

**SHAKTI CO-OP. GROUP HOUSING SOCIETY LTD.**

PLOT NO-18, SECTOR-5, DWARKA, NEW DELHI-110075

No: SHAKTI CGHS/2026

Date: 01.03.2026

SH. RAJESH VERMA  
PRESIDENT**Minutes of the Annual General Body Meeting (AGBM) Held at 11:00 hrs. on 08/02/26 at the Community Hall of Shakti CGHS, Sec-5, Plot no 18, Dwarka, New Delhi 110075.**SH. SHYAM KR. SHARMA  
SECRETARY**Agenda points were delivered to each member in person as also through email.**SH. DEEPAK KAPUR  
VICE PRESIDENT

Although the meeting was scheduled to begin at 10:15hrs, the required quorum was not met at that time, as only 5–6 members were present. Consequently, the President adjourned the meeting to reassess the situation at 10:45 hrs. At that time, the President announced that the meeting would commence at 1100hrs in accordance with Rule 48(3) of the DCS Act, 2007.

DR. ARUNA  
MEMBER

The meeting subsequently began at 1100hrs, and the President proceeded with the agenda items, which had been circulated as per the AGM notice dated 18<sup>th</sup> January, 2026.

MS. MONIKA BHATTI  
MEMBER

Total 40 members attended the AGBM as at **Appendix 1**

SH. SANDEEP GOSWAMI  
MEMBER**CIRCULATED AGENDA POINTS ARE MENTIONED AS UNDER.**SH. BHOLANATH MANDAL  
MEMBER**Agenda Point No.1: Welcome address by the President.**

President Started the meeting with a welcome note and stated that the last AGM was held on 30 March 2025 and the MC had put in its best efforts in executing all the planned works and the Society was well maintained. He requested the members to focus on the Agenda points (which he briefly explained as displayed in the exhibit) and adhere to specific points concisely. President also introduced the MC members (whose names were displayed in Exhibit) to the attending members.

SH. JITENDER KUMAR  
MEMBERCOL S. MALLADI  
CO-OPTED MEMBER

He apprised the House that three Managing Committee (MC) members, as reflected in the Exhibit, had tendered their resignations.

SH. A S CHAUDHURY  
CO-OPTED MEMBER

Considering the urgency of certain ongoing projects, he clarified that the MC had co-opted three additional members, whose names were also listed in the same Exhibit. The President subsequently sought the approval of the House for the induction of these co-opted members into the MC.

MS. ANUPAMA  
BHATNAGAR  
CO-OPTED MEMBER

Dr. Aruna asked the President as to which particular clause of the Bylaws allowed this induction.

President read out the particular section from the Bylaws subsequently.

She said that she has no objection to the induction and only wanted to know the rule. The point raised by her is closed.

President also informed that only one new Member **Mr. Abhishek Kumar (Flat No- A 403)** has become the member of the Society since last AGBM.

**THE HOUSE APPROVED COOPTED THREE NEW MEMBERS IN THE MC.**

**Agenda Point No.2; To Place the Audit Report of 2025-26 for approval of the House. The Balance Sheet along with audit observation was enclosed with this notice as required under the Rule for information of the members.**

President placed the Audit Report before the House for approval. He explained that it contained Income Expenditure Statement, Balance Sheet, Fixed Assets and The Audit Observations as displayed in Exhibit. President explained that the same have been taken care of.

In between Mr. G.S.Bhatia asked the President if Entry Fee is being charged from the new incoming members. President denied. Mr. Bhatia asked the reasons for charging the same previously. President replied saying that it was an outdated practice and does not belong to his tenure and has been discontinued since 2019 as approved by GBM.

Mr. Bhatia asked if the collected fee were being returned to the respective members. President denied.

Mr. Bhatia stated that the entry fees are being returned in some of the societies. President responded that he was not aware of any such development. He further explained that the matter of considering refund the money now would require a different approach, discussion involving all members to gather their views and how the money will be refunded to those members who paid in cash, as there is no record of such cash entries of payments in the society's record. The point raised by him closed.

Mr. Bhatia enquired about the status of Stilt Parking presently available in the society.

President replied that it is a separate topic.

President sought approval of the Audit Report from the House.

**THE HOUSE APPROVED THE AUDIT REPORT**

#### **Confirmation of Previous AGM Minutes**

An exhibit displayed the resolution versus action taken statement. President updated the status saying that the Firefighting system was in progress, CCTV surveillance system and website of the Society, CCTV surveillance phase I and new sewage line System projects have been completed. President emphasized the enforcement of "No Entry" for the third car as approved in previous AGM.

He also mentioned that support staff benefit was to be reviewed as well, as suggested by Sh. R. K. Gulati in previous AGM.

## **THE HOUSE APPROVED THE MOM OF PREVIOUS AGM**

### **Fire Fighting System**

Mr. J.P. Yadav asked about the progress of the Firefighting system and its completion to which President updated that the same was nearing completion.

President clarified the house about the process of engaging the supplier for the Fire Fighting system's overhauling/repairing work by supervising team of Sh. Deepak Kapur and Col. Goswami, both of them have done a lot works together in this area. President requested Col. Goswami to explain further in details about the high-priority requirement of fully functional firefighting system in the society for emergency situations.

Col. Goswami briefed the house that the project was planned in two phases, with the first phase now close to completion. He informed the House that several components of the firefighting system, including alarm control panels, hydrants, and nozzles, had been stolen. Referring to the recent fire emergency in C Block, he emphasized the need to prevent similar incidents and any unforeseen casualties.

In response, the Managing Committee (MC) prioritized critical works, namely the overhaul and repair of the non-functional firefighting system. He assured that the restoration and repair work would be completed within one month. Once operational, the system will include alarm mechanisms and function automatically.

He further informed that security guards have been trained to handle fire-related emergencies. The system will be inspected on a monthly and quarterly basis, and regular fire drills will be conducted with effect from 01/04/2026. Residents are welcome to attend these drills; however, it will be mandatory for the guards and society staff to participate, observe, and learn from the exercises.

He further added the case of recent fire in the Society, Fire tender was summoned but it had difficulty in maneuvering at the corners and some places in the society. A way is to be found for movement of the tender inside the Society premises.

Mr. Yadav asked the President to check the reliability of the vendor and select the vendors based on their credibility. The selection should be on open tender basis. The Vendor should also accept Society's terms and conditions beforehand. Full payment should not be released in one go.

