



ORCHID ISLAND RESIDENTS WELFARE ASSOCIATION

Regd. No. : HR/018/2015/02407
GSTIN : 06AAAAO7390Q1ZW

Mr. Rajinder Kumar President 9818254586	Mr. Navneet Kumar Vice President 9136001505	Mr. Vipin Bhatia Secretary 9136006313	Mr. Vivek Chaudhary Joint Secretary 9971099880	Mr. Anil Chahal Asst. Jt. Secretary 9811702794	Mr. Harish Dua Treasurer 9811290985
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Executive Member's

Mr. A.K. Tyagi 9810105383	Mr. Amitava Dutta 9818634641	Mr. S.K. Goyal 9805785485	Mr. Rajesh Kumar 9811990030	Mr. Vishal Sangal 9717197491
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Ref. No. OIRWA/AGM/26/2022

Dated 26/08/2022

Minutes of Annual General Meeting held on 21st August, 2022

Mr. A K Tyagi, Executive Member-OIRWA welcomed all the residents. Keeping in view the low attendance, the meeting was postponed for 15 minutes twice and the meeting started at 11:00 a.m. The meeting was attended by 83 residents physically and 33 residents participated through Zoom. President, OIRWA, was invited for opening address.

Mr. Rajinder Kumar, President welcomed all the members present in the meeting and participating virtually. He thanked all the residents for their co-operation & support by contributing INR 10000/each towards corpus at the time of need in 2018. Since now the OIRWA is in comfortable position, the residents are being refunded corpus amount as promised at the time of decision made for collection of corpus. He also apprised the house about the various activities carried out by OIRWA for the well-being of all residents. He further brought out that appeal is being made from time to time to the residents who have not taken RWA membership so far for doing so at the earliest by depositing onetime fee of INR 1100/- & filling membership form. He again stressed to the left-over residents for taking RWA membership. The residents were requested to continue their support in the various activities carried out by OIRWA.

The house also observed 2 minutes silence for the departed souls of Orchid Island.

1. Confirmation of Minutes of GBM held on 20th February 2022:

Mr. A.K. Tyagi, Executive Member-OIRWA read out the MOM of previous GBM which were already circulated to the residents on 28/02/2022. Other than the major points it was once again reiterated about the mandate given to RWA to bear any sort of legal expenses (be it present or future) on RWA office bearer or its employees while performing their duties towards the society till the time any case reach to its final conclusion.

Result: The house confirmed the last GBM MOM by raising their hands.

2. Approval of Audited Balance Sheet for FY 2021-22

Audited balance sheet for FY 2021-22 was presented to house and queries were addressed.

Result: The house approved the Audited Balance sheet.

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<https://www.facebook.com/groups/659890747492887/>

3. Secretary Report

Mr. Vipin Bhatia, Secretary-OIRWA presented his report and bring out the major achievements of RWA team in front of the House.

- Due to good financial health of OIRWA the corpus amount of INR 10000/- collected from residents has been refunded as promised. Till date 540 residents had collected their cheques and remaining residents are also requested to collect their cheques from maintenance office.
- A total refund of INR 2.41 CR has been received from DHBVN on account of bulk electricity supply (INR 1.93 CR) & excess electricity charges (INR 48 Lacs).
- The front façade work has been completed at a cost of INR 1.0 CR.
- The work for Back façade has been completed 65% till date and is likely to be completed before Deepawali.
- The peculiar problem of DG auto mode has been rectified completely and now both the phases DG's are on Auto Mode.
- Revamping of our existing electrical infrastructure have been done and in line with the new underground RMU laid by Tata Power through DHBVN including all DGs servicing. An expense of INR 15 lacs (Approx.) had been incurred.

Result: The residents applauded the efforts made RWA and approved all the points.

4. Status of Legal Cases of RWA

Mr. Navneet Kumar, Vice President – OIRWA presented the status of the legal case being represented by RWA at various forums.

- NCDRC case hearing for the registration was held on 26 July 2022 and court has given the last chance to be party for the case to leftover residents for filing affidavits. Vice-President- OIRWA explained in detail for filing affidavits before the next date of hearing on 14 Dec 2022 and made appeal to every single owner of apartment to come forward for submission of affidavits about claiming their IFMS (Interest Free Maintenance Security) from builder at least, if not for registration of property or area correction etc. (these points depend on individual choice).

He further explained that IFMS is one thing which is a recoup pool, in case builder did not pay IFMS back either to individual or to RWA then in that case every owner has to recoup the pool by paying the amount equivalent to their deposit with builder one more time to RWA.

OIRWA shall facilitate the residents in preparation of affidavits & no cost to be incurred by individuals.

- High Court case for registration and bogus bill hearing date is on 9 Sep 2022.
- Case filed by owner against RWA and its President settled in local court by providing one single electricity connection for whole plot.
- FIR Case on RWA office bearers by Builder hearing date is on 7 Dec 2022.
- CGRF case for refund of Bulk Electricity Supply decided in favor of OIRWA.



