

Ghalib Memorial Co-operative Group Housing Society Ltd.

Office: Ghalib Apartments, Plot No. 27, Road No. 42, Parwana Marg, Pitam Pura, Delhi-110034. Tel.: 47501632

To
The Asst Registrar,
Sec III
Office of RCS
Parliament street
New delhi 110001

04/01/2021



Reg Minutes of AGM held on 27/12/2020

Sir

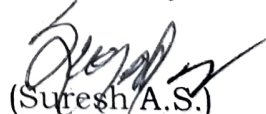
We are enclosing here with Minutes of AGM held on 27/12/2020

The meeting was conducted online (virtual meeting) due to covid-19 restriction

Thanking you

Yours faithfully




(Suresh/A.S.)
President
Mob 8700347241

General Body meeting notice DT 5/12/2020 is sent to all the eligible members for VIRTUAL meeting on 27/12/2020 at 11:30 AM to discuss the following Agenda

- (1) Confirmation of minutes of previous AGM
- (2) Secretary Report
- (3) Presentation/ Approval of Audited financial accounts of Society for year ending 2019-2020
- (4) DCHFC. Loan matter/ Progress so far ways and means of clearing Loan
- (5) Redevelopment of Ghaleb Society
- (6) Any other matter.

Mr. Suresh A.S. President, Presided Over the meeting. The meeting started at 11:30 AM. The members joined the meeting after marking

The attendance through WhatsApp application and members presence is listed below. Fasted in AGM Register Quorum was Complete

Full Name	Flat Number	Registered Mobile Number	Membership Number	I will be present meeting at scheduled time
Bhushan Lal Saraf		229 9718907498		88 Yes
Dr R P Singh		31 9810209894		100 Yes
Sunita gupta		157 9891529497		331 Yes
Bindu Bala	2 Ghalib Apartments	8287048854		309 Yes
Prema Malhan		88 9818129497		285 Yes
Avtar singh		183 9999130014		244 Yes
Alpana pant		214 9311449293		303 Yes
Amit Kumar		241 9313340776		141 Yes
Yogendra Kumar		127 9871903036	06	Yes
Narinder Talwar		5 9811043746		18 Yes
Surinder talwar		10 9811012487		165 Yes
Ajay kumar Puri		46 9811532630		52 Yes
Vanita Anand		40 9891143447		226 Yes
Ashit Chatterjee		208 9868034536		48 Yes
Dr. Mohammad Usman		41 9811991378		129 Yes
Arvind Salhotra		13 9810345698		11 Yes
Kamran Khan		73 9810760817	Yes 24	Yes
ARUN GULATI		156 9999915134		233 Yes
Kamlesh dasoar		281 9711128272		316 Yes
Sanjeeva Raina	32 ghalib apartment pitar	9313701069		201 Yes
Nalini tikoo	Flat no 68	9871232332, 8851464370		155 Yes
Raju Razdan		78 9971712393		142 Yes
Ved prakashGupta		288 9313675632		10 Yes
Rita Gupta		120 9868226574, 9311201643		289 Yes
Sunil Raina		146 9810093102		311 Yes
Matin		256 9868204616		82 Yes
Kamran Khan		73 9810760817	Yes 24	Yes
Mohammad Khursheed		43 +971556773062		60 Yes
Mrs. Noora Altaf		18 8,826,928,914		151 Yes
Anirban Mitra		292 9810116183		94 Yes
Prem Lata Saini w/o S Sai		15 9818118983		77 Yes
Seema Javed		98 8920306638		38 Yes
GEETA MOHAN		76 9911097091		145 Yes
Vijay sharma		54 9811176231		221 Yes
Sapna aggarwal		197 9311444537		178 Yes
Kewal Dhar		203 9810159962		36 Yes
Aijaz Ahmad		39 8197607376		115 Yes
Afzal Ahad		261 9811446387		122 Yes
Poonam Malhotra		101 9873002330		121 Yes
Sushila Paliwal		56 9873647406		340 Yes
Kewal Dhar		203 9810159962		36 Yes
Mohammad Ali		280 9873019131		210 Yes
pramod garg	01	9811408284		275 Yes
ina garg		29 9660675081		200 Yes
Sajid Raza Khan		104 9810072200		319 Yes
Anupma Rani Agarwal		240 9873342220		245 Yes
V P Pandey		4 9674005055		293 Yes
Vijay Premi		247 9868049109		189 Yes
Vijay Vali		243 9873684677		314 Yes
Madhu Mittal		33 9811708608		211 Yes
Sanjay Kapoor		182 9599567161		22 Yes
Khazi Mohammad Iftexhar		149 7290030016		237 Yes
Dr. Rupendra Guha Majun		242 9871401621 & 9871420762		250 Yes
Sanjay rajpal		9 9811992079		277 Yes
Kunal Sachdeva		138 9999443887		308 Yes
Subhash Gupta		195 7678697392		81 Yes
Arun Gautam		187 9811852050		72 Yes
VED PRAKASH SHARM, FLAT NO. 12, GHALIB AP		9868408470		112 Yes
TAJUDDIN CHAUDHARY		99 9873936287		150 Yes
Mohd. Sharique		81 9811836287		87 Yes
Mohd. Aamir		85 9811456287		255 Yes
Satish		291 9871271574		58 Yes
J Donald Fernandez	HIG 215	9818267062		152 Yes