Col Goswami replied that for such kind of "setting right /upgrading " work, not many vendors would be keen and that it would cause unnecessary delay by inviting open tender. He further informed that only competent vendors have been approached and that payment will be released in four instalments upon completion of certain major milestones.

Col. Mann mentioned that the Society building has only one staircase per tower and there is no alternate exit in the event of fire. This needs to be

addressed as this has also been a bone of contention for Fire department's approval.

Col. Goswami informed the House that the subject was discussed with the Structural engineer who had come out with suggestions such as iron Staircase etc. which were not found viable. Space constraint is the issue but MC will try to find a way. One of the alternatives could be connecting towers from roof top as alternate escape route in case of emergency situation.

Mr. Jagjit Singh asked whether EMD was taken from the vendors. Mr. GS Bhatia supported the idea as the same could be forfeited if the vendor fails. Mr. Yadav mentioned that if the contract does not have penalty clause or EMD, it would be difficult to penalize the vendor in the event of a failure like it has happened in the past in some cases.

Col Goswami assured that due care would be taken and payment will be released in parts after successful completion of project.

Mr. D Nath asked if any advance was paid to the vendor to which President replied in the negative.

Mr. Nath explained that when no money has been paid and work started as also payments would be made upon completion of works in 4 instalments, why it should be stopped for EMD /penalty clause. Vendor should continue as it was matter of safety of the residents.

Mr. Yadav said that EMD should be taken from vendors for the major repair / retrofitting work which could be bigger as well as expensive

### **CCTV Surveillance System**

President briefed the House that in phase-I, 36 Cameras have been installed as planned and in phase II every corridor will be covered.

### **No Entry for 3<sup>rd</sup> Car**

President reiterated that third car should not be allowed inside the Society premises due to the reasons already discussed and as per the previous resolution.

Col. Mann felt that the open parking space should be marked so that every flat owner could park at least one car in the designated slot.

Moving forward, President demonstrated screenshots of "Recent Improvements / Upgrades" were done by the MC, including significant works like laying of new an underground sewage line from society premises to across the main road -connecting to deep main sewage line of MCD, Installation of firefighting system (Alarm panel, parts etc underway), CCTV surveillance system-covering surface, community hall, office, connecting bridge and some other areas which were not covered earlier at surface area and designing of Society's Website that is also under development, sample logo design was shown to the members.

**Agenda point no.3: Accounts of Works Done / Capital Purchase**

President shared details of major account/expenses, displaying spreadsheet on the screen. Exhibit starting from Building Insurance at S.N.1 to Fumigation of all common areas within premises at S.N.16. **(Annexure- 2)**

He projected list of Recent Works / Improvements Such As Laying Of New Sewage Line, Connecting From Society Premises To Main Sewage Line Across The Main Road Towards Sector 6, Water Tank Cleaning, Manhole Covers, Repair Of Booster Motor Pumps, Replacing Of Damaged/Fused Tube Lights /LED's In Common Areas, Welding Of Swings Installed In Play Area, Overhead Shed Installed At Genset, Cupboards and Computer Table For Society Office, Mainline MCCB 250AMP In A& C Block 4pcs, Installation Of CCTV Cameras (Phase-1) And Other Works.

**THE HOUSE APPROVED THE ACCOUNTS OF CAPITAL PURCHASED.**

**Agenda point no.4: Maintenance charges and contribution per flat-Summary**

This was displayed in Exhibit.

President explained that per flat expenditure per month towards Maintenance and AMC amounted to Rs.3703 as against Rs. 3000 collected from each member plus Rs.509 by way of income from other sources. Thus there was a deficit of Rs.194 (3703 -3509) per flat per month. **(Annexure- 3)**

He mentioned that MC is not recommending escalation in monthly maintenance charges at the moment. MC will look into it, all sources and will try to rework on costs/expenses etc to maintain the same expenses at the moment as shown in spreadsheet.

Col. Mann wanted to know how much was paid to the staff of the Society and Guards. He also wanted to know the individual salary and wages being paid to the staff such as electrician, Plumber, Gardener etc. President assured him that the break up could be shared later.

President referred the screen, displaying total figure towards salary and wages and security expenses as displayed in the "Maintenance charges" statement as shown in the expense sheet on screen, and soon we'll start publishing / sharing Income & Expenses statement quarterly basis.

Mr. Dujnath felt that it was not proper to run the Society in deficit. Rs.194 per flat per month works out to Rs. 2.42 lacs per annum which was not a small sum.

Col. Mann wanted to know when the last revision in Maintenance charges done was. President replied saying that probably it was done about 3 years back.

President mentioned about the suppliers' advertisements and similar options are being probed which may help society to manage the initial deficit.

Mr. Rajneesh Gupta mentioned that if the entry of 3<sup>rd</sup> car was banned, an extra income would stop.

Mr. D Nath insisted on INCREASING THE MONTHLY Maintenance charges by Rs.200/ per member / per month immediately.

Col.Goswami remarked that Guards' salaries were not revised and there was a need of increasing the number of guards to 5+5 from of 4+4 with increased salary. The enhanced expenditure thus resulted in would have to kept in mind while calculating the maintenance charges.

Mr. Deepak Kapoor felt that 4+4 guards are enough.

Mr. Mrinal Zalpuri agreed with him and added there in no end to it if increasing security guards will ensure no theft like incidents.

Mr. Kapoor maintained that Guards salary could be increased by Rs.200 only and not more as the quality of their services would not improve within this salary range.

Col. Mann remarked that Society should not allow indispensable staff which exploited the Society by asking for unreasonable increase. He however felt that some of the staff such as electrician, Gardener etc. are quite old and appear to be happy with their work and remuneration. Mr. Gulati stated that Salaries of the Guards were increased last year but salaries of the rest of the staff remained unchanged, was not increased.

President suggested that if salaries are not increased, certain incentives could be offered to the staff which should be performance linked. This way their quality of work would improve.

Mr. Kapoor mentioned that with the installation of CCTV Cameras at all vital and vulnerable points, we could do with probably 3+ 3 guards. However, let 4+4 continue for the time being.

Mr. Gulati asked for the individual salaries being paid to the staff. President based on Sumit's answer agreed to share the staff salary details / quarterly income / expenses statement with members for their references as the same was not handy.

President asked the House to increase the monthly maintenance charges from Rs.3000 per month to Rs.3200 per month.

