

**Text of the Address by the President Sh. H. S. Kothari at the 1<sup>st</sup> GBM of the  
Kendriya Vihar Cooperative Housing Service Society Ltd.  
held on 13<sup>th</sup> May 2007  
at Sanskriti Community Hall,  
Kendriya Vihar,  
Bopal, Ahmedabad – 380058.**

Welcome to all Kendriya Vihar beneficiaries / residents and invitees.

The formation of the KVAOA had taken place in the 1<sup>st</sup> GBM dated 16<sup>th</sup> July 2006. The formation of the EC and selection of its officer-bearers was done on the same day.

Sh. N.K. Wadhwa, Director (Admn) CGEWHO), New Delhi had guided both the meetings. The mandates for the EC, KVAOA provided by his letter dated 14<sup>th</sup> July 2006 were as follows:

- (1) From August 1, 2006 taking house-keeping services
- (2) Make office of KVAOA in community centre functional.
- (3) Open Bank Account
- (4) Send request for Rs.1 lakh from KVAOA corpus (1.5% of the cost of Dwelling Units collected from beneficiaries)
- (5) Society registration & bye-laws preparation
- (6) Process of taking over common area/services

The following decisions and actions were taken to fulfill the above given mandates:

1. Maintenance charges for A-type Rs.200/-, B-type Rs.300/- and C-type Rs.500/- was decided. An additional amount of Rs.100/- was charged from tenants.

C-type 32 Apartment	: Rs.16,000/- per month collection
B-type 30 Apartment	: Rs. 9,000/- per month
A-type 12 Apartments	: <u>Rs. 2,400/-</u> per month
Total collection	: Rs.27,400/- per month collection

Reduction of Expenditure to Rs.25,000/- per month from above Rs.50,000/- per month was made. Only essentially required services were kept e.g. security, sweeping & garbage collection, maintaining garden & new plantations, etc.

All 74 Apartments are yet not occupied/possession taken, therefore present collection is less than Rs.25,000/- per month  $\approx$  Rs.21,200/- per month. (61 beneficiaries have paid + 13 beneficiaries have not paid any amount)

Prakash security Agency was hired at Rs.10,800/- per month for providing 1 security guard for daytime + 1 security guard for night time, providing sweepers for sweeping & garbage collection and provide gardener for maintaining the campus garden.

Electricity bills for common area illumination, lifts and energizing pumps for lifting water to overhead tanks is around Rs.10,000/- per month.

We propose to maintain expenditure near Rs.25,000/- p.m.and continue with present maintenance charges till revision is necessary. Detailed Income and Expenditure will be presented by Hon, Treasurer Sh. Amitabh. House keeping service details will be presented by Hon. Secretary Sh. Kishorebhai.

2. Office of Kendriya Vihar is functional. We may keep office open in the evening hours for maintenance charges collection 1<sup>st</sup> to 10<sup>th</sup> of every month.

3. Bank account was opened in Bank of Baroda, Bopal Branch. Details will be presented by Hon. Treasurer Sh. Amitabh.

4. Request for release of Rs. 1 lakh from KVAOA corpus was sent to CGEWHO, New Delhi and Demand Draft of Rs.1 lakh was received.

5. Society Registration & bye-laws preparation.

Translation of registration material from Gujarati to English was one of the difficult task. Similarly bye-law translation from Gujarati to English as per Gujarat Govt. Cooperative Societies Act norms was also carried out. Now we are a registered cooperative society “Kendriya Vihar Coopertaive Housing Service Society Ltd.” Efforts put by Dr. AK Singh and Sh. Kannan V. Iyer are deeply appreciated by EC. Hard copy of the bye-laws are available in office of Kendriya Vihar and soft copy can be viewed by visiting our website. [www.geocities.com/kviharahmd](http://www.geocities.com/kviharahmd) Rules of Conduct is also similarly available.

6. Process of taking over common area/services

Files related to common area/services were received from CGEWHO, Ahmedabad site office and is available in the office of Kendriya Vihar.

At present we are facing some bottlenecks like

- Making street lights operational
- Making DG set operational and using it in as planned automatic mode.
- Drainage/ seepage in some apartments
- Lift maintenance contract

We hope to solve them by active cooperation of CGEWHO Ahmedabad site officer-in-charge Sh. Kailash Ghai.

We may send request to CGEWHO, New Delhi for releasing reminder of the total society charges collection of Rs.5,97,649/-. After receipt of the remaining amount we may deposit 75% of the balance money available in Fixed Deposits of Banks to generate additional yearly income. This will help us in running recreational facility in Sanskriti Community Centre, DG set running, Lift maintenance, consumable purchase of common area lighting etc.

We may initiate step to collect maintenance charges, outstanding on the name of beneficiaries.