Joseph Wilfred Fernandez	219	9873087107	343	Yes	
Rakesh sharma	89	9810020850	253	Yes	
Mrs Jeevan Lata	263	9999966610	166	Yes	
Madhu sharma	211	9810033753	36	Yes	
Shivani Gupta	181	9013431179	69	Yes	
Satya Rani	223	9910610134	199	Yes	
Anita khanna	145	9911805955	9	Yes	
Sariffan bano	96	9810584672	107	Yes	
Meenakshi Nindra	83	9716031223	137	Yes	
Nehal Ahad	232	9999112278	184	Yes	
Sharada Gupta	139	9810184680	175	Yes	
Autar Bhat	165 Ghalib Apts	8800478621	262	Yes	
BARINDRA Bhatia	144	9868185231	89	Yes	
Sushant Roy	103	8851203260	272	Yes	
Mansha Pandey	130	9810116607	329	Yes	
Keshav Chander Duggal	176 MIG	9910482880	342	Yes	
Ramesh Chahar	210	9313340019	190	Yes	
Usha kiran	189	9953100036	278	Yes	
Madhu sharma	211	9810033753	36	Yes	
S Hasan Abbas Rizvi	218 , ghalib apartment	9891825291	45	Yes	
Mohammad saud	221	9871438510	130	Yes	
P V Rawa'	234	8851179772	317	Yes	
Balvinder Kaur	235	9811075458	307	Yes	
RK KAKKAR	217	901388506	294	Yes	
SACHIN KAKKAR	224	9717010271	61	Yes	
Mrs Rakesh Rani	271	9210605086	230	Yes	
Mrs Rekha goyal	275	9818108101	15	Yes	
Rahul Sehgal	267	9871581611	259	Yes	
Birjis Ara	254	9210630827	97	Yes	
suresh as	126	9717716140	8700347241	270	Yes
Shameen begum	296	9958271680	186	Yes	
Ifamulla Rafik Faizi	34	9811065329	290	Yes	
Meenakshi Nindra	83	9716031223	137	Yes	
Kamal Arora	164	9582555566	242	Yes	
Mrs Bhawani pandey	212	9312899001	66	Yes	
VED PRAKASH SHARMA	12, GHALIB APARTMENT	986848470	112	Yes	
Ifamulla RAF ik Faizi	34	9811065329	290	Yes	
Ifamulla RAF ik Faizi	34	9811065329	290	Yes	
Nishat Asif Siddiqui	17	9811224486	103	Yes	
Asha sood	169	9899985436	113	Yes	
pushpa mittal	163	9213160380	19	Yes	
Aakash Singh	249	9990399969	224	Yes	
Raj Pal Anand	118	9136588066	165	Yes	
Ajaay Rajpal	162	9811899529	172	Yes	
Shekhar Dey	177	9810581447	183	Yes	
Shaaz	274	8376868991	111	Yes	
S a abbasi	270	9811016076	21	Yes	
Shama	272	9311016076	272	Yes	
Zafar	265	+91 95601 46148	117	Yes	
Raamish	276	9873538017	276	Yes	
Ashit Chatterjer	208	9868034536, 9310139454	48	Yes	
Nisar ahmed farooqui	287	9136826861	34	Yes	
GEETA MOHAN	76	9911097091	145	Yes	
Bhushan Lal Saraf	229	9811334411	88	Yes	
Zafar Abbasi	265	9968897546	117	Yes	
ASHIT CHATTERJEE	208	9310139454	48	Yes	
Sunita gupta	157	9891529497	331	Yes	
Rinku Chowdhury Barua	204	8860423937	295	Yes	
Mohd.Aamir	85	9811456287	255	Yes	
Mohd.Aamir	85	9811456287	255	Yes	
Hari Shankar sibgh	136	9811069444	136	Yes	
Dr hari shankar singh	136	9.81107E+13	136	Yes	
Ramesh Chahar	210	9313340019	190	Yes	
Arun Gautam	187	9811852050	72	Yes	
kamal Arora	164	9582555566	137	Yes	
Autar Bhat	165	8800478621	262	Yes	

