**Pragjyotishpur Co-operative Group Housing Society Ltd**

**Plot 7, Sector 10, Dwarka, New Delhi-110075**

**(Regd No 1145(GH) dated 26 December 1983**

**MANAGEMENT COMMITTEE MEMBERS FOR THE YEAR 2020-2021**

1. Mr Nilamani Sarma President
2. Mr Ajit Deka Vice President
3. Maj Gen R K Garg, AVSM Hony Secy
4. Mr Sanjeev Bora Treasurer
5. Dr Dikhya Sarma Member & Astt Treasurer
6. Mr V K Bhandari Member
7. Dr Dhyan Singh Member
8. Dr Jayantimala Devi Member
9. Mr Bijoy Baruah Member
10. Mr Prateek Baruah Member
11. Mr Prantik Hazarika Member

**Auditor**

Mr Anuj Dagar, CA

Integrated Professional Services Pvt Ltd

T-3 Manish Royal Plaza

Sector 10 Central Market, Dwarka

New Delhi - 110075

**Bankers**

1. Delhi Co-operative Bank

Raj Nagar Branch

Palam

New Delhi – 110077

Tele : 011-25086503

1. ICICI Bank

Cabus Branch

Plot No 3, Sector 6 Main Market

Dwarka, New Delhi – 110075

Tele : +918527798535

**PRAGJYOTISHPUR CO-OPERATIVE GROUP HOUSING SOCIETY LTD**

**Plot No-7, Sector-10, Dwarka, New Delhi-110075**

**No. PCGHS/MC/2021/09/007 Dated: 9th Sep, 2021**

To

All Members

**Notice for** **Annual General Body Meeting to be held on 10th Oct, 2021**

Dear Member,

1. The Annual General Body Meeting of **Pragjyotishpur Co-operative Group Housing Society Ltd** will be held on 10**th Oct 2021 (Sunday)** at **4:00 P.M**. at the central lawn of the society. You are requested to make it convenient to attend the meeting. In view of the Covid 19 restriction, only members are allowed to attend the meeting. The members attending are requested to follow social distancing norms, use mask and sanitizers.

2. The following documents are forwarded for information and record of all the members.

1. Agenda Points for AGBM.
2. Audited accounts for the FY 20-21.

3. Members are requested to send points, if any, for discussion in the meeting by

30th September 2021 along with a brief note at ***pragjyotishpur.cghs@gmail.com*** Discussion on points received will only be permitted. Members if want to raise some point during the meeting will only be discussed if permitted by the Chair.

4. Receipt of this communication may please be acknowledged at the E mail appended in Para 3 above.

Yours faithfully

**(Maj Gen RK Garg)**

**Hony. Secretary**

**Note: -** In absence of sufficient quorum at the scheduled time of meeting on 10**th October 2021,** the meeting will be adjourned and held after half an hour on the same day and place in which no quorum is required and no separate notice will be given.

Copy to:-

**1. The Registrar Co-operative Societies Old Court Building, Parliament Street New Delhi**

**Agenda points for the AGBM on 10th OCT 2021**

1. Welcome address by the President
2. Confirmation of the minutes of meeting held on 20th Dec, 2020.
3. Hony. Secretary’s Report
4. Consideration of Audit Report FY 20-21
5. Programme of Activities for 2021-2022
6. Electrical supply through single individual meter system
7. Structural Audit of the Building
8. Points received from members
9. Any other matter with the permission of the Chair.

**Pragjyotishpur Co-operative Group Housing Society Ltd**

**Plot 7, Sector 10, Dwarka, New Delhi-110075**

**(Regd No 1145(GH) dated 26 December 1983**

**Annual General Body Meeting – Sunday 10 October 2021**

**ANNUAL REPORT OF HONY SECY FOR THE YEAR 2020 - 21**

Mr. President, Members of the Management Committee, fellow members of the Society, Ladies and Gentleman,

It gives me great pleasure to welcome all of you to this Annual General Body Meeting of Pragjyotishpur Cooperative Group Housing Society Ltd and to present the annual report

For the year 2020 - 21 on behalf of the Management Committee.

**The report in general covers the period from December 2020 to September 2021 while the Finance Report covers the period of FY 20 - 21 i.e., 01 April 2020 to 31 March 2021.**

We continued our effort to improve the conveniences in the society and with the help of residents maintained a very harmonious environment. It is heartening to state that there was a considerable improvement in timely payments of society dues by the members. Excepting one odd member majority adhered to the laid down schedule of the payment.

I take this opportunity to highlight some of the issues / works that have been executed in the reporting period.