**THE PROPOSAL WAS APPROVED WITH THE SUGGESTION TO MAKE EFFORTS OVER THE NEXT THREE MONTHS TO BRIDGE THE DEFICIT THROUGH ALTERNATIVE SOURCES OF INCOME. IF THESE EFFORTS ARE UNSUCCESSFUL, THE MONTHLY MAINTENANCE FEE WILL BE INCREASED FROM RS. 3,000 TO RS. 3,200.**

**Agenda point no.5: List of Defaulters**

List of defaulters was displayed in the exhibit, highlighting 5 defaulters including Mr. Rabinder Singh (Flat No- C 507). His total outstanding was recorded as Rs.43,59,277/= and that of the other 4 put together was Rs.104,420/= (**Annexure- 4**).

President mentioned that no effective efforts was taken to recover the dues from Mr. Rabinder Singh. The condition of sealed flat is also very poor. President insisted that Legal action needed to be taken and a team will work on the same. He further mentioned that one of the main reasons approaching Mr. Malladi to join the MC is to help us in resolving issue of Mr. Rabinder Singh's flat as he was also keen to work on this long pending issue.

Mr. Mrinal Zalpuri wanted to know the actions being taken against defaulters. President mentioned that they were being reminded / followed up for pending dues.

Mr. J P Yadav stated that these few members pay their dues periodically in a lump sum manner and they were comfortable doing so. They are paying penal interest also.

Mr. Nath reminded the House that a decision was taken to expel the members whose outstanding dues exceeded Rs.10,000/-. This needed to be strictly implemented.

On asking, President informed the members that 15% penal interest was charged on the outstanding amount.

Col. Mann expressed that If Mr. Rabinder Singh died and no legal heir came forward, the proper way was to issue a notice inviting his legal heir and if still nobody turned up, the property could be transferred to Government and Society can claim its dues from Government.

Col. Goswami clarified that the flat was sealed by Court order and it could be opened only by court order.

Mr. Kapur explained that basis MHA's complaint court had summoned Mr. Rabinder Singh who failed to be present and accordingly his Flat along with other properties were sealed by the court. Hence, Society would have to approach MHA and the designated court / courts to take further action.

Mr. J P Yadav said that he had sought legal advice and the lawyer confirmed that Society can't take possession of the flat and can only claim its dues from his successor. De-sealing order for repair / maintenance was possible by approaching the specific court/courts.

Col. Goswami mentioned the same thing and confirmed that dues could be recovered from the Legal Heir only and if no one turns up, Flat could not be transferred but liquidated and Society could recover only its dues. He felt that legal action should be taken.

Mr. Nath mentioned that Legal heirs are not turning up because they are apprehensive about MHA's strategies. They could be interrogated / harassed.

Mr. Deepak Kapoor suggested RCS could be approached.

Mr. Rajneesh Gupta recommended expulsion of the member.

Mr. Mrinal Zalpuri mentioned that expulsion is no solution and legal process would have to be followed.

Mr. J. P. YADAV mentioned that Legal expenses were to be checked and kept under control.

Col. Malladi wanted to know the action proposed to be taken against other defaulters.

President replied saying that penal interest @15% was being levied and the said defaulters paid off the dues with interest periodically.

In reply to Col. Goswami's question, he replied that all the four defaulters were tenants.

Mr. Deepak Kapoor suggested strict penal action against those who remained defaulters for more than two months.

President suggested that we should form a separate team to look into this case.

Col. Malladi suggested that MC should follow up with the defaulters before the AGBM. Mr. Mrinal Zalpuri agreed and mentioned that earlier attempts were made to collect the dues before AGBM.

Mr. B. P. Rao remarked that Mr. Rabinder Singh' case is exclusive but why should the other defaulters take so much time. Only 15% penal interest is not able to deter them and there should be heavier penalty for those who remained defaulters for more than two months and whose outstanding amount remained more than Rs.10,000 during this period. Members also suggested send regular notices / reminders to recover dues.

Mrs. Reeta Goswami suggested that instead of sending notices, send email reminders to collect the pending amount.

President agreed by the suggestion of members like Sh. D. Nath and Sh. Deepak Kapur to check a limit of outstanding amount i.e. not exceeding rupees ten thousand or dues not cleared in two months.

#### **PRESENT SITUATION:**

The President presented some slides and photographs to illustrate the critical condition of the building and its structural components. The presentation highlighted issues such as damaged beams, a deteriorated overhead water tank, collapsed sunshades and over-bridge sections, and visible structural cracks. He cautioned that these defects pose a serious safety risk and that mishap may occur at any time due to potential structural failures. Although no residents have been harmed by falling debris or collapsing sections so far, he warned that such incidents may not be preventable in the future if timely action is not taken.

President explained the house about the Present Situation i.e. cracks and falling plaster, corrosion & weak reinforcement in 25 years old structure, collapsing of portion of some sun shade and connecting bridge. Complications may occurred i.e. structural & safety risks, increase in repair costs if ignored small issues of cracks etc, Non-renewal of Building Insurance or refusal to pay compensation by insurance company for not meeting the compliance of maintenance and structural safety audit timely, reduce property values or loss of amenities, common area, stilt etc due to damage beam/ column etc. Following the explanation of the situation, President proposed the Solutions/Actions that needs to be taken to prevent any further damage to the building structure.

Solutions / Actions, President emphasized that urgent action needed on priority. Proposed summary of action plans was displayed in Exhibit. This included Structural audit, necessary testing and up -gradation of utility services on top priority. Repair / Retrofitting of Building /structure as short

term measure and Redevelopment of society as a Long Term Measure. The President also updated the House on the recent discussion he attended regarding DDA's upcoming redevelopment policy that may be considered for long term solution.

President and another member mentioned that saline water in Dwarka used for the construction of the building had damaged the structure which was 25 year old.

He explained that MC require to contact structural engineer / consultants to carrying out a structural audit/testing of the building in order to evaluate the damages and work out solutions as no contractor is interested in this kind of work without the specifics of treatment / works suggested by structural consultant. MC has approached consultants / vendors as recommended by the Federation of Dwarka RWA. To keep the building safe, society needs repairing works regularly, periodically to keep our building safe. It would require a review every 3 to 4 years and the repair / retrofitting could be carried out accordingly.

Dr. Aruna said that Structural Audit was done a few years back.

Col. Mann remarked that the Bldg. Audit was not done every year as there could be maintenance issues and periodic maintenance could be a solution. Monthly maintenance fees are paid for the same.

President maintained that current situation was alarming and needed a review every 4-5 years and that the last audit was done in 2021.

Dr. Aruna and Mr, Yadav mentioned that actions were taken as per the structural Audit and a contractor was engaged for repair / retrofitting work.

Col Mann also mentioned the same point.

