

PMO COOPERATIVE HOUSING SOCIETY LIMITED

(Regn No: 2522)

C-58/20, Sector-62, NOIDA, Gautam Budh Nagar, Uttar Pradesh

Dated 21.12.2016

Subject: Minutes of the Annual General Body Meeting held on 27.11.2016.

Please find enclosed the minutes of the Annual General Body Meeting of the Society held on 27.11.2016. Copy of the minutes has also been uploaded at the website of the Society. Members are requested to share these with fellow members also.

(S C Sharma)
Asstt. Secretary

All Members

Copy to:

1. Housing Officer, UP Housing Development Board, Vasundhara, Ghaziabad.
2. UP Housing Development Board, Lucknow.

PMO COOPERATIVE HOUSING SOCIETY LIMITED

(Regn No: 2522)

C-58/20, Sector-62, NOIDA, Gautam Budh Nagar, Uttar Pradesh

Minutes of the Annual General Body Meeting (AGM) held on 27.11.2016

The Annual General Body Meeting of the Society was held on 27th November, 2016 at 11.30 a.m. in the Community Center of the Society. The attendance in the meeting was Sixty one. (List Enclosed)

2. At the outset, the President welcomed the members on behalf of the Management Committee. This was followed by confirmation of the minutes of the last AGM held on 29.11.2015. Secretary Sh. Nandan Saikia mentioned about the salient points of the last AGM and read some portions thereof. Thereafter, Sh. Saikia presented Secretary's Report, highlighting the progress made in the society since the last AGM (copy enclosed). The members welcomed the steps taken by the society Management for overall improvement of the society premises.

3. After the Secretary's Report, Audited Accounts Statement for the year 2015-16 was presented, which was adopted by all the Members.

4. The provisional expenditure statement of the current financial year till October 2016 was also circulated to the members. Some members had some points/clarifications, which were clarified to them.

5. The next agenda item for the meeting was regarding the future work/projects likely to be undertaken for further improvement of the society. The President submitted the following list of work which may be undertaken for the purpose:

Item of work	Estimated Expenditure
1. Driveway Repair	15 lakh
2. Replacement of existing Lights with LED	01 lakh
3. Remodeling of Garbage Chutes	10 lakh
4. Chhajja/Shed Repair	05 lakh
5. Drain Cover	05 lakh
6. Renovating/Decongestion of electric Meter Rooms	15 lakh

PMO COOPERATIVE HOUSING SOCIETY LIMITED

(Regn No: 2522)

C-58/20, Sector-62, NOIDA, Gautam Budh Nagar, Uttar Pradesh

7. Replacement of Intercom/cables For TV in the common area	07 lakh
8. Tiles/Kota stone in the common Area	03 lakh
9. Shades/benches at the gate/Playing area	02 lakh
10. Tiles on balcony/corridor Railings	05 lakh
11. Iron sheet for Mandir	02 lakh
12. Store Room for Mandir	01 lakh
13. Fountains at the gate/common area	1.5 lakh
14. Replacement of R.O. Plant	10 lakh

It was also informed that the Grit wash of society building is peeling off and may require gradual replacement. Similarly, the PPR pipes in the Bathrooms may also require replacement in due course as spare parts for PPR pipes were difficult to get in the market being outdated.

The General Body decided that following items may be undertaken on priority basis.

1. Renovation/Decongestion of electric meter rooms
2. Remodeling of garbage chute
3. Replacement of existing lights with LED lights
4. Chhajja/shed repair
5. Driveway repair
6. Drain cover

It was entrusted to the Management Committee to work out modalities for executing the aforesaid work.

On the issue of Maintenance Charge and Reserve Fund the General Body was of the view that Reserve Fund should continue to be collected. On the issue of Maintenance Charges, some members sought clarifications on certain items, which were clarified and after detailed deliberations it was decided that the Maintenance Charges shall be increased by 20% of the existing Maintenance Charges w.e.f. 01.04.2017.

Thereafter the General Body discussed certain items other than the agenda. The discussions were as follows:

Mr. P. S. Lally stated that vide minutes dated 01.02.2012, it was decided that the then Management Committee will make efforts to increase the eligibility criteria for the membership of the society. It was clarified to him that

PMO COOPERATIVE HOUSING SOCIETY LIMITED

(Regn No: 2522)

C-58/20, Sector-62, NOIDA, Gautam Budh Nagar, Uttar Pradesh

the copy of last amendment for the eligibility criteria was not traceable despite our best efforts. Any further action can be taken once we get the last amendment copy (so as to refer it to the UP Awas Vikas Parishad). Further efforts in this direction will be made. After taking over keys of the bank locker from the previous Committee, it was opened by the present Committee but not a single paper was found therein.