5. Procurement of 1 no. Transformer

Mr. Vipin Bhatia, Secretary-OIRWA informed the house that out of 4 nos. transformers one transformer needs immediate replacement to avoid major outages. He further brought out that rewinding of this transformer have been carried out twice before 2018 by builder & have also been repaired twice by OIRWA. He apprised the house that back up supply shall be affected if the same is not replaced timely. The tentative cost of procurement of 1 no Transformer comes out INR 45 Lacs approximately.

Result: The house approved the proposal in principle.

6. Conversion of all DG's into Low Emission DG's

Mr. Navneet Kumar, Vice President-OIRWA informed the house that every year ban is imposed by NGT on running of Diesel Engines due to high pollution and it is proposed to convert all DG's into low emissions DG's so that DG's be run at the time of outage from DHBVN, during banning period of normal DG.

Solution available currently in GRAP are either to have the provision of retrofit kit or use bio diesel to bring down the emission at permissible level. Sudhir, a renowned manufacturer and major supplier of DG's have given quotation of INR 1.50-2crores for the above said work. He further narrated that necessary clarification for mixing of permitted bio-diesel is also being sought simultaneously.

Result: The house gave its nod principally to explore the solutions to safeguard the backup. It was suggested to seek clarification from other big societies in the vicinity about the problem.

7. Election for Next Term of RWA

With the support and help of residents current RWA successful tenure will be over on 12th October 2022 and hence it is necessary to call for election to choose people's candidate for serving our RWA (Society) for next term of three years.

Current RWA will appoint Returning Officer (RO) after the declaration and further proceedings of election process like Nomination process, Date of Election etc. will be defined by RO in the guidance of DIC. An appeal for nominations of residents for officiating as returning officer for smooth conduct of elections was made to the house. Such an offer of nomination should be submitted in writing with proposer by sending email at OIRWA51@gmail.com to the President of OIRWA within three days of floating of MOM (considered as a notification for Returning officer nomination).

9. Question & Answer:-

Q 1. Car Charging points for electric cars within society?

Ans. OIRWA is in consultation with couple of companies of this field to have car charging points within society at suitable locations.

Q 2. Entry for builder's Primary & High school premises?

Ans. As per the layout of society no school be it primary or High had been a part of our society hence there is no point of discussion that any entry shall be given for Builder's Primary & High School premises from within Orchid Island.

Q 3. Gas Pipeline installation in society?

Ans. The efforts are being in progress for Gas pipeline installation in Orchid Island society. Currently the gas pipeline has already reached upto sector-57.

Q 4. Basement maintenance charges update?

Ans. As decided in GBM held on 20.02.2022 a committee of 3 members each from residents of Ground floor with basement & neutral residents was formed & on the recommendation of committee OIRWA intends to give 25% benefit on the maintenance of basement portion only to select few of those without commercial use. Due to divergent opinions and resistance by some residents, the matter is being held in abeyance.

Q 5. Details of Consultancy fee paid by RWA and amount recovered from DHBVN?

Ans. A consultancy fee of INR 15.72 lacs has been given for legal perusal, administrative follow-up, consultation of experts and travel etc. for the refund of INR 2.41 CR from DHBVN to a professional firm who were hired especially for the job. Moreover a consultancy fee of INR 7,79,631/- have been paid for 4nos outsource manpower for accounts, back office and maintenance activities. Further INR 110000/-and INR 50000/- have been paid to Wezine Architects and VJSJ & Co LLP for architectural & structural drawings and professional charges on Tax audit, Annual GST returns, Income Tax returns etc. respectively .

No adjustment / refund is now due from DHBVN.

Q 6. Removal of hoardings against builder?

Ans. The hoarding will remain at suitable locations. At present there are so many court cases against Builder going on and Builder have also filed court case against RWA office bearers. The hoardings have been installed to apprise new purchasers of the mis-deeds of builder and recovery of dues with effect from April 2018.

Q 7. Speed Breakers Correction?

Ans. The left over speed breaker shall be corrected at the earliest.

Q 8. Storing Construction Material in Common Area?

Ans. At present no space is available with RWA for storing construction material. However field staff have been instructed to keep the area covered and clean.

Q 9. Rampant Construction in Orchid Island?

Ans. Distt. Town Planner, Gurugram have already been requested for taking necessary action.



Q 10. Dog Menace in Society?

Ans. Mr. Navneet Kumar, Vice-President-OIRWA informed that there have been spurge in case of dog bites and recently a kid was bitten/attacked by a pet dog. He requested the residents to come forward with workable solutions within the framework of law. After long deliberations on this issue Sh. Rakesh Tiwari R/o 519SF volunteered his services for this noble cause. His phone number 98105 10400 was decided to be circulated among residents. The house applauded the voluntary services offered by Mr Rakesh Tiwari.

Some of the resident inquired about status of the renovation of Gate no. 1. Secretary OIRWA informed that DTP have been requested to accord necessary approval for the same. The residents opined that meanwhile some renovation be done to improve its aesthetic looks. Secretary OIRWA informed that same shall be undertaken by new OIRWA team after elections.

The house was adjourned with a vote of thanks by entire RWA team.



Vipin Bhatia
Secretary - OIRWA