President explained that structural audit is not done for 100% structure. 30% test samples are collected from visually damaged structure and are subjected to tests. This was the standard practice followed in other societies also as recommended by Structural consultants and as understood form the federation of RWAs.

Last time the work was done at stilt parking level and not beyond that.

Col. Mann mentioned that Scope of work needed to be defined which was not the structural work alone.

Mr. Yadav asked whether the structural engineer could be summoned periodically.

Mr. Mrinal Zalpuri explained that Last time the Structural Audit was done as per High court orders. As recommended by Federation of RWA and upon visiting different Societies, Dr. Ojha was deployed as consultant who took samples from 30 to 40 columns upon visual inspection. Accordingly repair / retrofitting was done at Stilt level.

Col Mann asked if the Audit was done as per court order. Mr. Mrinal replied in the affirmative but added that members also felt the need of the same based on the visible status of the structure.

Dr. Ojha, the consultant had suggested next phase after 2-3 years.

Mr. Yadav mentioned that Dr. Ojha was summoned later as the repair / retrofit works carried out had developed cracks at certain places. But consultant did not agree to come again. The contractor was not ready to work without the guidance of the consultant. He asked the President and team to keep in mind these issues. The Consultant and Contractor should not be able to exit immediately upon completion of first phase. Contractor should be bound by a guarantee for the work done.

Col Goswami explained that the first step i.e. hiring a structural consultant should be approved at the earliest in order to avoid further delay. Due care should be taken while forming a contract with it.

President explained the short term action plan for approval

In future, he mentioned that DDA is coming up with redevelopment of existing CGHSs. President attended meeting organised by DDA on this long term project. However, that was farfetched.

#### **Agenda Point No. 6: Major Works / Capital expenditure planned**

President projected the exhibit which mentioned urgent immediate requirement specifying Fire Fighting System at S.N.1 in the list and up gradation of RWH system at S.N.10

Estimated Cost of each works and system were listed / indicated against each work such as Rs.7.5Lacs for Firefighting system overhaul etc., Rs.6.25 lacs for hiring a Structural Engineer/consultant and his output in terms of Audit, testing, design, BOQ etc.,Rs.3 Lacs for repair of overhead water tanks, Rs.10 Lacs for foot-over bridge repair including Scaffolding rental etc. also some other important utility works included were up-gradation of Lifts as discussed, CCTV Surveillance phase II, Boom Barrier plus RFID and up gradation of GENSET with dual fuel system.

Total estimated expenditure including RWH Up gradation as Rs.74.14Lacs and that without RWH up gradation as Rs.47.84Lacs

As regards DG SET up-gradation, President informed the members that the same was a common topic at the federation of RWAs level and most of the Societies have not implemented the same. The estimated cost was Rs.5.3Lacs.

For the RWH up gradation, old quotation was available with an estimated cost of 26.3Lacs.

However, as discussed at Federation level, this has not been implemented in many of the Societies as yet.

Mr. Yadav observed that the Rooftop repair's estimate was for Rs.40Lacs which appeared to be high. President replied that these are estimated old costs checked from contractor 3-4 year back.

The Contractor (Mr. Balwant Singh of Shradha Saburi Engineers) was invited to brief the house with requirement of building repair and restoration works, the vendor addressed the house and explained the method of repair to be done starting from the bottom level.

The estimated cost of Rs.1.5 to 2CR was also felt to be high by the members. The vendor explained that the same would have to be done in phases and the cost involved in other Societies would be much more say over Rs.5 Cr.

President said that more competitive costs will be worked out based on Structural Engineers report/specifics as per approval of the house.

Mr B Mandal sought approval of phase I proposal **under urgent immediate requirement as at A.**

### **Up-gradation of essential utility services- Lift**

President introduced Mr. Rejji Abraham from OTIS Elevators to the members and asked him to explain the status of the lifts in Shakti CGHS.

Mr. Abraham mentioned that the Lifts are 25 plus years old and have been upgraded twice.

Control Panels and Buttons have been upgraded. But the lifts need further up gradation

Mr. Mrinal mentioned that Society has been paying heavy AMC charges as also spent substantial money for up gradation but the lifts are not working particularly Lift no. 2 is always under repair. He asked Mr. Abraham as to what improvement was he recommending and how much life of the Lift would be enhanced by way of the suggested upgradation work. Was it possible to enhance the life of the lifts further by some other up gradation?

Mr. Abraham denied any such specific possibility. He further mentioned that The Lifts in operation in Shakti CGHS are of the same model as being used in the neighbouring Societies. These lifts are very sturdy and the new model lifts are no match. Any new model Lift would cost minimum Rs.15Lacs.

He mentioned that the problem will be solved by implementing the up gradation and by keeping the channels clean.

Mr Yadav explained that the channels of the lifts gather dust if used during construction work carried out in flats. If the dust is not cleared, the channel gets clogged and affects the performance.

Mr. Abraham recommended replacement of outside Buttons which have become outdated. President asked as to what would be the impact of the said up gradation.

Col Malladi asked if the load bearing capacity of the Lifts is enough. Abraham replied saying that the Body and Rope are strong enough to take care of the load limit without any problem. New lifts were not as strong. In reply to Mr, Yadav's query he mentioned that outside buttons needed to be replaced.

Mr. Nath asked if the Lifts were to be replaced how long would it take. Mr. Rejji Abraham mentioned that entire process may take around three months.

President also explained about the recent survey done by OTIS official, Mr. Rejji Abraham, who upon site inspection suggested the possibility of adding another lifts, slightly big sized lifts which can accommodate a stretcher also if installed in B & C block free big space. However; in A block, big sized lifts

can't be installed as there is not enough space available adjacent to existing lifts. Each new lift starts with approximate Rs.15 lakhs.

Col Mann said that it may not be necessary as the OTIS rep is recommending improvement for enhanced life.

Mr. Abraham suggested that periodic up gradation could enable the lifts to run safely for next 8 to 10 years.

Col Mann emphasised on the recurring problems which should go.

Mr. Yadav insisted on removal of debris /dust from the Lift Channels as a part of essential maintenance

Mr. Mrinal Zalpuri felt that Rs.8Lacs for lift up gradation was high. President explained that OTIS had quoted Rs.9lacs and MC brought it down to 8+Lacs. OTIS have their own parts and these components are not available outside and there is no alternative.

Mr. Mandal insisted on approval of phase-I activities at A.

Mr. B.P. Rao felt that the specified works are of very urgent category and should not be delayed.

