



THE SARV MANGAL CO-OPERATIVE HOUSE BUILDING SOCIETY LTD.

Regd. Office : Sarv Mangal Society, Phase-2, Lohgarh Road, Zirakpur - 140603

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(Registered under Punjab Co-Operative Societies Act 1961) Regd. No. 948

Ashok Arora

President

9914342345

Atul Kumar Chaubey

Secretary

9814001246

Ref. No.: SMS/59

Dated: 25-02-2024

GENERAL BODY MEETING

Dear Member,

All members of the Society (Phase-1 & Phase-2) are hereby informed that the **General body Meeting** of the Society will be held on **10.03.2024** as per details given hereunder:

DATE OF GENERAL BODY MEETING: 10.03.2024 (SUNDAY)
Time to start: 11.30 AM (Please reach at 11 AM)
LUNCH: After General House
VENUE: SARV MANGAL SOCIETY COMPLEX,
PHASE -2, LOHGARH ROAD,
ZIRAKPUR-140603

The following will be the agenda of the General House:

ITEM NUMBER	AGENDA
1.	Welcome address by the President.
2.	To brief and confirm the minutes of previous general house meeting.
3.	To approve the transfer of membership(Phase-1 & Phase-2) from 11.03.2019(after the previous general house meeting) till date.
4.	To present the Audited Balance Sheet, Income & Expenditure Account from financial year 2019-20 to 2022-23.
5.	To approve the expenditure incurred during the current financial year for smooth running of society's affairs.
6.	In the last general house meeting held on 10.03.2019 the matter of transfer of Plot no.37 in phase-1 which is registered in the name of Late Mr. Amarjit Singh (membership number 88) was approved by the general house subject to approval from the AR office. After a lot of efforts, approval of the AR is received on 19.01.2024. The details of recoverable amount in each case decided against Mr. Amarjit Singh is shown in order and further interest @16% p.a. to be added till the date of his death (i.e. 29.03.2008). In orders it is further directed that, with recovery of amount, the share be transfer in the name of Mr. Ram Sumer.
7.	About transfer fee to be charged for House No. 37. It was already discussed by the previous executive committee in its meeting dated 24.02.2019. The majority member were of opinion to

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	<p>charge Rs. 1,000/- by treating as death case. Present transfer fee is Rs 3 lacs.</p> <p>Present Executive also gone through the records and discussed that keeping in view the documents on records and merit of the case, the house was actually purchased on 18.12.2004 before selling request for transfer was made to AR on 09.11.2004 with affidavit and on his request AR Derabassi passed orders for transfer on 21.01.2005 for transfer. But due to pendency of the cases against Mr. Amarjit Singh the transfer was kept pending by society vide letter 04.03.2005. To meet the end of justice, the executive committee recommends Transfer Fee to be charged Rs. 20,000/- as was applicable in 2004 when the case was pending with the committee and the same was the rate of transfer as on 04.03.2005 for a constructed house when the approval for transfer was given by the then AR.</p>
8.	<p>In development work of Phase 1, Septic tank was closed, filling work was done. Park is developed.</p> <p>Work relating to installation of Solar Lights, convex mirrors, swings and Gym instruments will be installed in due course as is decided in meeting. Approval is solicited.</p>
9.	<p>14 Biswa land was purchased during the year 1993 for using the same exclusive entry in the society. This 14 Biswa area was earmarked by the previous committee team members through an agreement with the owner of Laguna Banquet Hall. The same was registered in the records of MC.</p> <p>Laguna Banquet Hall owner sold some of his land and constructed boundary wall. The new owner is constructing some big building and our agreed area comes under his occupation. The Executive is taking all legal measures to get back our 14 Biswa Land. The authorization of general house is required to deal the case and take all necessary action in the interest of society.</p>
10.	<p>A special meeting of phase 1 resident was called on 14.01.2024 to know the problem being phased by the residents. The major problem was chocking of water on roads. The area is down and only the solution was to construct water recharging station. The other problems were requirement of gate for security purpose.</p> <p>Secondly there was demand to separate Phase 1 and 2 so that they could solve their problem in a better way. Out of the total 43 members of Phase 1, 19 members attended the meeting 14 voted in favour of separation, 1 member against the separation and 4 member remains silent.</p> <p>Placed before the house for final decision.</p>
11.	<p>To Construct shed for library cum recreation room in Phase 2 near Tube well area adjoining to Plot number 116.</p>
12.	<p>The owner of the House No.28 phase-2 is using her house for residents of about 15 employees and using as a guest house for employees. This type of activities may affect the family atmosphere of the society</p>

