

**PROCEEDINGS OF GENERAL BODY MEETING OF THE SARV MANGAL CO-OP HOUSE BUILDING SOCIETY LTD., ZIRAKPUR HELD ON 10.03.2024**

ITEM No.	AGENDA ITEM	PROCEEDINGS/DECESION																																																																																																																																		
1.	Welcome address by the President.	After completion of quorum, Mr Atul Kumar Chaubey, Secretary of the Society invited the President Mr. Ashok Kumar Arora to welcome the members. Mr. Arora welcome all the members and families and brief about the development of the society etc.																																																																																																																																		
2.	To brief and confirm the minutes of previous general house meeting.	The Secretary of the society read the proceedings of the previous General House and the same was approved.																																																																																																																																		
3.	To approve the transfer of membership (Phase-1 & Phase-2) from 11.03.2019 (after the previous general house meeting) till date.	The house was told that there were 62 (Phase 1 & 2) cases of transfer of membership from 11.03.2019 to 10.03.2024. Year wise details was also shared as below 2019-20(10), 20-21(18), 21-22(15), 22-23(10). 23-24 (up to 10.01.24(9 transfer cases)). This was approved.																																																																																																																																		
4.	To present the Audited Balance Sheet, Income & Expenditure Account from financial year 2019-20 to 2022-23.	<p>The secretary of the Society present the Audited Balance Sheet for the year 2022- 23 and also for three previous years. The summary for 4 years with income and expenditure were also placed before the house as annexed here to</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="10">SUMMARY OF RECEIPTS &amp; PAYMENT ACCOUNT OF SARV MANGAL SOCIETY FROM THE FINANCIAL YEAR 2019-20 TO 2022-23</th> </tr> <tr> <th colspan="5">PAYMENT</th> <th colspan="5">RECEIPT</th> </tr> <tr> <th>PARTICULARS</th> <th>FY19-20</th> <th>FY20-21</th> <th>FY21-22</th> <th>FY22-23</th> <th>PARTICULARS</th> <th>FY19-20</th> <th>FY20-21</th> <th>FY21-22</th> <th>FY22-23</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>No. of Plot Transfer</td> <td>10</td> <td>18</td> <td>15</td> <td>10</td> </tr> <tr> <td>Wages &amp; Salary</td> <td>1042122</td> <td>1095862</td> <td>1156256</td> <td>1166283</td> <td>Transfer Fee</td> <td>821000</td> <td>1603000</td> <td>1502000</td> <td>1101000</td> </tr> <tr> <td>Electricity Charges</td> <td>303501</td> <td>359746</td> <td>401038</td> <td>578565</td> <td>Maintenance Charges</td> <td>705000</td> <td>824200</td> <td>795090</td> <td>629802</td> </tr> <tr> <td>Festival Expenses</td> <td>86905</td> <td>21181</td> <td>89172</td> <td>114888</td> <td>Tenant Charges</td> <td>74200</td> <td>72900</td> <td>147100</td> <td>108350</td> </tr> <tr> <td>Maintenance &amp; Other Expenses</td> <td>338122</td> <td>298017</td> <td>486618</td> <td>676510</td> <td>Possession Charges</td> <td>60000</td> <td>120000</td> <td>105000</td> <td>75000</td> </tr> <tr> <td>Depreciation</td> <td>312700</td> <td>232565</td> <td>263382</td> <td>229617</td> <td>Interest from Members</td> <td>-</td> <td>230</td> <td>77933</td> <td>-</td> </tr> <tr> <td>Income Tax Paid</td> <td>127598</td> <td>0</td> <td>152890</td> <td>65870</td> <td>Other Miscellaneous</td> <td>61003</td> <td>54082</td> <td>91065</td> <td>79535</td> </tr> <tr> <td><b>TOTAL EXPENDITURE</b></td> <td><b>2210948</b></td> <td><b>2007371</b></td> <td><b>2549356</b></td> <td><b>2831733</b></td> <td><b>TOTAL RECEIPT</b></td> <td><b>1721203</b></td> <td><b>2674412</b></td> <td><b>2718188</b></td> <td><b>1993687</b></td> </tr> <tr> <td>Profit/Loss</td> <td>-489745</td> <td>667041</td> <td>168832</td> <td>-838046</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>GRAND TOTAL</b></td> <td><b>1721203</b></td> <td><b>2674412</b></td> <td><b>2718188</b></td> <td><b>1993687</b></td> <td><b>GRAND TOTAL</b></td> <td><b>1721203</b></td> <td><b>2674412</b></td> <td><b>2718188</b></td> <td><b>1993687</b></td> </tr> </tbody> </table> <p>One of the member Mr. Satish Jindal told that with the agenda, copy of Balance-sheet should be provided to member so they may see all the details regarding income and expenditure etc. He further told that on website of the society there was only balance sheet for the year 2022-23 and on asking the other three balance sheet were placed in website. It was clarified by the President that the web site got corrupt. Actually the balance sheet for four was available in website and was available for members by logging the site. For time being balance sheets were placed in PDF format. It was further clarified that this was for the first time all data were uploaded in website. For easy understanding of a common member, who is not well versed with accounting process a four years income and expenditure summary with profit and loss was also placed in the website. Secretary assure the house in future all documents will be provided. This item was approved. Members raised some other issues at the time of discussion of this item, the same has been clarified in point no. 20.</p>	SUMMARY OF RECEIPTS & PAYMENT ACCOUNT OF SARV MANGAL SOCIETY FROM THE FINANCIAL YEAR 2019-20 TO 2022-23										PAYMENT					RECEIPT					PARTICULARS	FY19-20	FY20-21	FY21-22	FY22-23	PARTICULARS	FY19-20	FY20-21	FY21-22	FY22-23						No. of Plot Transfer	10	18	15	10	Wages & Salary	1042122	1095862	1156256	1166283	Transfer Fee	821000	1603000	1502000	1101000	Electricity Charges	303501	359746	401038	578565	Maintenance Charges	705000	824200	795090	629802	Festival Expenses	86905	21181	89172	114888	Tenant Charges	74200	72900	147100	108350	Maintenance & Other Expenses	338122	298017	486618	676510	Possession Charges	60000	120000	105000	75000	Depreciation	312700	232565	263382	229617	Interest from Members	-	230	77933	-	Income Tax Paid	127598	0	152890	65870	Other Miscellaneous	61003	54082	91065	79535	<b>TOTAL EXPENDITURE</b>	<b>2210948</b>	<b>2007371</b>	<b>2549356</b>	<b>2831733</b>	<b>TOTAL RECEIPT</b>	<b>1721203</b>	<b>2674412</b>	<b>2718188</b>	<b>1993687</b>	Profit/Loss	-489745	667041	168832	-838046						<b>GRAND TOTAL</b>	<b>1721203</b>	<b>2674412</b>	<b>2718188</b>	<b>1993687</b>	<b>GRAND TOTAL</b>	<b>1721203</b>	<b>2674412</b>	<b>2718188</b>	<b>1993687</b>
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5.	To approve the expenditure incurred during the current Financial year for smooth running of society's affairs.	The secretary told the house that for smooth running of society business executive have to spend on capital expenditure as well as routine expenditure. The current year income and expenditure from 01.04.2023 to 09.03.2024 was also presented by the secretary before the General House. It was brought to the notice that till 09.03.2024																																																																																																																																		

