

MINUTES OF AGM MEETING HELD ON 18.10.2020 AT COMMUNITY CENTRE

Today i.e. on 18th Day of October, 2020, the Annual General Body Meeting of Residents Welfare Association, Rail High Risers Society, Sonipat was convened at 09:30 AM at the registered office of the Society under the Chairmanship of the President Shri J. S. Sehrawat. Due to non-availability of quorum, meeting was postponed two time. The meeting was started at 10.20 AM with requisite quorum.

The Chairman welcomed to the present members and thereafter started the proceeding of the meeting. He requested to the General Secretary of the Society to prepare the Annual membership Report of the Society for the year 2018-19 and 2019-20 on the prescribed forms XII, XV, XVII-B respectively. The General Secretary got prepared the requisite report by a professional and placed the same before the house which was approved unanimously by the house after discussion.

The Chairman further requested the treasure to place the income expenditure of the Society for the year 2018-19, 2019-20 before the house. Treasure places the audited balance sheet for the said period before the house. A wide discussion was held on the balance sheet and after discussion; it was an unanimously approved by the house.

Further, Shri J. S. Sehrawat, President of the Society was unanimously authorized to upload the requisite documents of the Annual Membership Report online to the District Registrar for getting its approval.

There was also some other agenda items for discussion. The same were discussed and approved as follows:-

- (1) For increasing income of the Society, available vacant rooms in Community centre like doctor's room and other available rooms should be given on rent like other shops

(2) Enhancement of Administrative Charges from Rs.500/- to 1500 from tenant's w.e.f. April, 2021 at the time of entry. It was also suggested to increase Security deposit from Rs.1000 to Rs.2500/-. This was approved.

(3) IRWO should provide up-to-date Fire fighting equipments, STP equipments, cleanliness of Rain water harvesting points, Basic repairs of plaster on out surface including balconies of the Society, separate entry road for EWS, connecting Society Road to main road and Power Backup etc. from project fund.

(3-a) Separate entry for EWS has been agreed to from project fund.

(4) Raising of Boundary Wall in all respect is matter concerned from project fund. IRWO should pay all boundary wall expenses, including whitewash on Boundary Wall of Pocket "A" from Project fund on priority basis.

(5) Capital fund may be sent to RWA account in form of FD. Project Fund details, balance sheet, monthly expenditure on employees etc. need to be given by IRWO.

(6) Shri V. K. Verma has resigned from the post of President and requested that Shri J. S. Sehrawat, Vice President may be requested to take over the charge of post of President. In view of COVID-19 Pandemic, it is not possible to conduct election of one post. Besides this, the next AGM is scheduled to be held in April, 2021 which is within 6 month time. Executive Committee accepted the resignation of Shri V. K. Verma w.e.f. 11.10.2020 and advised Shri J. S. Sehrawat, Vice President to take over the charge of post of President till next election. Shri V. K. Verma explained his inability due to shifting his family to Noida. AGM has approved the same unanimously.

(7) Depreciation Reserve Fund (DRF):- This is the only IRWO Society where provision of DRF has not been made. After a gap of some period, heavy machinery like Several Motors, pump, lift, Electrical panels, transformers etc. required to be changed/replaced. Such type of expenses requires to be done from DRF. This item agreed to and will be finalized in next AGM.

(8) There seems to be nexus between tenants and some antisocial elements who are waiting for suitable time to high jacking the Society affairs by spreading misleading information. Therefore, prior approval of RWA must be obtained before renting out the flat.

(9) This has again been emphasized that RWA office bearers must be residents of Society only for proper functioning.

(10) Outer surface of Society has been damaged considerably. Several times, cement plaster had fallen from Balconies and reinforcement (iron saria) visible which is dangerous, pre-cast RC jail provided in public health shafts etc. needs to be done by IRWO from project fund. Being a very high cost item, this also item left for consideration of members in next AGM.

(11) No further rebate/concession on Common Area Maintenance Charges (CAMC) will be given beyond October, 2020 and requisite late fee as decided by EC will also be charged.

(12) Appointment Security Supervisor who will check all violations in the Society campus agreed to.

All the above items approved considered and approved by AGM.

Out of allottees attended meeting, S/Shri Gursharan Singh, Pankaj Kumar, have raised several issues like STP, Tenants, stickers as decided by EC, fire stair case, early completion of balance boundary wall work etc. Shri V. K. Verma has explained factual position on issue of fire stair case and all satisfied. They have also offered their help in office Assistance.

The issue of vacant post of RWA office bearers raised. It was explained that due to COVID-19 crisis, it is not feasible right now. However, RWA is going to conduct next election of all posts in the month of April, 2021 before the requisite tenure of current RWA.