

ASHOKA ENCLAVE CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

(Registration No. 1294 (GH))

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

Phone No. 011- 43568383 Email: mail@ashokaenclave.in

Ref. No. 5535

Dated: 05-03-2022

NOTICE OF ANNUAL CUM SPECIAL GENERAL BODY MEETING

The Annual cum Special General Body Meeting (the general body meeting) of Ashoka Enclave CGHS Ltd. (the society) will be held on Sunday, the 27th day of March 2022 at 11:00 AM in the office hall of the Society, to transact the following business.

1. To Consider and approval the audited accounts of the society for the financial years 2019-20 and 2020-21.
2. To consider and approve the budget Estimate of expenditure of annual maintenance of the society for the year 2022-2023 amounting to Rs. 67,80,700/-.
3. To consider and approve the collection of Annual maintenance Charges (AMC) for the year 2022-23 from all members of the society @ Rs. 38,000/- in two equal installments of Rs. 19,000/- each. The last date of payment of first instalment shall be 30-4-2022 and the last date for payment of second instalment shall be 31-10-2022.
4. To consider and approve revised budget estimate for Repair and Maintenance of the Basement of the society of Rs. 37,76,000/- (Rupees Thirty Seven Lacs Seventy Six Thousands only) including dismantling of park, removing of earth there from and fixing of Kota Stone at the roof thereof to prevent leakage of rain water in it from roof.
5. To approve the collection of Rs. 47,000/- from members of the society for development works, in two equal installments of Rs. 23,500/- each. The last date of payment of first instalment shall be 30-7-2022 and the last date for payment of second instalment shall be 31-1-2023.
6. To confirm & approve the collection of shifting charges @ Rs. 3000/- per shifting (whether in or out) from the member/mover whether shifting is by him/her or his/her tenant or other representative.
7. To confirm & approve collection of Hall booking charges from the members of the society whether for him or his/her tenant or other representative @ Rs. 3500/- for 12 hours or part thereof & @ Rs. 5000/- for 24 hours or part thereof.
8. To consider and approve the collection of parking charges @ Rs. 1,000/- per Car for first additional car and @ Rs. 2,000/- per Car for second additional car, over and above the parking space allotted by the society to the respective members.
9. To consider and approve the write off & sell in scrap Drill machine (written down value rs 2768.88 as 31-03-2021, type writer (written down value 106.10 as on 31-03-2021 from the books of accounts of society.

10. To consider and approve the write off of opening balance of Rs. 19,100/- and interest accrued thereon (Rs. 2,865/-) as at 01.04.2021 of Ms. Anita Verma (Flat No. 1802), M. No. 495.

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) All Members of the Society.
- (iii) Website and all 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 27th day of March, 2022 at 11:00 a.m. in the office hall 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. 27th day of March, 2022 at 11:45 AM.

2. Attendance of the meeting by members only

As per DCS Rules, only Members of the society will be permitted to attend the General Body Meeting and no proxy will be allowed. As per rule 22, in case of joint membership, only first named member will be permitted to attend the General Body Meeting. In such cases, if the first joint member is not able to attend the meeting, he can authorize the second member to attend the meeting. Such authorization should reach the office of the society at least 24 hours before start of the 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 2019-20 and 2020-21 alongwith the Auditor's Reports are required to be put before the annual general meeting for its consideration and adoption. Copies of these audited financial statements have been published at the 'General Body Meeting 27-03-2022' button of the website of the society i.e. www.ashokaenclave.in. Copies of these financial statements shall also be sent to the mail boxes and whatsapp numbers of all members of the society 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. The members who wish to have a hard copy of these financial statements may obtain them from the office of the society free of any cost. 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 alongwith Auditor's Reports dated 28-10-2020 and 15-12-2021 for the years 2019-20 and 2020-21 respectively are hereby approved and adopted.”

4. Agenda item no. 2.

The managing committee of the society has prepared a budget of Rs. 67,80,700/- for the expenditure to be incurred in the financial year 2022-23 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 budget of expenditure to be incurred in the full financial year 2022-23 amounting to Rs. 67,80,700/- 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. 67,80,700/-, the managing committee has proposed to collect Rs.38,000/- from each member of the society under this head for the year 2022-23 considering the present fund balance and some other receipts of the society. The following resolution shall be put before the general body meeting for its approval.

“Resolved that Annual maintenance Charges (AMC) amounting to Rs. 38,000/-, payable in two equal instalments of Rs. 19,000/- each, be collected from all members of the society. Resolved further that the last date of payment of first instalment shall be 30-4-2022 and the last date for payment of second instalment shall be 31-10-2022.”

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, the managing committee has been able to resolve and rectify the leakage from these points. But the leakage of rain water from the roof of the basement which is a park and broken PVC Shed at the entry of basement, still exist.

