCD.

9. **Ground Rent :** The Chairman informed the house that the Society's perpetual lease deed with the DDA has completed 30 years. As per the terms of the lease deed, the ground rent is now payable five times the current rate, payable half-yearly.



[Handwritten signature]

The Chairman clarified that the lease deed period will conclude on December 31, 2024. Flat owners who have not yet converted their leasehold flats to freehold will need to deposit five times the ground rent. The Society will continue to collect the usual Rs. 4,235/- per flat, and the remaining balance will be payable directly to the DDA.

The Chairman urged members who have not yet converted their leasehold flats to freehold to do so before December 31, 2024.

10. The Chairman informed the house about a case registered against the Society by the Forest Department due to tree pruning and cutting activities after theft in the Society's flat. He expressed gratitude to ACP Anil Samota and ACP Ajay Gupta for their significant assistance in resolving the issue with the department.

The house extended its sincere thanks and appreciation to ACP Anil Samota and ACP Ajay Gupta for their timely intervention and support.

11. Key Issues Raised by Mr Chaswal husband of Mrs. Suman Chaswal R/o Flat No. A-II/402 and Chairman requested to Mr. Chaswal to read the same for house.

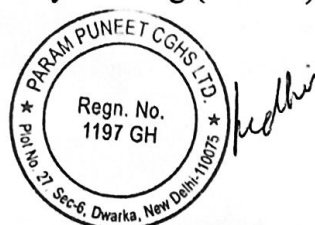
1. **Maid Lured Away:** Mrs. Chaswal expressed concern about her full-time maid being lured away by another Society member.
2. **AC Water Damage:** Water dripping from air conditioners is causing damage to the flat below.
3. **Improper Car Parking:** Cars parked on the rear side are causing damage to adjacent vehicles due to improper parking and door opening.

Chairman's Response:

- **Maid Issue:** The Chairman clarified that the MC will not intervene in personal matters between members. He advised Mr. Chaswal to address the issue directly with the member who lured the maid.
- **Car Parking:** The Chairman requested Mr. Chaswal to discuss the car parking issue with the adjacent car owner and emphasize the importance of careful door opening to avoid damage.
- **AC Water Drainage:** The MC will explore the possibility of creating a common pipeline to collect and drain AC water, mitigating the damage to the flat below.

The Chairman emphasized the importance of maintaining cordial relationships among society members and avoiding actions that could disrupt the harmonious living environment.

12. Mr. Nikhil Gupta, son of Mr. Ajay Gupta, a resident of flat A-I/101, submitted a letter highlighting issues related to the poor maintenance of drainage covers and their installation. The Chairman acknowledged the concern and explained that routine maintenance, including cleaning and repairing drainage covers, is conducted before the monsoon season. He assured the House that the caretaker would be instructed to promptly replace any damaged covers. However, the Chairman clarified that other points raised in the letter, which pertain to routine maintenance, were not relevant to the agenda of the Annual General Body Meeting (AGBM).



13. Mr. Sanjeev Juneja, a resident of A-II/203, along with his son, reported an incident involving their third car, which was parked on the road outside the Society. The Chairman informed the House that he had previously advised Mr. Juneja to lodge an FIR but that this had not been done on the day of the incident.

Mr. Juneja suggested creating additional parking spaces in the aisles. However, the Chairman explained that safety concerns precluded this option. Mrs. Shakuntala raised a proposal to increase the monthly car parking fee for additional cars from Rs. 500/-. However, the house did not approve this proposal. It was decided that the additional parking fee for a second car will remain at Rs. 500/- per month, subject to availability of parking space. Any additional cars beyond the second car will not be permitted to park within the Society premises.

Mr. Juneja raised concerns about a lack of cooperation from the local police regarding a specific incident. He expressed feeling threatened and suggested that the Society should take collective action to address the issue.

The Chairman advised Mr. Juneja to file an FIR and assured him of the Society's support in urging the police to take appropriate action. Additionally, ACP Anil Samota, resident of A-II/503, informed the house that the police department cannot ignore any FIR and offered his assistance if needed.

