

ASHOKA ENCLAVE CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

(Registration No. 1294 (GH))

PLOT NO. 8A, SECTOR- 11, DWARKA, NEW DELHI -110075

PHONE NO. 011- 4368383

Email: ashoka.cghs@yahoo.com

Ref. No.

Dated: 21-08-2021

NOTICE OF ANNUAL AND SPECIAL GENERAL BODY MEETING

The Annual and Special General Body Meeting (A&SGBM) of Ashoka Enclave CGHS Ltd. (the society) will be held on Sunday, the 12th September 2021 at 11:00 AM in the premises of the Society, to transact the following business.

1. Consideration and approval of the re-audit reports along with audited accounts for the financial years 2017-18 and 2018-19.
2. Consideration and approval of actual expenditure incurred by the Managing Committee till 30th day of June, 2021 and the budget Estimate of expenditure of the society for the year 2021-2022 amounting to Rs. 69,10,884/-
3. To consider and approve the collection of Annual maintenance Charges (AMC) from all members of the society @ Rs. 35,000/- in two equal instalments. The last date of payment of first instalment shall be 30-9-2021 and the last date for payment of second instalment shall be 28-2-2022.
4. Approval of budget estimate for Repair and Maintenance of the Basement of the society of Rs. 20,00,000/- (Rupees Twenty Lakhs) only including dismantling of park and removing of earth from there to prevent leakage of rain water in the the basement.
5. Approval of budget estimate for Repair and Maintenance of the Boundary walls of the Society (including fixation of tiles thereon) of Rs.11,50,000/- (Rupees Eleven Lakh Fifty Thousand only).
6. Approval of budget estimate for repair of broken grit wash, white wash and painting of common areas of the Society of Rs. 24,00,000/- (Rupees Twenty One Lakh) only.
7. To approve the award of contract of installation of Electronic Door Protection System (Censors) in all lifts of the society at the cost of Rs. 3,49,576/- plus applicable GST to M/s. Otis Elevators Company India Limited.
8. To approve the collection of interest @ 15% on late payment of dues of society by the members.

Detailed Agenda of business to be transacted in the general body meeting is attached herewith. Light refreshment will be served to all participants after the conclusion of the meeting.

For Ashoka Enclave Cooperative Group Housing Society Ltd.



Shree Gopal
Secretary

Encl. 1. Detailed Agenda alongwith other annexures

Copy to:-

- (i) Assistant Registrar (Section-1) Office of the Registrar Co-operative Societies Govt of NCT of Delhi, Parliament Street, New Delhi-110001 for information
- (ii) Members of the Society.
- (iii) Notice Boards of the Society

Detailed Agenda of business to be transacted in the general body meeting of Ashoka Enclave CGHS Ltd. to be held on Sunday, the 12th day of September, 2021 at 11:00 a.m. in the premises of the society at Plot No. 8A, Sector 11, Dwarka, New Delhi-1100075

1. Quorum of the meeting

Extracts of Rule 48 the DCS Rules, 2007 governing the Quorum of a general body meeting are reproduced here below.

“48. Quorum of a general body meeting.

(1) Notwithstanding anything contained in the bye-laws, the quorum for a general body meeting shall be one third of the total number of members subsisting as such on the date of notice of the meeting;

Provided that in case of a Society having membership of thirty or less than thirty members, then quorum shall be minimum of ten members.

(2.) No business shall be transacted at any general body meeting unless there is a quorum at a time where the business of the meeting is due to commence.

(3.) If within half an hour from the time appointed for the general body meeting, the quorum is not present, the General body meeting shall stand adjourned for fifteen minutes on the same day, which should be specified in the notice calling the general body meeting.

Provided that at the adjourned meeting, no quorum shall be necessary,

Provided further if the general body meeting is called upon at the requisition of the members of the cooperative society (not the Registrar) it shall stand dissolved.”

The quorum will be observed for the first 30 minutes from 11:00 AM. Thereafter, if the quorum is not complete, the meeting will be adjourned for the next 15 minutes as specified in the rule 48 of the DCS Rules, 2007. Even if thereafter also the quorum is not complete, the AGBM will be held on the same day i.e. 12th September 2021 at 11:45 AM.

2. Attendance of the meeting by members only

Only Members of the society will be permitted to attend the General Body Meeting.

3. Agenda item no. 1

As per section 31, the Audited accounts consisting of Audited Profit and Loss Accounts, Audited Receipt and Payment Accounts and Audited Balance Sheets of the society for the years 2017-18 and 2018-19 are required to be put before the annual general meeting for its consideration and adoption. The accounts of the society for the year financial years 2017-18 and 2018-19 were originally audited by M/s. Gupta and Wadhwa, Chartered Accountants vide their audit reports dated 27-01-2019 and 1-11-2019 respectively. On the complaint of then vice president of the society for special audit, the Registrar of Cooperative Societies vide his order dated 24-7-2020, instructed the existing auditors to re audit the accounts of the society. In compliance of this order, the accounts of the society for these two years were re-audited by M/s. Gupta and Wadhwa vide their audit reports dated 15-01-2021. These re audited accounts of the society are required to put before the annual general meeting for its consideration and adoption. Copies of these audited financial statements alongwith order of the Registrar dated 24-07-2020 have been published at the 'General Body Meetings' button of the website of the society i.e. www.ashokaenclave.in. Though the website is still under development but this button has made been live for the purpose of easy access of the financial statements to the members. Copies of these financial statements shall also be sent to the mail box of all members for their easy access. The members who have not yet submitted their email id to the society are requested again to submit their email ids to the society as soon as possible at ashoka.cghs@yahoo.com. Hence the following resolution is being put before the general body meeting for voting.