		<p>there were only nine cases of transfer. Total receipts till 09.03.2023 were approx 24lacs and total expenditure was nearly 22 lacs. Balance as on 09.03.2024 in Indian Bank was nearly Rs. 95000/- and in Co-op Bank Rs. 44274/- . Cash in hand was approx Rs. 20000/-. There is no FDR. Previous FDR of nearly Rs. 3 lacs was utilized on maturity for Tube well payment. This was approved.</p>
6.	<p>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.</p>	<p>The President appraised the house that this matter was pending since 2004 when Mr. Amarjit Singh (Membership no. M-088) sold his house no. 37 to Mr. Ram Sumer but due to pendency of cases against Mr. Amarjt Singh and stay orders not to transfer the membership till the decision of cases. With great efforts, order of AR is received on 19.01.2024 wherein Mr. Ram Sumer is directed to pay the dues of Mr. Amarjit Singh as was decided by the courts and further directed to transfer the house to Mr. Ram Sumer after receiving the principal and interest as per orders. The total amount workout to Rs. 6,56,908/- (Principal amount Rs. 3,07,715/- and Interest amounting to Rs. 3,49,193/-).</p> <p>The orders of AR were in punjabi therefore Mr. Surinder Singh Tej who is scholar in punjabi was requested to read the orders for transparency purposes. Every member of the house accepted the verdict of the AR but one member Mr. Trilok Singh raised his point that this calculation is manipulated. He further told that order of AR should be circulated to all the members and no amount should be written off. President told that the order and interest calculation sheet will be placed on the website of society as well as in file of Mr. Amarjit Singh. Mr. Trilok Singh asked a copy of the case registered against Mr. Amarjit Singh in 1989 should be provided to him. President told he may collect the copy at any time.</p> <p>The General House approved this transfer as per the orders.</p>
7.	<p>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 members were of opinion to charge Rs. 1,000/- by treating as death case. Present transfer fee is Rs 3 lacs. 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</p>	<p>The president read this agenda and shared all the details with the house that Mr. Amarjit Singh sold the house on 18.12.2004 and made request for transfer to Mr. Ram Sumer. The society refused to transfer the same vide its letter dated 04.03.2005 due to pendency of cases against Mr. Amarjit Singh. The transfer free at that time was Rs. 20,000/- and the same was recommended to be charged for this transfer. The house approved the proposal of Executive Committee for charging Rs. 20,000/- as transfer fee. Each Member approved this except Mr. Tirlok Singh who opposed this. Approved by General House.</p>