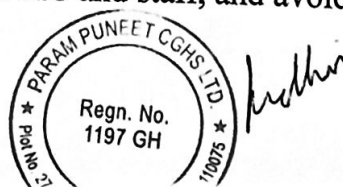
Mr. Juneja then proposed installing hydraulic lifts to create additional parking spaces. The Chairman acknowledged this suggestion but noted that a feasibility study was required to determine the number of lifts that could be accommodated within the available space and the additional parking capacity that could be created. He emphasized that once Mr. Juneja provides detailed information and the proposal is deemed feasible, and if the members agree to bear the installation costs, operation cost like Electricity, parking attendant etc, and the management would take necessary steps to obtain the required approvals from competent authorities as well as from members.

14. Mr. M.M. Gauri, a resident of flat A-II/202, expressed concern about the caretaker's alleged misbehavior towards his family members and the obstruction of their vehicle at the entry gate. Mr. Juneja also raised similar concerns.

In light of these complaints, the Secretary requested the House to decide on appropriate actions for residents who fail to adhere to Society rules and regulations. Specifically, the issue of residents exceeding their allocated car parking spaces was raised, even after repeated requests to comply. The House was asked to determine the necessary steps the Managing Committee (MC) should take in such situations.

The MC proposed instructing the security guard and caretaker to prevent additional vehicles from entering the Society premises. Alternatively, the House was invited to suggest alternative solutions.

After deliberation, the House empowered the MC to take appropriate actions deemed necessary to maintain the smooth functioning of the Society. However, the House emphasized the importance of ensuring that Society staff remains courteous and respectful towards residents. It was also reiterated that residents are obligated to follow rules and regulations, cooperate with the MC and staff, and avoid rude behavior.



15. Mr. M.M. Gauri inquired about the person responsible for maintaining the complaint register. The Chairman informed the House that currently, no Managing Committee (MC) member is specifically assigned to this task. He requested Mr. Gauri to take on this responsibility, which he declined. Subsequently, the Chairman requested Mrs. Shakuntla Verma, a resident of flat A-II/603, to oversee the complaint register, take necessary actions, and involve MC members as needed to address issues raised in the complaints.
16. Dr. P. Sarangi, resident of B-2/304, raised a concern regarding the damage caused to the building structure due to improper drainage of AC water. He suggested installing conduits to channel the water safely. The Chairman assured the House that a feasibility study would be conducted to assess the practicality and cost-effectiveness of this solution. The Chairman also appealed to the residents to come forward and volunteer to assist in this endeavour.
- Dr. P. Sarangi, also raised a concern about the narrow entrance corridor in Block 2 due to the placement of electric meter panels. He suggested exploring the possibility of relocating these panels to a more suitable location. The Chairman acknowledged the concern and assured the house that the possibility of relocating the meter panels in coordination with BSES would be explored.
- Dr. P. Sarangi also suggested constructing platforms on each floor to place dustbins, as the previous pit system had been discontinued due to MCD directives. After discussion, the house decided against this proposal, citing potential hygiene concerns.
17. **Repair of Building:** Members raised concerns about the progress of repairs to the building, particularly addressing issues such as cracks in railings and parapet walls, and damaged tiles and grills in common areas.
- The Chairman informed the house that a committee was formed, comprising Mr. Baljeet Singh (Flat No. A-II/703), Mr. R.K. Sehgal (A-I/601), and Mr. Ankush Sharma (Flat No. B-2/104), to assess the damages and prepare a repair report. However, the committee has not yet submitted its report to Management Committee.
- To expedite the repair process, the Chairman once again requested Major General B.P. Singh and Mr. Baljeet Singh to share and coordinate the repair efforts. Once the committee submits its report, the Management Committee will initiate the tendering process and oversee the execution of repairs by the appointed contractor.
18. The progress report submitted by the Managing Committee (MC) detailed completed tasks but neglected to address outstanding work items approved in the previous Annual General Body Meeting (AGBM). Specifically, the removal of obsolete intercom wiring in both blocks was highlighted as a priority. The Chairman emphasized the need to expedite the completion of all pending tasks on priority basis and instructed to caretaker to take immediate action.
19. The House inquired about the status of installing swings and other play equipment between the two blocks. The Chairman informed the House that this task was assigned to Mr. Rajesh Saini, a resident of A-1/703, but no progress has been made. He urged the House members to take initiative and volunteer for this project, assuring them of the management's support. However, no member came forward to undertake this task.

Meeting came to an end with vote of thanks to the chair.

Prakash Kumar