On the issue of renting of cubical spaces in the corridor of A and B Blocks the General Body agreed that the cubicals may be rented out tentatively at the rate of Rs. 200 per month and applications may be invited from the interested persons. In case of more than one person interested for the same cubical the allocation may be made on the basis of draw of lot.

The Management Committee informed the General Body that it proposes to open Society's bank account in HDFC bank. The HDFC bank has offered to provide a payment gateway at the website of the Society. For updating and synchronizing the website of the Society, the cost will be borne by the Bank. The General Body approved the proposal for opening Society's account in HDFC Bank.

Some members raised issue of renting out the flats to college students and bachelors, who, it is felt, were vitiating the atmosphere of the Society and sought a resolution to stop renting out the flats to bachelors and students. Resolution in this regard was mooted out that w.e.f. 01.04.2017, no flat should be let-out to bachelors and students. However, General Body insisted that all efforts should be made to stop the menace and noises created by the student and bachelor tenants immediately even before resolution takes effect. The Management Committee was authorized to take necessary steps in this regard.

The Management Committee informed that total expenditure of development activities has been Rs. 19,03,422/- whereas the Management Committee was authorised to utilize Rs. 15 lakh from the Reserve Fund for development activities of the society. The Management Committee sought ex-post facto approval of the General Body for the excess expenditure of Rs. 4,03,422/- to be adjusted against the Reserve Fund. The General Body granted approval to the aforesaid excess expenditure to be adjusted against the Reserve Fund.

PMO COOPERATIVE HOUSING SOCIETY LIMITED

(Regn No: 2522)

C-58/20, Sector-62, NOIDA, Gautam Budh Nagar, Uttar Pradesh

Some members raised the issue of FAR Committee. It was informed that the committee has now been reconstituted and the new committee had meetings once or twice but no report has been tabled yet. It was impressed upon that the FAR Committee may be asked to submit its report as early as possible.

About the proposal for installation of solar panel in the society, the Management Committee informed that one society in the neighbourhood was in the process of installation of solar panel and once it starts working satisfactorily there, the PMO Society may observe it and try to replicate in this society also. The meeting ended with the vote of thanks to the chair.

PMO COOPERATIVE HOUSING SOCIETY LIMITED

(Regn No: 2522)

C-58/20, Sector-62, NOIDA, Gautam Budh Nagar, Uttar Pradesh

Address by Secretary, PMO Cooperative Housing Society.

Dear Members,

1. I, Nandan Saikia, Secretary on behalf of the Management Committee welcome you all. The last GBM was held on 29.11.2015. Since then we had regular interactions with the some of the members on one account or the other. Like previous years, the last year has also been eventful. A lot of tasks were taken in hand and efforts were made to complete these tasks and with all cooperation from you, the management Committee has been successful to its objective. Our endeavor is to improve the society on each passing day.
2. The last GBM authorized the Management Committee to use Rs.15 lakh from the Reserve Fund for development activities. Out of sanctioned amount, Rs. 7 lakh has been paid towards CCTV and Boom barrier system for enhancing security arrangements. Expenditures have also been made for the repair of path way and rooftop and other activities such as white washing of premises, repair and polishing of floors of staircases and corridors.
3. As was promised, in order to save energy and to bring efficient lighting in the premises, the existing lights are being changed to LED lights in a phased manner. At the major points like gate, periphery etc., have been illuminated with LED lighting. This is good for environment also. In addition we have installed LED lights in the Corridors and staircases.
4. Lighting arrangement of our Central park and other areas have been restored. To provide sports facility to the children of the Society, a playing area has been made which has a Badminton court and a half basket ball court. The existing TT table has been repaired. The Management Committee has also provided indoor game facilities like Carom, Chess etc. to the children of the Society.
5. The community hall of the society is also being improved and further improvement will be done as per the availability of funds.
6. For cultural and religious affairs of the Society an all women Cultural Committee has been constituted by the Management Committee. The Committee is doing wonderful job. The events like Teej Eveining and Karwa Chauth evening were successfully organized by the Cultural Committee and were appreciated by the residents. The management of Mandir of the society premises has also be undertaken by the Cultural Committee. Every effort is made to provide a good and serene atmosphere for worship in Mandir.
7. This year also various events like Dewali mela, Holi Milan, New Year eve, Independence day, Republic day and Dussera bhandara were organized, which was attended and enjoyed by a large number of residents