The president informed the AGM that Secretary report is already sent in WhatsApp Group formed for all eligible members and Audited Financial statements Balance sheet, Members List, List of Loan Defaulters, Maintenance Defaulters are already uploaded in website Ghalib Apartment.com and the same was informed to all the members in the General body meeting dated 5/12/2020

President informed the house those members wanting to speak raise their hands and each of them will be allowed to speak for by 200

Mr Yogender Kumar Membership 2016

informed the house that salient features of Secretary report be read.

The salient features of Secretary report was read wherein it was informed to the members that the society has reconciled its account with DCHFC and the reconciled statement is sent to DCHFC. The reconciled statement has revealed that no loan of DCHFC is outstanding instead society has to get refund of excess amount of Rs 71 Lacs from DCHFC. However there is no response from DCHFC and DCHFC is not willing to reconcile their account with society account. Regarding redevelopment of society. Expression of Interest is

decided from three Builders and modalities like feasibility study of statutory Laws and other aspects has to be evaluated for which a Larger Group of Subcommittee/Development Committee of 5 members from each Block will be formed to go into the Gambit of Redevelopment.

Mr Sajid Raza Khan Membership no 322 informed the General house regarding Budgeting and Confirmation of minutes of earlier AGM. The President appreciated his valuable suggestions with this the General Body approved Secretary report and Audited Financial Statements Unanimously.

President took up the next agenda i.e. DCHFC loan and ways and means of clearing the same.

President informed the house, as already explained the Society has already prepared and reconciled their accounts with DCHFC wherein Rs 71 lacs is due from DCHFC to Society. The Society has calculated interest at 13% normal and penal interest at 25% simple for the entire loan and arrived at the figure wherein Excess amount of Rs 71 lacs is to be paid by DCHFC to The Society.

Whereas DCHFC is charging Interest at 13% normal and penal Interest at 15.5%. That too Compermental Development and is demanding Rs 29.30 Crore as on 30/6/2020.

The Supreme Court of India in the case of Central Bank of India Vs Ravindra Kumar has clearly ordered that Penal Interest cannot be capitalized. The High Court of Delhi in WPC No 1364/2008 has held that DCHFC is Entitled to charge Penal interest at 2.5% per annum but the said interest cannot be capitalized.