“Resolved that the the Audited accounts of the society consisting of Audited Profit and Loss Accounts, Audited Receipt and Payment Accounts and Audited Balance Sheets of the society dated 15-1-2021 for the years 2017-18 and 2018-19 are hereby approved and adopted.”



4. Agenda item no. 2.

This managing committee took charge from the previous managing committee on 28-3-2021. The managing committee of the society till 30-6-2021 has made expenditure/payments of Rs. 15,52,907/- before calling of this general body meeting. The managing committee has prepared a budget of Rs. 69,10,884/- for the expenditure/payments to be incurred/made in the financial year 2021-22 which may be considered and approved by the general body meeting. Hence for this purpose, the following resolution shall be put before the general body meeting.

“Resolved that the expenditure/payments of Rs. 15,52,907/- incurred/made by the managing committee from 1-4-2021 to 30-6-2021 and budget of expenditure/payments to be incurred/made in the full financial year 2021-22 amounting to Rs. 69,10,884/- is hereby approved”

5. Agenda item no. 3

To meet its day to day expenses on running and maintenance of the society, the society need to collect annual maintenance charges from its members. Though the expenditure of this year is budgeted for Rs. 69,10,884/-, the managing committee has proposed to collect Rs. 35,000/- from each member under this head for the year 2021-22 considering the present fund balance of the society, some other receipts and a measure of tax planning. The following resolution shall be put before the general body meeting for its approval.

“Resolved that Annual maintenance Charges (AMC) amounting to Rs. 35,000/-, payable in two equal instalments, be collected from all members of the society. Resolved further that the last date of payment of first instalment shall be 30-9-2021 and the last date for payment of second instalment shall be 28-2-2022.”

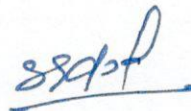
6. Agenda item no. 4

The basement of the society needs immediate repairs, Before the assumption of office by the present managing committee, there was leakage from drain/sewerage/man hole/gully traps and rain water in basement of the society. By now as an urgent measure, the managing committee has been able to resolve and rectify the leakage from all drain/sewerage/man hole/gully traps except one location. But the leakage of rain water from the roof of the basement which is a park, still exists. Also there is leakage water from broken PVC sheet installed at entry/exit of the basement. Now to completely rectify the leakage from all quarters, the park of the society made above the basement needs to be dismantled and needs to be made a plain concrete surface after extraction of all filled earth lying therein. Also the reinforcement of beams and columns has been corroded and concrete swelled and has even fallen at many places due to leakage of water from the roof/park. This situation in the basement is very alarming and hazardous to the life and property of members which need to be immediately repaired. The managing committee of the society has estimated a cost of Rs. 20 lakhs for repair and maintenance of the basement including replacement of damaged PVC roof sheet installed at the entry/exit way of the basement. Hence the following resolution is being put before the general body meeting for its consideration and approval.

“Resolved that a budget estimate of repair and maintenance of the basement including dismantling of the park made above the basement, amounting to Rs. 20,00,000/- is hereby approved.

7. Agenda item no. 5

The boundry walls of the society are in ugly shape wherein the plaster has been fallen out in most of the places. There is a need of repair and maintenance of boundry walls and fixing of tiles therein to face lift the looks of the society. Also there is need for painting of railings installed on the boundary walls of the society. Hence the following resolution is being put before the general body meeting for its consideration and approval.



“ Resolved that a budget estimate amounting to Rs. 11,50,000/- is hereby approved for repair and maintenance of boundry walls of the society including fixation of tiles and painting of grills/rallings installed thereon.”

8. Agenda item no. 6

The grit wash on external face of the building of the society has been swelled at many places and in some places, it parts has felt down also which is not only a risk for security and safety of members and their properties but also looks ugly which require its repair and maintenance. Also the area of the building which is not covered by grit wash requires white wash/painting. Hence the following resolution is being put before the general body meeting for its consideration and approval.

“Resolved that a budget estimate of Rs. 24,00,000/- (Rupees Twenty four lakhs only) for repair of grit wash, white wash and painting of the common area of the building of the society amounting to Rs. 24,00,000/- (Rupees Twenty four Lakh only) is hereby approved.”

9. Agenda item no. 7

The present lifts system of the society is devoid of Electronic Door Protection System (Censors) which may be a big security risk for its users. The managing committee has already negotiated and finalized the cost of this system with the Otis Elevators Company India Limited who is our service provider for the lifts. Hence the following resolution is being put before the general body meeting for its consideration and approval.

“Resolved that the work of installation of Electronic Door Protection System (Censors) in all lifts of the society at the cost of Rs. 3,49,576/- plus applicable GST be awarded to M/s. Otis Elevators Company India Limited.” Being a specialized agency for lifts.

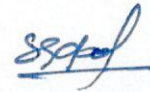
10. Agenda item no. 8

To ensure that there remains a discipline in payment of annual maintenance charges of the society on or before the last dates of payments. It is proposed to charge interest @ 15% p.a. on all payments/dues received by the society after the last dates. Hence the following resolution is being put before the general body meeting.

“Resolved that interest @ 15% p.a. be charged on all late payments made by the members of the society, to the society.”

Place: Delhi
Date: 21-8-2021

For Ashoka Enclave CGHS Ltd.



(Shree Gopal)
SECRETARY