	<p>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>	<p>Secretary told the house that the deep and dirty giving foul smell septic tank place was converted into a park. There was no park in Phase 1, now plantation and grass work has already been done. In due course, Solar light in park, Gym other pending development work as discussed in phase 1 meeting will be carried out. This was approved.</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>	<p>This item was read by the president Mr. Ashok Kumar Arora. He appraised the member that society purchased 14 biswa land in outer area of phase 1 during the year 1993. No one took the physical possession of the land and at this stage it was very difficult to find our land. He further told that letters to Tehsildar were written. Kanoogo also visited on 24.04.2023 the phase 1 area and measured the land but could not find the specific area of khasra no 155/2 where our 14 biswa land exist. The previous members of Executive with mutual consent of owner of Laguna Banquet Hall earmarked 14 Biswa land and the same got registered in MC records. Now as per the new Fard, Mr. Manpreet Singh of the laguna Banquet Hall sold some of his land and our agreed area also comes in that place. The buyer is constructing some big building in area and the owner started constructing in our area also. President further told that we are in the legal process and case will be filed after gathering all the documents required to establish our case. This was approved. Powers were given to the president and secretary to fight the case and settled the matter in the interest of the 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>	<p>It was further clarified that in phase 1 the area is down and there is water logging problem. We will take advice from technical person and the only solution seem to construct water recharging station. The house approved this.</p> <p>The other point raised by the resident that there is no security gate in Phase 1. There is need of gate and security service in the society. The president assure the house that the gate will be installed shortly.</p> <p>The other point in this agenda was separation of phase 1 &amp; 2. It was further appraised that this matter has already been discussed in the special meeting with phase 1 on 14.01.2024. Still all the details share with the house for their opinion. In this connection, Mr. Trilok Singh told the house that he is of the opinion that there should be no separation but there should be separate executive body of phase 1 who will run the business of phase 1. This was not acceptable since there is provision of 7-9 members in the society. This single plea was rejected. The house approved the proposal of separation of phase 1 &amp; phase 2. It was further suggested by Mr. Trilok Singh that in case of separation, Phase 1 which is original society and the address of registration is also of phase 1 will keep the original name and registration no. 948 and phase 2 needs</p>

		<p>to take their own registration number. This was approved by the house.</p> <p>It was also suggested that those who are not constructing there house and there plot is deep and water accumulate in that they should be asked to fill their plots at ground level. president assure we will write a letter to such members for filing their area.</p> <p>The owner of Plot no. 15 &amp; 43 raised the question that there map is not been approved by the MC on the ground that the society is not approved and master map is not available. This was clarified by the president that map of more than 25 houses have been approved by the MC with normal charges. MC appraised about this and follow up been done regarding this.</p>
11	To Construct shed for library cum recreation room in Phase 2 near Tube well area adjoining to Plot number 116.	The construction of shed for recreation hall cum library etc. was opposed by few members. There was rumor and confusion that the society is going to construct a Mandir and pucca shed in the purposed area. It was clarified to the house that we are not going to construct any Mandir in that area or in society. We want to construct a tinned shed to be used as a small library of newspapers and other Indoor games like Carrom Board and other indoor activities. The same was approved.
12	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 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.	Secretary appraised the members regarding use of house no 28 as a guest house. Further the member/owner claimed that this house is not being used as guest house rather is being used for residents of their employees. However Secretary told that the other resident may also use their houses for such activities or B&B etc. The executive committee, president, secretary were authorized to take all required action for curtailing such activities and also 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 <b>Annexure-1</b> . Approval of each item is solicited from the house.	This Agenda item with the decision is attached as <b>Annexure 1</b> at the end of this proceedings.