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	adversely and also promote other member for using their house and any portion as a guest house. Approval of the house is needed that such type of activities is not healthy for society and should be stopped and if needed, the committee is authorized to take legal action.
13	The Executive Committee, in the interest of the Society, decided to increase the Transfer Fee, Maintenance & Tenant Charges. Further to charge Interest on delayed payment and penalty provision for using water motor on direct water supply connection was discussed and decided in meeting dated 19.03.2023, However, the same was again discussed in details in the Executive meeting held on 14.02.2024. The revised details of proposal for increase etc with reasons/logic as finally discussed and decided given in the attached Annexure-1 . Approval of each item is solicited from the house.
14	To approve the all other decision taken by the Executive in the interest of society till date.
15	To approve the expenditure to be incurred for conducting the General House.
16	There is need of Solar Power System in the society to reduce the electricity bill which is nearly Rs.7 lac per annum. Approval of house is required for taking loan, if needed.
17	To permit the Executive committee for selling the old scrap like old tube well pipes and other scrap lying in the store.
18	Permission to let-out the present Security office for installation of ATM's. The other room adjoining to security room can be used by Security staff or they may be provided a security Cabin. The society may get handsome rental income. Moreover, Our resident will also be benefited as there is no ATM on this road or nearby area.
19	Although in the Allotment Letter issued to Phase 1 & 2 it is clearly written that PG/Guest House is not allowed in the society. However, many members are giving their house as PG etc. The approval of house is solicited that in phase 1 & 2, PG (with or without food), using accommodation as Guest House, B&B etc should be stopped.
20	Any other item with the permission of Chair.


President


General Secretary



To Sh. Ashok Kumar Arora

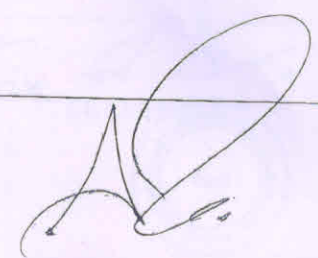
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THE SARV MANGAL CO-OPERATIVE H.B SOCIETY

