

# THE SARV MANGAL CO-OPERATIVE H.B SOCIETY

SUMMARY OF THE BELOW MENTIONED ISSUES DISCUSSED IN EXECUTIVE  
MEETING HELD ON 19.03.2023

<b>ABOUT EXISTING CHARGES</b>	<b>About PROPOSED CHARGES WITH DATE OF IMPLEMENTATION</b>	<b>REASONS FOR INCREASE</b>
<p><b><u>MAINTENANCE CHARGES</u></b></p> <p>Present monthly maintenance charge for Phase -2 is Rs 300/- per month from the year 2013.</p>	<p><b><u>PROPOSED MAINTENANCE CHARGES</u></b></p> <p>The Executive committee with majority decision passed maintenance charges Rs 600/- per month from 01.04.2023 <b>(Applicable after approval from General House)</b>.</p>	<ol style="list-style-type: none"> <li>1. Maintenance Charges are Rs 300/- pm from the last 9 year. Inflation increased more than 50%.</li> <li>2. Electricity and salaries expenses increase many fold when compare with 2013.</li> <li>3. Total monthly collection of maintenance charges for 150 members @ Rs 300/- works out Rs 45,000/- where as Total average monthly expenditure is about Rs 1,60,000/- .(Salary Rs 90000 Electricity bill 45000 and remaining other expenses.</li> <li>4. Earlier there were many plots to transfer but now only limited plots are available and in future transfer fee may not be collected as was collected in earlier years.</li> </ol>
<p><b><u>TENANTS CHARGES</u></b></p> <p>Present Tenant charges of Rs. 300/- are at par being charged from the member.</p>	<p><b><u>PROPOSED TENANT CHARGES</u></b></p> <p>Rs 600/- per month at par with the member on the same pattern No changes made. <b>(Applicable after approval from General House)</b></p>	<p><b><u>REASON BEHIND INCREASE</u></b></p> <p>Tenant also enjoys the same facilities and other amenities as is being enjoyed by the member.</p>
<p><b><u>PENALTY FOR NON-PAYMENT OF MAINTENANCE/TENANT CHARGES</u></b></p> <p>Earlier there was no penalty system for late payment of Maintenance Charges for Phase 1 &amp; 2. It is observed that in spite of lot of pressure given for recovery for old dues still seven to eight persons have to pay maintenance charges between Rs 40000-45000/- . Meaning thereby, they never made any payment. There are other members with different outstanding amount.</p> <p>There is also old standing in Phase 1 also.</p>	<p><b><u>PROPOSED PENALTY /INCENTIVE</u></b></p> <ol style="list-style-type: none"> <li>1. Those who will pay advance payment will be given a discount of 6% pa.</li> <li>2. Facility to pay on monthly basis introduced. Cut out date for monthly payment is fixed on or before 10<sup>th</sup> of each month.</li> <li>3 Interest of 1% per month (12% pa) on delay payment i.e after 10<sup>th</sup>.</li> <li>4 Those having previous outstanding will be requested to clear their dues till 30.06.2023 or pay interest thereafter. <b>(Applicable after approval from General House)</b>.</li> </ol>	<p><b><u>REASON BEHIND INCREASE</u></b></p> <ol style="list-style-type: none"> <li>1 To meet the end of justice with those who as a loyal member deposits the payment in Advance and society use their money.</li> <li>2 To extend facility of monthly charges like other payments.</li> <li>3 Those will delay the payment will have to bear the interest.</li> </ol> <p>Those who are inhabit of delay the payment will be more careful for making society payment before due date like other bills payment.</p> <ol style="list-style-type: none"> <li>4 The outstanding balance is expected to recover faster.</li> </ol>

<b>PRESENT TRANSFER FEE</b>	<b>PROPOSED TRANSFER FEE</b>	<b>REASON BEHIND INCREASE</b>
<p><b><u>Transfer fee PLOTS</u></b></p> <p>Transfer fee was revised to Rs 75000/- from 13.12.2009 and last increase was made from 03.06.2018 to Rs 1,00,000/- from Rs 75000/.</p> <p><b><u>BUILT UP HOUSES</u></b></p> <p>Transfer fee was revised to Rs 1,50,000/- from 13.12.2009 and last increase was made from 03.06.2018 to Rs 2,00,000/- from Rs 1,50000/.</p>	<p><b><u>FOR PLOTS</u></b></p> <p>Transfer Fee increased from Rs 1,00,000/- to Rs 1,50,000/- effective from 01.04.2023.</p> <p><b><u>BUILT UP HOUSES</u></b></p> <p>Transfer Fee or Build up houses increased from Rs 2,00,000/- to Rs 3,00,000/- effective from 01.04.2023.</p> <p><b><u>URGENT TRANFER CLAUSE</u></b></p> <p>The routine date of transfer of membership is fixed is 3<sup>rd</sup> Saturday or Sunday of the month. For any other date member will submit an application and "Urgent Transfer Fee" of Rs 15000/- .</p>	<p><b><u>FOR PLOTS AND BUILTUP HUOUSE</u></b></p> <p>Last increase was made in 2018 and in 5 years inflation had erosion the value of money more than 25%. Moreover, the value of property and circle rates also increased.</p> <p>This will be effective from plot or flat of phase 1 &amp; 2 transfer on or after 01.04.2023.</p> <p><b><u>URGENT TRANFER CLAUSE</u></b></p> <p>The purpose behind this is fixing a date for dealing with such cases and to curb any other day on the convenience of Transferor or Transferee.</p>
<p><b><u>MOTOR ON DIRECT WATER SUPPLY</u></b></p>	<p><b><u>PROPOSED PENALTY FOR NOT REMOVING MOTOR FROM DIRECT WATER SUPPLY</u></b></p>	<p><b><u>REASON AND INTENTATION BEHIND THIS</u></b></p>
<p>Many residents regularly making complaint that due to running of motor by the other houses their water pressure comes down and many times they found their water tank almost empty. Although to solve this problem, we are running Tubewell at midnight or an early morning. We have issued many notices for removal of motor from direct water supply but of no avail.</p> <p>Other residents may also install motor, if this problem is not solved.</p>	<p>All the residents those have placed the direct motor on water supply line will be requested through notice /personal letter/conveying meeting to remove the motor from direct water supply by 30.06.2023 and install their motor either by constructing underground water Tank or using Plastic Storage Tank. Water Motor can be attached to the Plastic water storage tank for lifting water.</p> <p>It was further decided that, if any member/resident continue on the direct water supply after 30.06.2023, in that case effective from 01.07.2023 penal maintenance charges i.e double of the regular maintenance charges will be applicable. As per the present recommendation it works out to Rs 1200/- per month including regular maintenance charges.</p> <p><b>(As was decided by the Executive this will also be subject to approval of General House)</b></p>	<p>The purpose behind taking this step is not for earning at all.</p> <p>The basic purpose is to give proper water supply to other houses because using direct motor on water line supply definitely reduces the pressure of nearby houses.</p> <p>It was also discussed that token penalty of Rs 100/- monthly can be imposed but it was felt that it will not impact removal of motor from direct supply even it was felt that some more may do this just paying Rs 100/- monthly.</p> <p>Just to solve the problem of low pressure due to direct motor , we found no other way except as recommended.</p>

A new draft is prepared with more precision and clarity.

Sd/-  
President

Sd/-  
Secretary  
31.03.2023