President assured that works would be taken up phase wise and not simultaneously. He mentioned that extra works required to obtain Fire Department's approval such as widening of the Staircase, additional Staircase etc. have not been taken into consideration. Structural engineer's advice would be sought for the same.

Dr. Aruna favoured structural Audit of the entire Society.

President quoted the tentative costs Rs.6.25Lac, offered by a reliable agency (Exhibit of SRK Engineering Services) for complete structural audit, testing and including sampling.

Mr. Mandal further insisted that we should have approval of urgent/remedial work as mentioned in the table part -1 / activities at A (estimated expenses rupees fifty lakh).

Mr. Rao also felt that Structural Audit of the entire Building should be done.

Mr. Rajneesh Gupta felt that instead of hiring Scaffolding on piecemeal basis, it was better to use the same for the entire works so that repeat payments could be avoided. Mr. Yadav supported his view.

President reminded that overhead tank repair was extremely urgent and so was Roof top repair in phases. Mrs. Reeta Goswami supported his views.

**President sought approval of the works planned in phase-I under category A at an estimate cost of Rs 48Lacs approx. from the House.**

Dr. Aruna felt that Lift up-gradation cost was high. President replied that OTIS is a brand and our society has a service contract with OTIS, no other agency can be hired for up-gradation of lifts. Yet MC was successful in negotiating the prices partly.

Col. Mann advised the President to explore CMC in place of AMC as the former was more economical in the long run.

President agreed to look into it for future.

**He sought approval of the works planned in phase-I under category A from the House at an estimated cost of Rs. 48Lacs approx.**

President clarified that proposed works under category A, does not include expenses of repairing all rooftops and additional quotation for repairing of all rooftops will be arranged from contractors and the costs will be added with phase-1 / urgent repair works under category A plan accordingly.

Mr. D Nath emphasised on the deplorable condition of 7<sup>th</sup> floor ceiling and felt that Rooftop repair should be taken up urgently

Mrs. Nanaji Kaw (A-504) asked whether the repair / retrofitting activities would increase longevity of the building.

President replied that the structure of the building would be strengthened at the repaired spots.

Mr. B. Mandal suggested that the Rooftop repair could be included in Category A in phase -I urgency.

Mr. S.K. Sharma clarified that not the entire rooftop but the portion which have the overhead water tanks be included in Phase-I

**HOUSE APPROVED THE PROPOSAL OF THE WORKS PLANNED IN PHASE-I UNDER CATEGORY-A AT AN ESTIMATED COST OF RS.48 LAKH (SUBJECT TO DETAILED WORKING AND ACCURATE ESTIMATE) PLUS THE ADDITION OF SPECIFIED AREA OF THE ROOF TOP REPAIR WORK AT EXTRA COST.**

#### **RFID**

Mr, Rajneesh Gupta asked if RFID was to be implemented at the entry gate or exit gate also.

Mr. D. Nath informed the members that RFID may be good but it needs more and more maintenance over time and eventually the system becomes manual.

Col. Malladi also supported his views siting an example where the system was not working at all.

Mr. Deepak Kapoor was also of the same view. He recommended Boom Barrier for both the gates. Col. Goswami also opined that maintenance of RFID was a challenge

**President assured the House that he would discuss with the vendors accordingly.**

Col. Mann wanted to know as to how many members have inspected the spots for repair and retrofitting to which President replied that separate teams are working on the same.

Col. Mann opined that Rooftop repair should be done in phases depending upon priority / criticality.

Mr. Yadav mentioned that Roof top repairs have been done before on a couple of occasions and the last one was done during the President ship of Mr. Vishal Taneja but the technology, material and process adopted were not effective at

all in so much as the same needed further repair. Hence, this time it should be done in a fool proof manner.

President assured that this time it would be done in a sound manner and phase wise. Mr. B. Mandal also affirmed the said action plan.

Col. Mann or Col. Malladi remarked that Rs.40 to 45Lacs for the roof top repair was not financially viable.

B. Mandal explained that it was random figure and not backed up by specific quotation.

President assured that they would discuss threadbare with the contractor and obtain their specific proposal with technical assessment and prices to arrive at a realistic estimate. As advised by a number of members the work will be taken up phase wise prioritizing on most critical portions onwards.

Mr. Yadav suggested that MC may share the details of the quotations to be received from vendors with members for clarity. Col. Mann felt that members should be present during the discussion with the vendors.

Col. Goswami mentioned that only MC may not be able to supervise the work when in progress and invited members to volunteer for the supervision.

President mentioned that to initiate the project, MC will invite / form an independent team of volunteers, 2-3 members from each tower, to directly manage the repair works.

Many members agreed to the proposal of having two volunteers form each tower for the purpose of supervision?

Col. Mann also suggested that high rise cranes could be explored as they were more economical than scaffolding and are safer and faster. Usually, they charges twenty-five thousand per day as rental fee.

B. Mandal explain that hiring high rise cranes are not feasible and far expensive also since the completion of work will take over a month.

President clarified that for the time being during the first phase of retrofitting works crane option is not suitable and will delay the working.

**President projected the Exhibit displaying Quotations received from various vendors and contractors for various works planned for members references.**

This starts with Structural Audit at S.No.1 and up to Up gradation of RWH System at S. No.9

Mr. Yadav asked whether quotations will be obtained by open tender, President clarified that competent keen contractors were approached and the lowest rates have been quoted.

Col. Mann suggested that foot over bridge need not be a priority and when done should be done on open tender basis.

B. Mandal explained that a good contractor would be interested in such repair works that too at such a height. Hence open tender is not likely to evoke response.

He reiterated that currently the following works need to be carried out at the earliest on urgent basis: Roof tank, associated rooftop, foot over bridge and other works under category A / phase-I

President cautioned residents that foot over bridge is in a very dangerous state as the damaged parts may fall off and hurt the children playing underneath it. Parents / residents should always stay away from the cracked foot over bridge all times.

Mr. A.K. Singh supported the President's views. Another member Mrs. Madhu Thapar (A-701) also insisted to prioritize repair works of all under category A

Mr. Goswami reminded the members about the 7<sup>th</sup> Floor flats.

#### **Agenda Point NO.7: Availability of Funds**

The summary funds availability was displayed vide Exhibit as per which the total FDR Balance in **Shakti CGHS Account was Rs 60.70 Lacs** approx. and in the Corpus fund was Rs.64.38Lacs approx. Totalling Rs.1.25 Cr approx.