ANNEXURE-1 AS MENTIONED IN ITEM NUMBER 13 OF THE AGENDA

ABOUT EXISTING CHARGES	About PROPOSED CHARGES WITH DATE OF IMPLEMENTATION	REASONS FOR INCREASE
<p><u>MAINTENANCE CHARGES</u></p> <p><u>PHASE-2</u> Present monthly maintenance charge in Phase-2 is Rs. 300/- per month from the year 2013.</p> <p><u>PHASE-1</u> Present monthly maintenance charge for Phase-1 is Rs. 200/- per month from the year 2013.</p>	<p><u>PROPOSED MAINTENANCE CHARGES</u></p> <p><u>PHASE-2</u> The Executive committee in its meeting reconsider this issue and decided as below:- Maintenance Charges : Rs 600/- per month from 01.07.2023.</p> <p><u>PHASE-1</u> Proposed maintenance charges for Phase 1 are Rs. 300/- per month FROM 01.07.2023. (Street Lights etc. in Phase 1 is provided & maintained by MC)</p>	<ol style="list-style-type: none"> 1. Maintenance Charges are Rs 300/- pm from the last 9 year. Inflation increased more than 50%. 2. Electricity and salaries expenses increase many fold when compare with 2013. 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. 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.
<p><u>TENANTS CHARGES</u></p> <p>Present monthly Tenant charges is Rs. 300/- per month. (The tenant charges is deposited by the owner/member to the society.</p>	<p><u>PROPOSED TENANT CHARGES</u></p> <p>Rs 400/- per month per tenancy.</p>	<p><u>REASON BEHIND INCREASE</u></p> <p>Tenant also enjoys the same facilities and other amenities as is being enjoyed by the member which also cost to the society.</p>
<p><u>PENALITY FOR NON-PAYMENT OF MAINTENANCE/TENANT CHARGES</u></p> <p>Earlier there was no penalty system for late payment of Maintenance Charges for Phase 1 & 2. It was observed that many members were not making the payment regularly for years together. Lacs of rupees were outstanding against many members. In spite of lot of efforts still a few persons have to pay old maintenance charges.</p>	<p><u>PROPOSED PENALITY /INCENTIVE</u></p> <p>Those who will pay advance payment will be given a discount of 6% PA. Facility to pay on monthly basis introduced. Cut out date for monthly payment is fixed on or before 10th of each month. 3 Interest of 1% per month (12% pa) on delay payment i.e. after 10th. Those having previous outstanding will be requested to clear their dues till 30.04.2024 or pay interest thereafter. The above scheme is recommended from 01.05.2024.</p>	<p><u>REASON BEHIND INCREASE</u></p> <p>To meet the end of justice with those who as a loyal member deposits the payment in Advance and society use their money. To extend facility of monthly charges like other payments. Those will delay the payment will have to bear the interest. Those who are inhabit of delay the payment will be more careful for making society payment before due date like other bills payment. The outstanding balance is expected to recover faster.</p>

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TRANSFER FEE UPTO 31.03.2023	TRANSFER FEE FROM 01.04.2023	REASON BEHIND INCREASE
<p><u>Transfer fee PLOTS</u></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><u>BUILT UP HOUSES</u></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><u>FOR PLOTS</u></p> <p>Transfer Fee increased from Rs 1,00,000/- to Rs 1,50,000/- effective from 01.04.2023.</p> <p><u>BUILT UP HOUSES</u></p> <p>Transfer Fee or Build up houses increased from Rs 2,00,000/- to Rs 3,00,000/- effective from 01.04.2023. (This came into effect from 01.04.2023 and ratification of general house is required</p> <p><u>URGENT TRANFER CLAUSE</u></p> <p>The routine date of transfer of membership is fixed is 3rd Saturday or Sunday of the month. For any other date member will submit an application and "Urgent Transfer Fee" of Rs 15000/- .</p>	<p><u>FOR PLOTS AND BUILTUP HUOUSE</u></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 & 2 transfer on or after 01.04.2023.</p> <p><u>URGENT TRANFER CLAUSE</u></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. This is also came into effect from 01.04.2023.</p>
<p><u>MOTOR ON DIRECT WATER SUPPLY</u></p>	<p><u>PROPOSED PENALTY FOR NOT REMOVING MOTOR FROM DIRECT WATER SUPPLY</u></p>	<p><u>REASON AND INTENTATION BEHIND THIS</u></p>
<p>Many residents regularly making complaint that due to installation of motor on Direct Water supply system the other houses faces low water pressure problem and many times they find their water tank almost empty. Although to solve this problem, we are running Tube well at midnight or an early morning.</p> <p>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 the Direct water supply line will be requested through notice to remove the motor from direct water supply by 30.04.2024 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 30.04.2024, in that case effective from 01.05.2024 Penal Maintenance Charges of Rs 300/- per month shall be charges over and above the regular maintenances charges.</p>	<p>The purpose behind taking this step is not for earning extra maintenance charges. 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>

25/2/24
President

Secretary