14	To approve the all other decision taken by the Executive in the interest of society till date.	The secretary to the house that in the interest house of the society the executive committee has to take many decision in normal course of work and the all the decision taken in the interest of the society are approved.
15	To approve the expenditure to be incurred for conducting the General House.	The secretary told that the arrangement of tents, chairs and lunch etc. for nearly 200 persons the estimate expenditure will be around Rs 90,000/-. It was further told that in 2019 general house nearly 1.09 lac were spent. This was approved. However, it was desired by the house that in future we should reduce our expenditure on such heads by avoiding lunch etc.
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.	This was discussed in details. The house was told that average monthly expenditure on electricity works out to more than Rs 55000/-. The annual expenditure nearly seven lacs. The estimated expenditure on solar power to reduce the bill also works out nearly 7 lacs which will reduce our bill drastically. we may go for higher version to bring to our electricity expenses as negligible. This will depend upon the requirement and status funds. This was approved.
17	To permit the Executive committee for selling the old scrap like old tube well pipes and other scrap lying in the store.	The secretary told the house that there are old tube-well pipes and other material like old wires, old kassi and other iron items lying in the stores and of no use. The same needs to be sold. President further told the house that we will try to use the old tube-well bore can be used as a fountain with lights. Further One member suggested that at the time of disposal of old material there should be 2-3 members committee who will look into this matter. This was approved.
18	Permission to <b>let-out</b> 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.	The house was appraised that the room being used by the security staff is in good size. Moreover, adjoining room is also vacant just being used as a store and keeping old waste material. This security room can be used to let out to ATM service and society may earn handsome income. There is no ATM on this road. Moreover, resident will also be benefited with this facility at doorstep. The house was assured that there will be no hindrance at entry gate since the entry of ATM will be the outside area where there is a water cooler. This was discussed in details and was approved.
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.	This was also discussed in details. It was suggested to take hard steps to curtail this. This was already implemented in Phase 2 now also approved for phase 1 as well.
20	Any other item with the permission of Chair.	Further one gentleman spoke that work done by committees is good and appreciable but question on holding the AGM in the 5th year needs clarification. President replied that last AGM was held on 10.03.2019. The present committee took the charge on 19.07.2019. One year completed on 19.07.2020 and financial year closes on 31.03.2021. This was a Covid period no AGM took place. Secondly, the matter relating to increase in maintenance and other charges was pending for decision by the Executive Committee due to

difference of opinion for increase in rates. This matter remain pending for further discussion. But no result or common consensus built on the issue. whereas these items needs approval of the house before implementation as was decided by the executive in its earlier meeting. Moreover, in the agenda of executive meeting dated 31.01.2022 & 05.03.2023 the item for holding the date and agenda of general body meeting was placed before the executive but again remain pending for increase and other court pending decision etc.

The house was also appraised that in the past also none of the AGM held on an annual basis. The following AGM were held in past:

2003-2008 (One General body),

2008-2014 (No AGM held),

2014-2019 (Two AGM held one is 2017 & other 2019). There may be various reasons for including funds position for not holding AGM on annual basis.

It was suggested and approved that the AGM should be called on an annual basis and the society need not to go for huge expenses.

Further one more question came in the house that market place lying idle in the society and by constructing that society could earn rent for smooth running of society affairs. President replied that for construction for the shopping complex a lot of funds required at initial stage just for preparation of map approval of map huge development work etc. moreover permission of RERA etc is also required before selling the commercial sites. President further told that in 2017 General body meeting (previous committee) where I was secretary came for discussion. It was decided that instead of making small 16-17 booth we should properly utilize the area by planning to construct basement for parking, a big showroom and some small 3-4 booth. On 1st and 2nd floor community centre could be constructed. But few days after this government declare demonetization and result of this value came down drastically.

Someone also suggested that we should form a committee for construction of market and sources for funds to be raised. Secretary Mr. Atul Chaubey told the house that expert view will be taken up and committee will be formed and the committee will gives its view and details report on this. One more suggestion was given that we should restrict expenditure on festival and meeting etc and to reduce the expenditure and in the next meeting only tea etc should be served.

Someone also raised a point that members/family member/resident should be allowed to raised the point and share their opinion in the general house. The house was appraised that this is being followed from the last many years. However, the suggestion were noted for further clarification from the AR office.

