

Minutes of the Annual General Meeting held on Saturday, 02.04.2016, on the 11th Floor at Prakashdeep building, 7, Tolstoy Marg, New Delhi.

Location: RWA Office, 11th floor, Prakashdeep Building

Date: 2nd April 2016

Time: 11:00am to 01:00pm

Attendance

Mr. Ashok Kumar Jain- President

Mr. Ravi Sharma- Vice President

Mr. Tarun Vohra- Jt. Secretary

Mr. Anil Arora- Treasurer

Mr. Balbir Mehta- Member

Mr. Lokesh Kumar- Member

Flat Owners:- 23 owners and their representatives (as per attached list)

Present as per the note sheets enclosed:

Mr. Ravi Sharma, Vice President of the Society welcomed all the members present and congratulated all of them for successfully running the RWA after inceptions & he appreciated the cooperation of all. The members further requested all the members to cooperate in future also for smooth running of the RWA. He apprised all the members present about, last 18 months functioning of the RWA as well as about the proposed works to be done at the property. He further pointed out that heavy work of huge costs are required to be undertaken & to be done at the property and as & when such type of work would be undertaken, the investment from each flat owners may be required & for the said purpose, another meeting will be called on & these issues will be re-discussed & then will be finalized.

He further informed about the work and the steps taken by him for self & on behalf of all flat owners for conversion of lease hold into freehold at the property. In this respect, he further advised the members present to take legal action against Ansals and also to follow up with the L&DO. A draft copy of the notice was also circulated among all the members present for their perusal and for issuance of the notice to Ansals. He requested all the members present to discuss with him in future about the issue of freehold since he is in touch with the Ansal's representative.

Upon inquiry made by the members about accounts, the members were informed that the accounts of the society are audited and M/s Ambrish Rastogi & Associates are

appointed as Chartered Accountant for the year ending 31st March 2016 who has already started audit of the accounts.

A copy of the statement of account & balance sheet year ending 31st March 2015 was also discussed & he informed the members that a copy of the balance sheet year ending 31.03.2015 has been kept in the office and the members are free to examine the same.

He on behalf of the RWA requested all the members to pay their maintenance charges in time and also to pay arrears, if any, on account of maintenance charges.

Thereafter Mr. Mehta, member of the committee appraised the members about the present structure stability of the property as well as the requirement of emergent repairing to be made at the property and requirement of further development in the property is increase the value of the property.

The President also addressed the members and invited suggestions from the flat owners.

The flat owners have been found to be concerned about change of users, from leasehold to freehold and the inaction on the part of the Ansal's and requested all flat owners to jointly do the needful if possible for such conversion. The RWA committee assured the members for full cooperation but at the same time advised the members to take their own initiation & take appropriate action in the matter.

Two of the members who claimed to be the owners of two different stores in the basement, represented that their stores are lying closed and are unusable because of closure of the store room as well as damp in walls & concession and rebate in maintenance charges be given to them.

Those two members have been advised that in case of store rooms are found closed, they are given rebate in their maintenance charges as per prevalent rule. They are charged 75% of the prevailing rate of maintenance charge which they must pay to enable the maintenance committee to properly maintain the property.

The members must cooperate by paying the maintenance charges in time. It is the discretion of members to keep their store room closed but they should keep it open to avoid dampness and to pay their maintenance charges in time.

All the members supported the committee and ensured the committee with their full support and cooperation.

With vote of thanks the meeting got adjourned.