



# Home Multi State Co-operative Housing Society Ltd. (Regd.)

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24<sup>th</sup> August, 2021

## MINUTES

As per Notice issued on 07.08.2021, Annual General Body Meeting of the Home Multi State Cooperative Housing Society Ltd. was held on 21.08.2021 (virtually through CISCO WebEx Meeting App because of COVID-19 pandemic).

The Chairman welcomed the members present in the 9<sup>th</sup> General Body Meeting. The following points were discussed as per the agenda sent on 7<sup>th</sup> August, 2021:-

**1. Confirmation of the Minutes of the last General Body Meeting :**

The Chairman informed the House that the last GBM was held on **12<sup>th</sup> September, 2020 the Minutes of the said Meeting were issued on 24<sup>th</sup> September 2020** and the same were also uploaded on the website of the Society. The Chairman requested the members to offer their comments/ objections, if any. The members did not offer any comment.

**2. To approve the accounts of the Society for the period from 01.04.2020 to 31.03.2021:-**

The Chairman informed the members that the audit accounts of the Society has been audited by the Chartered Accountant has already been sent along with the General Body Meeting's Notice (on 07.08.2021). The Chairman also invited the objections/ comments, if any, in respect of the accounts of the society. The members raised the following issues in respect of the expenditure shown in the audit report.

Some of the members raised the following issues: -

Sl. No.	Point raised	Reply given
i)	To curtail the expenditure of the Society	<p>Some members suggested that the Managing Committee should curtail some of the expenditure i.e. office accommodation and on employees' salary.</p> <p>The Chairman informed that as per the bye laws of the Society, it is mandatory that the Society should have its office. At the initial stage, the Managing Committee also opened its office in North Block to facilitate the members working in</p>



		<p>nearby areas of the North Block. Thereafter, the Administration of MHA objected, the Managing Committee has no other options to shift to its Registered office 192-A, Arjun Nagar, New Delhi-110029.</p> <p>Some members also suggested that the Chairman should use his residence as Society's office as the same is being used by the Federation of Housing Societies &amp; Developers in Delhi.</p> <p>The Chairman informed that as per instructions two Society's office cannot be run at the same address.</p>
ii)	Curtail in Employees' salary	<p>Some members pointed out that the Society has no source of income and advised that the services of employees of the Society may be discontinued as it was an extra burden on the Society. The Board of Directors may be asked to share the Society's responsibility voluntarily.</p> <p>The Chairman informed that all the members of the Board of Directors are Government Servant and they are performing their duties which are enshrined to them. But there are some other additional works which cannot be performed by the members' i.e. to receive the money/ cheques, maintain accounts, Bank's transaction, to maintain the records of the existing members and resignations received, other Society's work like correspondence etc.</p>

**3. To consider the resignations submitted by the members of the Board of Directors:**

The Chairman informed that the following two members of the Board of Directors have submitted their resignations:

- i) Shri P S Rawat
- ii) Smt. Sushma Bhardwaj

The Chairman requested the House to take the decision. After discussion, the members present in the meeting accepted their resignations.

**4. To take the decisions against the members of the Board of Directors who have not paid their dues as per decision taken in the last AGM.**

The Chairman informed the House that the Managing Committee has issued several reminders to the members of the Board of Directors who have not paid their dues. In spite of that they have not paid their dues. The Chairman asked the House to suggest the action to be taken in this regard. After having discussions, the house could not reach to final decision/ conclusion.



**5. To find out the solution to refund the amount to the resigned members.**

The Chairman informed that the Managing Committee has requested several times to the existing members (who have not yet paid) to pay their dues but they have expressed their concerns and financial constraints. The Chairman also informed that the Society has no other source of income from where the amount may be refunded to the resigned members. He assured that the amount will be refunded to the resigned members as and when Society will receive the amount from the existing members or new members will be inducted. ( If the resigned members want early payment, they can bring their substitutes and the payment will be made out of turn to them ). The Chairman informed that Society has received some amount recently from the existing members and the same will be refunded to the next resigned members (in the list).

The Chairman apprised of the House that keeping in view of the hardship of the resigned members, the Chairman convene the meeting of the resigned members on 9<sup>th</sup> March and 29<sup>th</sup> May 2021 to find out the solution. Some members suggested "the land (belonging to the resigned members) may be sold out and the amount may be disbursed (whatever) among the resigned members, equally, as per the entitlement (category)". Accordingly the Managing Committee issued an option letters to all 188 resigned members. The Managing Committee received only 49 replies out of which 8 members expressed their consent to sale the land. (The other have not replied).