President thanks the members and their families for sparing their time and attend the proceedings and invited each member to have lunch.

sd/-  
President

sd/-  
Secretary

sd/-  
Members

**Copy to:** AR  
Notice Board  
Website of 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	DECISION TAKEN IN GENERAL HOUSE
<p align="center"><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 align="center"><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 &amp; maintained by MC)</p>	<ol style="list-style-type: none"> <li>Maintenance Charges are Rs 300/- pm from the last 9 year. Inflation increased more than 50%.</li> <li>Electricity and salaries expenses increase many fold when compare with 2013.</li> <li>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>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>The matter was discussed in details and was approved as was purposed. Maintenance Charges Rs 600/- per month instead of Rs 300/- per month earlier effective from 01.07.2023.</p> <p>The rates of maintenance charges for Phase-1 will be Rs 300/- per month from Rs 200/- pm.</p> <p>This will also effective from 01.07.2023</p>
<p align="center"><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 align="center"><u>PROPOSED TENANT CHARGES</u></p> <p>Rs 400/- per month per tenancy.</p>	<p align="center"><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>The matter was discussed in details and after discussion. The proposal was withdrawn. There will be no increase in Tenant Charges.</p> <p>However, Tenant charges will now be applicable in Phase I also. The rate and date of implementation will be decided in Executive meeting.</p>
<p align="center"><u>PENALTY FOR NON-PAYMENT OF MAINTENANCE/TENANT CHARGES</u></p>	<p align="center"><u>PROPOSED PENALTY /INCENTIVE</u></p>	<p align="center"><u>REASON BEHIND INCREASE</u></p>	<p align="center"><u>FINAL DECISION TAKEN</u></p>
<p>Earlier there was no penalty system for late payment of Maintenance Charges for Phase 1 &amp; 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>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 10<sup>th</sup> of each month. 3 Interest of 1% per month (12% pa) on delay payment i.e. after 10<sup>th</sup>. 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>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>	<p>This matter was also discussed in details. The proposal was approved as was recommended as under:-</p> <p>Those who will pay advance payment will enjoy a rebate of 6% PA for the period in Advance. Monthly payment cutout date is fixed on or before 10th of each month.</p> <p>Any payment of maintenance charges or Tenant Charges receive after 10th will bear monthly interest @ 1% per month.</p> <p>Interest @12% per annum will be charged on outstanding payment after 30.04.2024. It was requested to Pay outstanding balance on or before 30.04.2024 to avoid late payment of interest.</p>
<p><u>TRANSFER FEE UPTO 31.03.2023</u></p>	<p><u>TRANSFER FEE FROM 01.04.2023</u></p>	<p align="center"><u>REASON BEHIND INCREASE</u></p>	<p>The members were appraised about the last increase and reason for increase and about present increase and about the date of implementation from 01.04.2023. This was also approved and ratified. The house was informed about the reason for such Fee. The same was approved and ratified.</p>

<p><b>Transfer fee PLOTS</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>BUILT UP HOUSES</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>FOR PLOTS</b></p> <p>Transfer Fee increased from Rs 1,00,000/- to Rs 1,50,000/- effective from 01.04.2023.</p> <p><b>BUILT UP HOUSES</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. (This came into effect from 01.04.2023 and ratification of general house is required)</p> <p><b>URGENT TRANFER CLAUSE</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>FOR PLOTS AND BUILTUP HUOUSE</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. This will be effective from plot or flat of phase 1 &amp; 2 transfer on or after 01.04.2023.</p> <p><b>URGENT TRANFER CLAUSE</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. This is also came into effect from 01.04.2023.</p>	<p>The members were appraised about the last increase and reason for increase and about present increase and about the date of implementation from 01.04.2023.</p> <p><b>This was also approved and ratified.</b></p> <p>The house was informed about the reason for such Fee. The same was approved and ratified.</p>
<p><b>MOTOR ON DIRECT WATER SUPPLY</b></p>	<p><b>PROPOSED PENALTY FOR NOT REMOVING MOTOR FROM DIRECT WATER SUPPLY</b></p>	<p><b>REASON AND INTENTATION BEHIND THIS</b></p>	<p><b>FINAL DECESION TAKEN</b></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. We have issued many notices for removal of motor from direct water supply but of no avail. 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><b>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.</b></p>	<p>The purpose behind taking this step is <b>not</b> 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>	<p>This matter was also discussed in details. The house was told that the Executive did its best to deal this issue but there was no other alternative to solve this problem. the opinion of a few resident was that the resident who had constructed their houses in starting years had not constructed underground water tank as the same was not required and no person from society or office bearer told about this. Now it would not be easy to do all this and moreover, imposing penalty is not a solution It was discussed and decided that the society will guide or help the resident in constructing underground water tank or using plastic tank to install motor for lifting water.</p> <p>It was approved that the executive is giving one year time to resident for removal of motor and no penalty will be charge till 31.03.2024</p>

sd/-  
President

sd/-  
General Secretary

sd/-  
Members