The DCHFC in the case of Mohd Siddiquei vs DCHFC in the Court of DCI has agreed that they are charging interest at 13% normal and penal interest at 2.5% and DCI in the case 178/2000 vide its order DT 19/3/2008 has ordered that rate of interest on DCHFC Loan would be calculated at 15.5%.

The Society has calculated rate of interest on the lines of order of DCI, High Court and Supreme Court of India and have submitted the same to DCHFC. President took up the agenda -

Redevelopment of Society -

Mr Ashish Chatterjee Membership no 48 informed the house he along with Tariq Ahmed, Sajid Raza Khan, Asif Siddiquei and Khazi Mohd Siddiquei have been working on

Redevelopment for several times and he introduced Khazi Mohd Siddique to the house and hear his views.

Mr Khazi Mohd Siddique spoke on Redevelopment for several minutes. He informed the house that before selecting the Builder for the project inhouse preliminary study to be conducted taking into account statutory approval from all the Dept concerned; various needs of all the stock holders i.e 299 members has to be looked into and discuss with them.

Next stage is procurement of contract, wherein minimum three Builders will bid in open bidding and Expression of Interest with the feasibility study which includes technical evaluation and Financial Evaluation.

At this stage Hon Secretary Dr R.P. Singh request Mr. Khazi Mohd Siddique that how many years the Ghalib structure will survive. Mr Khazi Mohd informed the house that he visited Ghalib society when Foundation work was going on, and the Resident Engineer, who was at the site was informed that Quality of work carried out was not to Engineering standard hence structure may survive.

for 30 years. Keeping in mind the quality of construction and since 40 years has elapsed it is not safe to live in the society for single more day.

Mr Asif Siddique Membership no 103 Enquired about Structural Audit being carried out in society, and why the Managing Committee has not consulted all the stock holders and Rs 3 lacs + GST is being paid to Structural Auditor. President Explained to the house that the stock audit is being conducted as per the orders of MKD, who in turn have orders from High court of Delhi to get structural audit conducted on buildings not conforming to seismic zone IV Gilt lines. Hence Managing Committee has to follow orders of High court & MKD. Mr Asif Siddique also raised question of special audit ordered by RCS. President informed the house that circumstance under which RCS has ordered special audit.

In 2006 Secretary of then Managing Committee Mr Sajid Reza Khan filed a complaint with EOW Delhi Police against Mohd Masroor (Clerk) and Umesh Verma Vice President for embezzlement of Funds of Society.

After several years of persuasion with EOW and approaching Civil Court an FIR was registered against both the accused.

In 2018 the EOW without consulting the Society i.e. complainant closed the case under pretext that no prosecutable evidence is found. and filed closure report in CMM Court of Rohini. President of the Society on getting information from other sources filed objection to the closure report and the same was heard by CMM Court too several months and after satisfaction came to the conclusion the Police have not done their job and ordered reinvestigation of the matter. Even after six months of order of CMM Court the EOW did not proceed in the matter. The Society filed Contempt against DCP EOW who was called to be present in court and admonished. Frustrated with the attempts of Society in getting justice on their complaint has sent a letter under CRPC for conduct of Special Audit from inception of Ghalib Society till date to find out Embezzlement / misappropriation of funds of Society.

Res on getting letter from Dip ESW selected
for SPL Audit and appointed Jain
Khendawala & Co for SPL Audit.

President approached CA and Enquired
about fees payable for SPL Audit.

The CA has informed that fees will be
Rs 25000/- per year and from 1986 to 2020

it will be 8.5 lacs and conveyance and
other charges it will be around Rs 10 lacs

The society has written to Res that the
Managing Committee Res has no
objection for SPL Audit but the
fees payable is very high and members
are not willing to contribute Rs 3500/-
each for the same. The matter is with
Res for further consideration.

With this the meeting ended with
thanks to the members

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