To completely rectify the leakage from all quarters, It was proposed by the MC in the previous GBM that the park of the society made above the basement be dismantled and a plain concrete surface be made at the roof of the basement after extraction of all filled earth lying therein. It was also proposed that the reinforcement of beams and columns which have been corroded and concrete whereof has been swelled and has even fallen at many places due to leakage of water from the roof/park, be done. Also it was proposed by the MC that the damaged PVC Roof/Shed at the entry of basement of the society be replaced. For this purpose the GBM held on 12-9-2021 was pleased to approve the budget of Rs. 20 lakhs.

Now the managing committee is of the opinion that instead of plain concrete at the roof of the basement, Kota stone should be fixed to have good ambience and prevent any leakage of water therefrom in the basement of the society. For this additional work an additional cost of Rs. 12 lakhs is budgeted by the MC. Also in the previous budget, GST was not considered which is @ 18% of the cost. Hence there is need for a revised budget of Rs. 37.76 (20+12+GST) lakhs for the repair and maintenance of basement of the society. Hence the following resolution is being put before the general body meeting for its consideration and approval.

“Resolved that a revised budget estimate of repair and maintenance of the basement of the society including dismantling of the park, removing of earth there from and fixation of Kota Stone thereabove, amounting to Rs. 37,76,000/- is hereby approved.

7. Agenda item no. 5

The MC has taken up the following development works in the society.

Name of the work	Estimated cost (in Rs.)	
Repair, maintenance and painting of Building	24,00,000	
Add: GST @ 18%	4,32,000	28,32,000

Fixing of tiles and painting of grills at boundry walls	10,69,401	
Add: GST @ 18%	1,92,492	12,61,893

Repair and Maintenance of the basement including installation of Kota Stone on its roof	32,00,000	
Add: GST @ 18%	5,76,000	37,76,000
	-----	-----
Total		78,69,893

The MC proposes to collect Rs. 47,000/- from each member/flat of the society for these development works in two equal instalments of Rs. 23,500/- each. Hence the following resolution shall be put before the general body meeting for its consideration and approval.

“Resolved that a collection of Rs. 47,000/- from each member/flat of the society be made in two equal instalment of Rs. 23,500/- each. The last date for payment of first instalment shall be 30-7-2022 and the last date for payment of second instalment shall be 31-1-2023.”

8. Agenda item no. 6

To confirm and approve the collection of shifting charges, the following resolution is being put before the general body meeting for its consideration and approval.

“Resolved that collection of shifting charges @ Rs. 3000/- per shifting (whether in or out) from the member/mover whether shifting is by him/her or his/her tenant or other representative be hereby confirmed and approved.

9. Agenda item no. 7

To confirm and approve the collection of hall booking charges, the following resolution is being put before the general body meeting for its consideration and approval.

“Resolved that collection of Hall booking charges from the members of the society whether for him or his/her tenant or other representative @ Rs. 3500/- for 12 hours or part thereof & @ Rs. 5000/- for 24 hours or part thereof be hereby confirmed and approved.

10. Agenda item no. 8

To consider and approve the collection of parking charges @ Rs. 1,000/- per Car for first additional car and @ Rs. 2,000/- per Car for second additional car, over and above the parking space allotted by the society to the respective members, the following resolution shall be put before the general body meeting.

“To consider & approve the collection of parking charges @ Rs. 1,000/- per Car for first additional car and @ Rs. 2,000/- per Car for second additional car, over and above the parking space allotted by the society to the respective members be hereby approved.”

11. Agenda item no. 9

In the books of accounts of the society, there is one drill machine and one typewriter which are obsolete and not usable. To write them off the books of accounts of the balance sheet and sell it in scrap, the following resolution shall be put before the general body meeting.

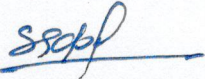
“Resolved that the Drill machine (written down value rs 2768.88 as 31-03-2021) and the type writer (written down value 106.10 as on 31-03-2021) lying in the books of accounts of the society be written off & sold in scrap by the Managing Committee.”

12. Agenda item no. 10

In the accounts of the society an opening debit balance of Rs. 19,100/- in the name of Ms. Anita Verma, M. No. 495 (Flat No. 1802) is appearing since 1-4-2017. Ms. Anita has represented before the society that this amount is not payable by him and is wrongly appearing in the Balance Sheets. The MC has investigated the matter and have found that this amount is not payable by her and is appearing wrongly. Hence to write off this demand, the following resolution is being put before the general body meeting.

“Resolved that opening debit balance of Rs. 19,100/- and interest accrued thereon (Rs. 2,865/-) as at 01.04.2021 in the name of Ms. Anita Verma (Flat No. 1802), M. No. 495 be write off from the books of accounts of the society.

For Ashoka Enclave CGHS Ltd.



(Shree Gopal)
SECRETARY

Place: Delhi

Date: 5-3-2022