The resigned members also pointed out that when the land has already been submitted to DDA, how it will be possible to sale the land belonging to resigned members ? The Chairman replied that if consent of the members is received, the Managing Committee will request the DDA to return back the land.

**Some existing members also expressed their concerns that:**

- i) **Resigned members always hijack the meeting which is unfair. The meeting should give the importance to the active members those who had paid and have interest in the future of the society.**
- ii) **This AGM is for the existing active members of the Society who want to know the latest development of the Society's project.**
- iii) **Resigned members are behaving like mercenaries and treating the Society's project like a bank deposit which is ridiculous.**
- iv) ***If any amendment is proposed to impose the interest on the existing members, it will only benefit the resigned members and it should not be considered.***



- v) **They have given their resignation on their own choice not from the pressure of anyone / Society.**
- vi) **As regards, making the payment with interest to the resigned members is not in accordance with the provisions of the bye laws of the Society.**
- vii) **The delay is on the part of the DDA and Delhi Govt. not the fault of the Managing Committee of the Society.**

#### **6. Any other items**

- (i) Shri Neeraj Gandhi pointed out that he has written a letter to the managing Committee and requested to give him the reply of the issues raised by him. The Chairman informed the House that the reply has already been given to him on 5<sup>th</sup> July, 2021. Shri Gandhi again sent a letter and raise some other irrelevant issues and started to instigate/ provoke the other resigned members of the Society which is against the bye-laws of the Society. The Chairman informed that the issues which he has raised had already been discussed in the earlier AGMs of the Society and the Minutes are available in the Website of the Society. Shri Neeraj Gandhi then started to create nuisance in the meeting and did not allow the other members to speak. The Chairman requested him to not to disturb the meeting and can meet him in his office at any time and inspect the documents/ records of the Society. He can seek the information whatever he wanted to have it.

#### **(ii) Status of Land Pooling Policy :-**

Some members wanted to know the present position of Land Pooling Policy and when it will come into existence. The Chairman informed that the land has already been submitted to DDA, the process of verification of land has been completed and efforts are being made to form the Consortium. So members should not be desperate.

#### **(iii) Membership position:**

It was also informed by the Chairman that Society has refunded to the 39 resigned members (on the basis of their seniority).

Some members also requested the Chairman to upload the up-to-date list of the resigned and active members who have paid/not paid to the Society. The Chairman agreed to it.


S. No.	Point raised	Reply
1.	Under which bye laws of the society Chairman had conducted meetings with different groups of the members...	There is no restriction to convene the meetings with the different groups in the Bye laws of the Society.



2.	Why out of the 10 directors, 8 directors have not paid the money, which means that only two Directors are running the Society.	Five Directors have already deposited the amount and 2 Directors have resigned.
3.	On usage of the land purchased by the Society e.g. whether somebody has occupied the land with the consent of the society, whether he is using he land for growing crops on it. Whether society is earning any revenue from this arrangement.	<p>The Society has already explained the position in the earlier AGM held on 19.08.2017 and nobody objected it. The minutes are available on website of the Society.</p> <p>The Managing Committee has also got vacated the land of Sultanpur Dabas Village and has taken over it. Now the land is in the possession of the Society.</p>
4.	Why Society is running from different addresses....	The position has already been explained in the para 2(i) above.
5.	Society is paying rent of Rs. One Lakh when it has offices in Govt. Premises.	The Society is running from its registered office and not from the Govt. premises.
6.	When the Sh Satish Aggarwal who is also President of the Federation of Housing Societies & Developers Entities in Delhi is having office at 131-A, 1 <sup>st</sup> Floor, Arjun Nagar, New Delhi then why the same premises cannot be used for Society office also and thus save expenditure on rent.	<p>Chairman informed that he is not holding the post of the President of the Federation.</p> <p>The Chairman also informed that as per instructions two Society's office cannot be run at the same address.</p>
7.	Whether the Chairman has informed the concerned authorities like Registrar, DDA etc about the status of the members of the Society.	Yes
8.	The aims and objectives of the Society nowhere mention that the Management can ask for money from the existing members for making refund to the resigned members...	Yes, there is no provision in the aims & Objectives of the Society. However, this procedure is being followed (vide order sheet F. No. R-11017/54/2019-L&M dated 11.12.2020) on the instructions of the Registrar of Society.

9.	The entire Management committee should be dissolved	The Chairman informed that as per the Bye Laws of the Society the term of the Managing Committee is for Five years and the election of the present Managing Committee were held in the year 2018 thus the tenure of the present body will be upto 2023. Moreover the Managing Committee also qualifies the request corium needed for running the society as per Bye-Laws.
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The meeting ended with a vote of thanks to the Chair.

  
 (Dinesh Chander Mudgal)  
 Vice-Chairman  
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