Upon adding the working capital, the grand total works out to **Rs.1.44 cr.**

#### **Proposed utilization of Society funds for urgent works**

This was displayed in the next exhibit

In order to meet the expenses for urgent repair/restoration works, as projected under the category A-Phase-I i.e. Rs.48Lacs approx. President proposed and asked for approval to utilize 20% of the Corpus fund i.e. Rs. 12.87L and approval to utilize additional 20% from the Construction fund i.e. Rs.7.31Lakh, total usage and approval for **Rs. 20,19, 422/=**, leaving behind a shortfall of **Rs.27.80Lacs** for the proposed urgent works. To meet the expenses under category-1 works, the contribution from each member initially works out to Rs.26,736/-(total per member).

President further proposed three optional slabs of payments from each member for urgent work (category-A) i.e. One Time Payment– Rs. 26,736/-, Payments in two consecutive months Rs.13,368/= each and Payment in three consecutive months Rs. 8912/= each.

President sought approval of the proposal from the house for the utilization of funds as displayed in the exhibit.

Dr. Aruna felt that Genset up gradation could wait

Mr. Mrinal Z felt the Lift Up gradation could wait. Mr. Yadav insisted that Lift up gradation should be done under urgent work category plan- A.

Mr. B Mandal asked if more than 20% could be withdrawn from construction fund.

President also suggested that Lifts may also will be affected during construction work.

Col. Mann wanted to have the past Audit report to have an idea. He questioned as to how the estimate made when the scope of work was not specifically defined.

**THE HOUSE HAS APPROVED THE PROPOSAL, WITH THE OPTION TO MAKE PAYMENTS ON A MONTHLY BASIS, STRUCTURED INTO THREE EQUAL INSTALMENTS.**

**Agenda Point NO.8: Approval for Building Structural Audit & BOQ by Structural Engineer**

The President outlined the complete process followed by the Managing Committee (MC), explaining how they initiated the exercise by collecting information on various contractors, conducting meetings with them, and obtaining inputs from Federation Group RWA members as well as from societies where comparable repair works had been carried out.

Mr. Mandal reiterated these points and referred to the structural engineer's estimates for similar works executed in other societies.

Mr. J.P. Yadav remarked that a realistic proposal will be made by structural consultant provided society PAID Fees TO THEM.

President explained that instead of going for an open tender at this small scale and urgent repair work under category A, it will cause excessive and non-productive efforts, it is more practical to get recommendations from the Federation of RWA, which would be more realistic and urgent and critical works can be addressed on urgent basis.

Col Mann asked as to how many vendors recommended by Federation responded to our enquiry.

President replied that only 3 out of 7 responded. Col. Mann felt that last vendor may have 25% margin

President then requested members to recommend good structural consultants for Repair Retrofitting, preferably offering same services with lowest possible expenses. The idea to take help of members to find more options to negotiate the better price. But these engineers should be reliable, and some societies prefers only those on DDA PANEL.

Col. Mann advised the MC to get the scope of work prepared by the structural consultant.

President cited the example of neighbouring housing society, Gold Croft, where he spoke to its Vice-president Mr. Goel, who himself is a civil engineer and explained the retrofitting work was undertaken by selecting 30% of columns for sampling of the damaged columns.

President summed up saying the approval form GBM would be obtained when MC has a defined scope of work prepared by Structural consultant and a realistic estimate. Col. Goswami assured the members that details would be shared with them at the appropriate time.

Mr. J.P. Yadav again mentioned about Dr. Ojha, structural consultant who was earlier hired for repair retrofitting that he refused to come to the society later after his phase-I assignment was over. He recommended that a more reliable and dependable consultant should be hired who could guide us when we needed him.

President introduced Mr Balwant Singh, an experienced contractor from Shraddha Saburi Engineers, to members and asked him to give a perspective of the work to be done in Shakti CGHS.

Mr. Balwant introduced himself that he has been in the trade for the past 15 years and has been handling projects in Dwarka, other parts of Delhi and JAIPUR. IN Shakti CGHS, the structures have been corroded due to use of saline water and require chemical treatment. Mr. Mandal asked him a few questions about Society Building Structure reinforcement. Balwant replied that 15 o 20% need chemical treatment and the damaged ones need strengthening by additional reinforcement.

Mr. Mandal further asked him as to how will the rooftop be repaired. Balwant replied that it would start from the bottom, mother slab with wire meshing. If required, repair would be done at the top also. For others repair will be done with ready mix.

Mr, Mandal asked again how to determine the damaged concrete work and healthy concrete work. Mr. Balwant answered saying that NDT not needed as the concrete used is M20 and M15 at the top. 3 to 4 tests were suggested followed by chemical treatment

President sought approval of the House for hiring a structural consultant for the Repair / retrofitting works and collecting of payments under category-1 as per Exhibit.

Mr. Jitender Sharma and some other members suggested payment should be collected in three months.

MR. Madal sought approval of the first phase works under category A (phase-I) from the house at around RS.48lacs. Detailed working will be done in 6 weeks.

**THE HOUSE HAS APPROVED THE PROPOSAL, WITH THE OPTION TO MAKE PAYMENTS ON A MONTHLY BASIS, STRUCTURED INTO THREE EQUAL INSTALMENTS.**

**Agenda Point NO.9: Improvement of Lifts**

Mr. Mrinal Zalpuri and some other member raised the concerns of regular disruption in Lift installed in C block. However; he suggested that Lift improvement could wait.

Mr. Yadav insisted that Lift improvement should be done under urgent work category plan- A.

President also mentioned that Lifts might get affected during the construction work due to construction material. Depending upon the situation, the MC will take a call on this accordingly.

**Agenda Point NO.10: Improvement of Diesel Genset as per NGT guidelines**

Dr. Aruna felt that Genset improvement could wait.

President informed the members that the same was a common topic at the federation of RWAs level.

**Agenda Point NO.11: Improvement of Rain Water Harvesting System (RWH)**

For the RWH up gradation, since the matter is being discussed in Federation Group, the same will be planned upon receiving clear updates from the Federation Group.

**Agenda Point NO.12: CCTV surveillance System (phase-2)**

President briefed the House that in phase-I, 36 Cameras have been installed as planned and in phase II every corridor will be covered.

Installation of CCTV surveillance system (phase-2), covering all corridors/ all floors as under work category-1 will be initiated after assessing the situation, upon completion of repair works by MC team.

**Agenda Point NO.13: No-Entry of Vehicles without Society Sticker**

President regretted that many cars running within the Society did not have stickers

Cars without Society stickers should not be permitted entry inside the premises. This needs to be enforced strictly.

Deepak Kapoor seconded the proposal. President requested members to comply with the regulation.