PMO COOPERATIVE HOUSING SOCIETY LIMITED

(Regn No: 2522)

C-58/20, Sector-62, NOIDA, Gautam Budh Nagar, Uttar Pradesh

8. We request our members, who do not live in the Society flats to make regular visit to the Society and also to see that how their flats are maintained by the tenant.
9. Audited Statement for the Financial Year 2015-16 is placed on the table and some copies have also been circulated . It is to be noticed that even after undertaking a large number of activities, we had been able to keep the expenditure in control.
10. Provisional balance sheet for the current year up to October, 2016 is also placed and circulated. From the present scenario, it is evident that it would not be possible to run the affairs with the existing maintenance charges. The General Body has to take a view on the issue of Maintenance Charges.
11. I thank all the Members for their cooperation and support and hope for the same in future also.
12. Now, I request the President to continue with the further proceedings of the meeting as per the agenda.

PMO COOPERATIVE HOUSING SOCIETY LIMITED

(Regn No: 2522)

C-58/20, Sector-62, NOIDA, Gautam Budh Nagar, Uttar Pradesh

LIST OF MEMBERS/ REPRESENTATIVEs WHO ATTENDED THE A.G.M. HELD ON 27.11.2016

S.NO	FLAT NO	Member/Representative Shri/Smt.
1	A 101	V.K.Saxena
2	A 203	O.P. Varshney
3	A 601	Hema Rawat
4	A 602	Nandan Saikia
5	A 603	J.M.S Kathait
6	A 702	P.K.Roy
7	A 703	N.K.Gupta
8	B 101	Sharad Kumar Srivastava
9	B 104	Sanjay Parashar
10	B 106	Deepak Rawat
11	B 110	K.M. Singh
12	B 202	Akhouri Sanjay Sahay
13	B 204	P.S. Lally
14	B 205	L.K Mehta
15	B 206	Dipankar Dutta
16	B 303	R.C. Pandey
17	B 309	Jagdish Mulwani
18	B 310	B.B. Bhatnagar
19	B 401	S.Sundara Raman
20	B 402	Sekhar Chandra Tiwari
21	B 403	B.R. Venkataraman
22	B 404	V.Raghavan
23	B 407	G.B. Upadhyay
24	B 409	Abdul Kadiq Khan
25	B 410	Girish Chand Gupta

PMO COOPERATIVE HOUSING SOCIETY LIMITED

(Regn No: 2522)

C-58/20, Sector-62, NOIDA, Gautam Budh Nagar, Uttar Pradesh

26	B 504	Anand Upadhyay
27	B 505	Rajesh Jaiswal
28	B 509	Saprative Sen
29	B 510	J.P. Kukrety
30	B 601	V.K. Tyagi
31	B 602	C.V. Ramesan
32	B 603	N. GopalaKrishnan
33	B 605	Girish Chand Sharma
34	B 608	R.C. Gosain
35	B 610	Sarita Rani goel
36	B 702	Harihar Mishra
37	B 703	K.C. Raju
38	B 709	Y.P.Singh
39	B 710	K.S. Katoch
40	C 103	Subhash C. Gautam
41	C 105	Abhishek Mishra
42	C 107	Sunil Kumar Mishra
43	C 202	Baldev Singh Saini
44	C 206	Neha vaid
45	C 303	T.m. Vijay Kumar
46	C 305	Sahashi Bhushan Tiwari
47	C 306	Geetha Natarajan
48	C 307	W.M.Dhakate
49	C 401	P.Sankar
50	C 404	Reshma Rastogi
51	C 406	Munishwar Chander
52	C 502	E.P.Raveendran
53	C 505	A. Sachidanandan
54	C 506	Manmohan Singh

PMO COOPERATIVE HOUSING SOCIETY LIMITED

(Regn No: 2522)

C-58/20, Sector-62, NOIDA, Gautam Budh Nagar, Uttar Pradesh

55	C 601	Aravind Kumar Mishra
56	C 602	Sunita Kumari
57	C 605	Satyabrata Padhy
58	C 706	Malay Kumar Halder
59	C 803	V.S Bhandri
60	C 805	Rameshwar Prasad
61	C 807	N. Raja Swamy