**Activities since the last Annual General Body Meeting**

1. **Tackling the Covid 19 Wave.**
2. Like other societies in Dwarka, there was sudden spurt in the number of Covid

19 cases in the society during the month of April and May 2021. A support group was constituted with the help of residents to provide required assistance to the residents having Covid infection for testing, lab investigations, treatment and hospitalization. A person was employed for delivery of the items required by the people in home isolation. A ladies support group cooked and delivered free meals to the patients under isolation on daily basis. Doctors in the society also took care of the patients in home isolation by ensuring treatment protocols.

1. The residents generously contributed funds resulting in collection of R 377402/- which was utilized for the purchase of drugs, PPE Kits, masks and essential equipment such as Pulse oxymeter, oxygen cylinders, oxygen concentrators, patient carrying trolley and wheel chair etc. The society spent Rs 84495/- for enforcing the preventive measures for Covid 19.
2. All preventive measures were enforced by spray of sanitizers, restricting entry, delivery of items at the gate, masking and maintaining social distancing. Help in getting staff, residents and maids vaccinated was also extended.
3. Spontaneous support by the residents was overwhelming and greatly appreciated by everyone. As a result of lockdown residents faced lot of restrictions and were put to hardships. I on behalf of all MC members take this opportunity to thank all the residents for the discipline and cooperation extended by them during the period of turmoil. The society had 50 cases of Covid in the second wave and lost three residents due to illness.
4. We would like to put on record our great appreciation to the staff of South West MCD for ensuring sanitization and waste disposal from the residents having Covid cases.

2**. Swachta Pragjyotishpur movement.** With the existing sanitary staff the cleanliness in the general area was getting compromised. Decision to provide additional staff for the general area was taken and a contract with a firm was executed for cleaning of corridors, stairs and lifts. This has resulted in additional expense of Rs 12600/- month from the maintenance. The society incurs a recurring expenditure of Rs 32500/- month for the sanitary services. This has visibly improved the cleanliness of general area and lifts.

3. **Maintenance of parks and Garden in the society.**

(a)A special grant of Rs 43380/- was received from the Horticulture Department, Govt of NCT of Delhi. An expenditure of Rs 62850/- was incurred for the garden upkeep and related activities.

(b) A Brush cutter machine was also procured for Rs 22400/- for cutting of grass and maintenance of lawns. It will result in saving of expenses on employment of labour for cutting the grass.

4**. Firefighting System.** After the major repair of the Fire Fighting system in the previous year, the society had applied for issue of Fire safety certificate. However, in spite of repeated communication the fire department is yet to comply with our request citing the space in the main internal road and stairs not confirming to the specifications. Earlier the fire safety certificate was granted to the society with the same measurements. Action was also taken for refilling of fire extinguishers at a cost Rs 20827/-.

1. **Completion Certificate for the Building after Extension.** The issue of

completion certificate by the DDA is still held up due to nonissue of Fire Safety

Certificate by the Director Delhi Fire Service. The points raised for noncompliance were earlier accepted and society was granted completion Certificate.

1. **Solar Power Plant.**
2. Solar Power Plant of 45 kWp installed on the terrace of A block at a total

cost of Rs 1595993.00 (say 16 Lakhs) and commissioned on 20 January 2020.

1. Further details on the plant are as under:-

* Units of electricity generated till 11 Nov of 2020 : Rs 49738/-
* Cumulative units till 12 sep,2021 : Rs 80611/-
* Cumulative saving till 12 Sep,2021 : Rs.561038/-
* Average Monthly Benefit : Rs 30200/-
* Recouping of Society’s investment : By Oct 2021
* Annual Dividend to the members : Rs.2000/-

1. With effect from Nov 2021 we should be able to share 80% of the benefit

accrued with the residents which works out to be Rs 175/ month. In this manner individual’s contribution will be paid in 40 months i.e. by March 26. The plant is expected to generate electricity till next 25 years or till 2045.

1. **Electrical work in the society.** The electrical system of the society

functioned well after the major investment in the previous year. A special drive was conducted in the society to light up stairs in all the blocks by fixing LED lights and repair of all the street lights/replacement of all fused bulbs. The major expenditure was as under:-

(a) Repair of relay in HT/LT Panels : Rs 46280/-

(b) Purchase of Electrical items : Rs 102945/-

(d) Electrical Repairs : Rs 8858/-

(e) Repair/replacement of Pumps : Rs 10700/-

(f) Covering of Electrical junction boxes : Rs 95000/-

1. **Other civil works in the society.** Undermentioned essential works were also undertaken in the society at a cost indicated against each;-
2. Repair of Shafts in front of lifts to prevent : Rs 104530/-

seepage in the walls, basement and flooring

with Kota stone.