President also requested members to stop the entry of the third car in side society premises and felt that the rule should be strictly enforced.

Deepak Kapoor said that members still utilize the parking space at stilt, open parking and undesignated spots.

Mr. Mrinal also felt that the space was very limited and approved rules are applicable for all.

President suggested extra parking space may be outside the society premises behind the north western side boundary wall could be an option for long term solution, if properly done considering adequate security concerns of the members. DK and Mrinal felt that the space belongs to DDA and it may not be workable in the long run.

**Agenda Point NO.14: Pet Policy: Owners' Responsibilities / Guidelines**

Mr. A.K. Singh complained that Lift no.4 is found to be full of pet's excrement many times.

President felt that residents are violating the norms. He asked the members as to how should the rules be enforced.

Mrs. Nanaji Kaw (A-504) mentioned that Pet owners have to get necessary license and Society could check the same.

Mr. Harjeet Johar suggested we should ask for an affidavit from pet owners and if they don't follow the rule, they should be charged penalties for messing the common area.

President asked the members if penalty could be imposed on defaulters. Dr. Aruna felt it should be done after issuing 2 -3 notices.

As regards the amount, JPY suggested that it should be equivalent to cleaning charges

Mr. D. Nath asked for establishing the evidence. President felt it could be gathered from CCTV Footage.

Mr. D. Nath felt that penalty is not a solution as defaulters get away by paying penalty. Cleaning has to be done. JPY suggested that cleaning could be got done by Society sanitation staff and payment to be made by the defaulter.

President suggested a penalty of Rs.200 -250 and asked the members for approval.

**HOUSE APPROVED THE PROPOSAL; OF IMPOSING PENALTY OF RS.200 PER OFFENCE ON THE DEFAULTERS WHOSE PETS EXCRETED INSIDE THE SOCIETY PREMISES.**

**Agenda Point NO.15: Any other points with permission of the Chair**

Mr. G.S. Bhatia felt that the defaulter should be summoned to the Society office and should be reprimanded publicly.

President felt that message should be conveyed strictly but politely.

Dr. Aruna remarked that if the penalty was not paid by the defaulter, they should not be allowed inside the Lift with their pets. She also asked the President to point out the rule in Bye laws which allow co-opting of members just out of curiosity. He quoted the rule.

In reply to Mr. Nath's query about the max number of members to be co-opted, President replied that there was no such mention in Bye Laws.

President requested all the members to come forward and volunteer as MC needed manpower for the massive action plan in near future. With the support and cooperation of members' good work has been done within a short period. He further mentioned that 3 MC members have left and many MC members have little time considering their daily routine, so the load inevitably comes on to a few members. At least during the repair / retrofitting works, more participation of members outside MC would help

Dr. Aruna mentioned that work has to be done but rules have to be maintained and Bye laws are to be honoured.

Mr. D Nath complained that he had written to MC for the inclusion of Stilt parking issue in the Agenda point but the same was not done

President clarified that the Stilt Parking issue was discussed at length in the SGBM HELD in September and as per the resolution, the matter was referred to RCS for direction.

As there was no revert from RCS, the same was not included in the AGBM Agenda Points.

Mr. D. Nath also mentioned that he had mailed to President with the suggestion to correct the minutes of the said SGBM as he felt that the some of the points were not recorded correctly. But he did not receive any response from the President.

President responded that the letters and emails have been received very recently from some other members also, and other's concerns will also be considered equally.

He informed that he was submitting a copy of his representation with regard to stilt parking issue to RCS and then handed over a copy of his representation to the RCS representative present in the community hall where the AGBM was being convened. The observer, however; asked if the documents being submitted are part of the AGM Agenda or not? and directly collected the documents from Mr. Nath.

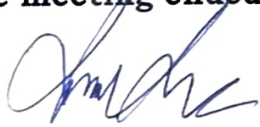
The President reiterated that he had sent letters and reminders to the RCS office, emphasizing the need to ensure equal and fair allocation of parking slots. He stated that members' concerns were considered impartially, noting that the society currently has three categories of members—those with and without stilt parking—and that all members are entitled to equal opportunities.

Mr. Yadav remarked that mails addressed to MC should be replied. President agreed to respond in order of priority.

Mr. D Nath felt that if a case is represented to MC, the same should be discussed as he was doing it as a well-wisher of the MC and not working against its interest. The SGBM record notes should have been corrected at the specified places.

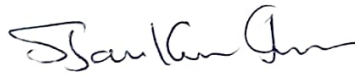
President repeated his clarifications.

**The meeting ended with vote of thanks to the chair.**



**(Rajesh Verma)**

**President**



**(S K Sharma)**

**Secretary**

- Copy to:
- (1) All members (by Speed Post/Email)
  - (2) The Registrar of Cooperative Societies, NCT of Delhi, Old Court Building, Parliament Street, New Delhi-110001- along with one pen drive (make- SanDisk) containing video/audio recording of proceedings of AGBM held on 08.02.2026 held at Shakti CGHS, Plot No. 18, Sector- 10, Dwarka
  - (3) Notice Boards

**Annexure-1**

AGBHM HELD ON 08/02/2026 IN- 34 PLOT NO-18, SECTOR-5				COMMUNITY HALL, SHAKTI CGHS LTD DHARMA, NEW DELHI-110075.		
S.No.	NAME	FLAT NO.	MEMBERSHIP No.	MOBILE No.	EMAIL-ID	SIGNATURE
1	Sgt. Lav Nand Lal (Sold)	A-705	154	918747775		
2	Kapoor Singh	B-501	12			
3	S. K Sharma	C-7-2	316	97572822	skc@iitk.ac.in	
4	Rajesh Kumar	B-202	336			
5	DIGVIJAY BORAH.	C-402	211	9650705776	BORAH7023@GMAIL.COM	
6	D. NATH	C-701	260	9650762929	dnathdy@gmail.com	
7	B. MANDAL	C-307	272	9818673508	bmandal1970@gmail.com	
8	Danpak Kapoor	A-602	111	9212609662		
9	cd S Mallali	C-304	321	9810610113	MALLADIMALLADI@YAHOO.COM	
10	A.K. Singh	A-404	369	965009509		
11	A.S. Chaudhary	C-606	32	981881665		
12	Moumita Sarkar	C-607	349	9818872626	Moumita2002@GMAIL.COM	
13	Dr. Anur	C-603	365	9870409221	anur15@gmail.com	
14	O. P DWIVEDI	C-101	315	9313553255	dwivediop50@yahoo.co.in	
15	R.K. GILL	A-106	230	9910770035	gillrk@rediffmail.com	
16	Rahul Kataria	C-204	229	9818537088	rahul.kataria@gmail.com	
17	B. L. LOU	A-704	183	99100288211		
18	B. J. RAO	C-501A	339	996860415		
19	G. S CHAUDHAN	C-102	349	9811767130		
20	HARJEET	A-105	252	9110608611	HARJEET_SOHAN@GMAIL.COM	
21	Jiten DEK BHANNA	A-103	250	9812662459	JITENDR K BHUNNA@GMAIL.COM	
22	Dr. Nandan Kano	A-504	295	9950501103		
23	G.S. Bhatta	C-303	231	986832426	g.s.bhatta1955@gmail.com	
24	Madhu Thakur	A-701	324	9818011755	chakraspandan@gmail.com	
25	Col Santosh Goswami	B-702	353	99117294560	gandhisgopwami67@gmail.com	
26	Jai Pal Yadav	A-604	347	9989610011	jayadav1960@yahoo.com	
27	JAGJIT SINGH	B-207	321	8520424254		
28	Vikram Anand	A-302	322	9402112971		
29	Dr. Anur	A-705	302	9966531651		
30	Dr. Anur	A-801	305	8999738780	anur@rediffmail.com	
31	Rishi Chandra	C-701	366	852023655		
32	Naren Kumar	A-502	308	9812677411		