1. Repair/ replacement of sheds in the shafts : Rs 50930/-
2. Repair of parapet wall of C Block : Rs 81949/-
3. Repair of frames and replacement of : Rs 63780/-

Broken glasses in the stairs.

1. Provision of 2 more CCTV cameras : Rs 14700/-

(f)  **Change of lift Flooring**  : Rs 127440/-

9.  **Provision of Water Cooler.** A SS water cooler of 40 liters capacity of Blue star coy was installed at the entry gate of society in the month of June 2021 for the benefit of labour/ staff & guests coming to the society. The total cost of the cooler was Rs 32000/-.

10.  **Cleaning of underground and overhead water tanks, drains and pipelines.** The following works related to water supply and drainage system were undertaken during the reporting period.

(a) Water Tank Cleaning : Rs 11500.00

(b) Water harvesting pits : Rs 23600.00

(c) Rain water drains and pits : Rs 13800.00

(d) Repair of water pipelines : Rs 29359.00

11. **Renewal of Annual Contracts.** The following contracts were renewed:-

(a) Generator Mar 21 to Feb 22 : Rs 30090/-

(b) Lifts Jul 21 to Jun 22 : Rs 379172/-

(c) Intercom April 21 to Mar 22 : Rs 8000/-

(d) CCTV April 2021 to March 2022 : Rs 28000/-

(e) Building Insurance May 2021 to April 2022 : Rs 76748/-

(f) Security Contract July 2021 to June 2022 : Rs 67850/- month

12. **Painting and Signage’s of Car park Area.** The work has been completed at an expense of Rs 162390/-

13**. Repair and White washing of common Areas.**  The contract for Repair and White washing of common areas including shafts have been concluded with Manam Krishna Infra Developer in April 2021 at a cost of Rs 6,50000.. However, due to Covid restrictions the work could not be undertaken till now. It is proposed to start the work by mid-October this year.

14. **Community Hall in C Block.** The work for putting slab in the roof and flooring by Kota Stone has been completed for which Rs 357520/- has spent. The remaining work in the community center will be undertaken based on the availability of finances.

15**. Structural Audit of the Building.**

**(a)** DDA has been issuing notices to the societies for undertaking structural audit of buildings which is mandatory requirement for all societies A 4 member committee was formed in the month of April by MC for selecting a vendor for the same. The committee selected M/s Sanrachna Solutions LLP which quoted Rs 2,49000 for the audit. The company has submitted its report and a copy of the same has been submitted to DDA in the month of August 2021.

**(b)** The report spells out details of all columns and beams falling in flexures due to corrosion over a period of time and requires jacketing for providing strength to the structure. As per policy directive the repair work is to be undertaken within a period of six months since the submission of report to DDA. The MC considered the audit report and keeping practical consideration in mind decided to undertake repair work in the basement, stilt and terrace only. **This work itself is likely to cost RS 14 to15 Lakhs appro**x. The tender document is under issue to vendor and the repair work will be finalized in the coming months.

**General Points**

**16. Transfer of Property.** The transfer/sale of following flat was approved by the Management Committee and is presented to General Body for their ratification.

**(a)** Flat No A 501in the name of Mr Satish Kumar transferred to his daughter Ms Arushi Bhasin on 20th Jun 2021 after his demise.

17. **Donations towards Society.** An old fridge and a used Microwave have been donated to the society by Mrs Bandana Kalita of flat B 402. She also contributed Rs 5000/- for the repair of fridge.

18. **Celebrations.** Republic Day on 26 January 2021 was celebrated by hoisting the National Flag by the President of the Society. Unfurling of Flag on Independence Day on 15 August 2021 was attended by MC members and large number of residents including children. Other festivals were not celebrated due to Covid restrictions.

**Conclusion**

19**.** Before concluding my report I would once again express my sincere thanks to the President and Management Committee members for extending full cooperation and support during the year. I also extend my sincere thanks to the residents who have been very supportive and came forward for the cause of the society as and when required. Thanks for making all out efforts to contain Covid 19 in the society.

Thank you one and all,

**Place: New Delhi (Maj Gen R K Garg)**

**Date: 30 Sep 2021 Hony Secy**

Top of Form

Bottom of Form

Top of Form

|  |  |
| --- | --- |
| |  | | --- | |  | |

Bottom of Form

More