S.No.	NAME	FLAT NO.	MEMBERSHIP No.	MOBILE No.	EMAIL-ID	SIGNATURE
33	Moumita Sarkar	A-606	258	9910224551	Moumita2002@GMAIL.COM	
34	J. Anur	A-606	243	9126434168		
35	Govind Prasad	C-502	283	9969415035	gprasad@rediffmail.com	
36	Moumita	A-703	328	8826780064		
37	Yashvir Singh	A-204		9810706574		
38	Anur	C-407		994584078		
39	Neeraj Vasudeva	A-202		8510214039		
40	Shubh Dabija	A-101		99904463730		

(Annexure- 2)

### Major works done/ Capital purchase

S No.	Particulars	Amount (Rs.)
1	Building Insurance renewal	79113
2	Firefighting Cylinders Refilling	24450
3	Repair of Booster Motor Pump	14000
4	Water Tank cleaning treatment	10000
5	A Block, damaged outlet pipelines (rooftop) repaired/replaced with new one	11896
6	Cleaning of internal sewer lines: (shafts to underground lines)	35000
7	Replaced damaged/fused tubelights/LED's in common areas.	22492
8	Replaced manhole covers	11096
9	Repair / welding of swings installed in play area	2000
10	<i>Cleaning and removal of accumulated water in Elevators chambers multiple times to avoid damage. Lifts license obtained and valid for 01year</i>	

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### Major works done/ Capital purchase

S No.	Particulars	Amount (Rs.)
11	NOC obtained from DJB to carryout the work of new Sewage Line from society premises to mainline across the road. New Sewage line from society premises to MCD mainline across the road.	710000
12	Generator Overhead shed installed overhead shed at Genset to protect the costly asset from rain water/ harsh weather.	29500
13	CCTV Cameras (phase- I): Installation of CCTV surveillance project (phase-1) has been finalized- Work is underway. (ONGOING PROJECT).....	255000
14	Installation of cupboards and computer table for society office & other repair works in society	42000
15	Mainline MCCB 250AMP. replaced in A& C block 4pcs.	17860
16	<i>Fumigation of all common area (to prevent breeding of mosquitoes) / Press walah (umesh) shifted to Store room / Testing of fire fighting equipment/ Rain Water Harvesting (RWH) Chambers: Servicing and cleaning of RWH pit completed</i>	
	<b>TOTAL</b>	<b>12,64,407</b>

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(Annexure- 3)

Maintenance Charges & Contributions-per Flat

S. No	Expenses Against AMC Amount Rs. 4000/-	Actual regular Exp. 2024-25	Average Monthly Exp.
1	Lift AMC	357,596	29,800
2	PEST CONTROL AMC	40,000	3,333
3	CCTV AMC	16,520	1,377
4	Intercom	23,600	1,967
5	Genset AMC	27,598	2,300
	Total	465,314	38,776

Per Flat Expenses Against Maintenance Charges		373
Per Flat Expenses Against Maintenance + AMC		3,703
Per Flat Collection Against Maintenance Charges		3,000
Per Flat Income from other sources		509
Per Flat -Total Income (Maintenance + other source)		3,509
Per Flat Deficit / Difference		-194

**Deficit Per Flat / Month – Rs. 194.00**

\*Recommending **NIL** increase in Monthly Maintenance Charges

S. No.	Head of Expenses	Actual regular Exp. 2024-25	Average Monthly Exp.
1	Security Exp.	1,343,280	111,940
2	Salary & Wages	1,422,198	118,517
3	Maintenance Exp.	295,013	24,584
4	Generator Diesel	40,000	3,333
5	Electrical Maint. Exp.	31,991	2,666
6	Garden Exp.	5,200	433
7	Printing & Stationery Exp.	7,810	651
8	Office Exp.	2,223	185
9	Misc./Housekeeping Exp.	12,347	1,029
10	Conveyance Exp.	12,000	1,000
11	Building Insurance	79,110	6,593
12	Bank Charges	2,794	233
13	Audit & Professional Exp.	65,000	5,417
14	Education Fund Exp.	105	9
15	GBM/Election Exp. Average Monthly	31,994	2,666
16	Festival Exp.	143,860	11,988
17	Water Exp. (DJB)	661,022	55,085
18			0
19			0
	Total	4,155,947.00	346,328.92
Per Flat Expenses Against Maintenance Charges			3330

**Per Flat / Month – INR 3,330.00**

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(Annexure- 4).

List of Defaulters (as on 29<sup>th</sup> Jan 2026)

LIST OF DEFAULTERS			
Up to 20th January 2026			Date: 29.01.2026
S. Nos.	NAME	FLAT NO	TOTAL AMOUNT
1	Sh. Abhishek Srivastava	A 201	7,328
2	Sh. V.K. Srivastava	A 204	31,433
3	Sh. Rajiv Bhardwaj	A 303	38,890
4	Sh. Ajay Maini	A 702	22,519
TOTAL			104,420
5	Sh. Rabinder Singh	C 507	43,59,277
GRAND TOTAL			45,63,867

**– Amount of default 1.04 lakh (excluding default amount Rs.43,59,277/= of Mr. Rabinder Singh / Flat No: C 507)**

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