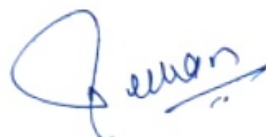


**MINUTES OF THE GENERAL BODY MEETING (GBM) OF
THE WINDCHANTS CONDOMINIUM ASSOCIATION (WCA) HELD
ON 24th SEP 2023 AT WINDCHANTS CLUB HOUSE**

1. The GBM of WCA was scheduled to be held on 24th Sep, 2023 at Club House at 10:00 A.M. However meeting was adjourned for half an hour in absence of sufficient quorum and was reconvened at 10:30 a.m. The said meeting was attended by 114 members of the association.

2. The President welcomed all members and requested members to maintain decorum of the meeting so that meaningful discussions could take place. Thereafter he briefed all members about various improvements and activities in Windchants over a period of last five months which are enumerated herein below:
 - (a) Laying of pipeline towards Delhi Greens for discharge of excess water.
 - (b) Resolving the issue of foul smell near Tower – 7 by changing the direction of exhaust vent.
 - (c) Fitment of automated alarm system in overhead tanks so that these tanks do not become empty leading to air locks.
 - (d) Basement water logging issue resolved by automating pumps and installing hooters for malfunctioning of these pumps.
 - (e) Streetlights connected to Timer Switch.
 - (f) Repair of 70 defunct pumps and installing electronic starter system.
 - (g) Feasibility study is under progress to get the PNG connection for the Condominium.
 - (h) Third party audit conducted for security of society and training imparted to security guards.
 - (i) Helpdesk function has been revamped.
 - (j) New contract concluded with Eco Green for garbage disposal and management.
 - (k) Provision of Ladies Coach at swimming pool and improvement in quality of its water.
 - (l) Conduct of monthly social events for residents such as Tombola evenings and screening of films etc.



- (m) Certain revenue generation initiatives like Screens in Lobbies etc. have been undertaken and installation of ATM is under process.
- (n) Blood donation camp conducted. Thanks to residents for noble cause.

3. **Progress on previous GBM (EGBM held on 4th Jun, 2023) Points:** The President informed all the members about Certain Key Result Areas (KRAs) which were identified in April, 2023 at the time of taking over of Maintenance from the Builder and resolved in EGBM held on 4th Jun 2023 such as **Sewage Treatment Plant (STP)** and **Water Pipeline**. Progress on these is as under :-
- (a) **STP.** The entire system was revamped and launched on 22nd July, 2023. It has resulted in clean water in flush tanks. Mr Manoj Kumar (resident of WT-2-0302) explained in detail about the STP repairs and status of the water pipeline. He also gave an overview of water consumption pattern by the residents in Condominium.
- (b) **Water Pipeline.** The present pipeline is 2.3 Km long and there are too many losses resulting in acute water shortage for the society. The length of new pipeline will be 650m only. Approval has already been received. However, the Right of Way (ROW) fee asked by Haryana Govt is 10.4 Lakh. Efforts are being made to get this fee reduced.
- (c) **Account Status for Water Pipeline and STP.** Total amount spent on STP repair is Rs. 13.60 Lakhs. The estimated cost of pipeline installation is Rs 11.80 Lakhs. ROW fee is Rs 10.40 Lakhs. The total requirement is approx. Rs 35.80 Lakhs. The total collection made by 274 residents till date is Rs 27.40 Lakhs, thus there is a shortfall of Rs 8.40 Lakhs.
4. The president informed members about the ongoing court case and the anticipated legal expenses.

AGENDA POINTS

5. **Ratification of New GB Members.** The house did not approve the nomination of Maj Gen Ashish Jindal (R) and Col KPS Rana (R). The house also did not elect any new members. It was resolved to obtain rule position on the subject and appoint two members as per the rules.
6. **Appointment of Empowered Committee for CAM Charges.** The existing invoicing process does not conform to Govt guidelines and results in double taxation especially w.r.t. common area electricity charges and water. Therefore, it was resolved to appoint an Empowered Committee for CAM Charges to carryout comprehensive examination to



ensure proper compliances to various Govt orders and also to recommend suitable GST policy to be followed at Windchants w.e.f. next Quarter onwards.

The members are requested to come forward and take such initiative.

7. **Appointment of Auditor for FY 2023-24.** It was approved to appoint M/s Ravi Bindra & Associates to carry out Statutory for the year 23-23 for a fee of Rs 40,000/-.

8. **Approval and Adoption of Audited Annual Accounts of FY 2022-23 (Part of Previous Financial Year).**

There was no observation about the receipts of Rs 23.60 Lakhs, expenditure of Rs 3.15 Lakhs and surplus of Rs 20.44 Lakhs as shown in statement of Receipts and Payments.

Mr. Vikas Mangala (WP-8) has also suggested that we should park Fixed Deposit in the bank where we can get better rate of interest with security of money.

However, observation was raised by Ms. Umang Jain for non-showing the assets and liabilities w.r.t. to the assets and liabilities pertaining to the project as available with the EDPL including IFMS paid by the members. Mr. Naresh Agrawal C.A. explained that these figures shall be considered once we get a complete balance sheet of the project Assets and Liabilities to be received from the EDPL. Financial figures cannot be assumed without any substantial documentary evidence. It was further stated by him that an independent opinion may be taken in this regard.

The governing body also explained that:

- (a) **Listing of Assets:** Till now the developer has not registered a Conveyance Deed in favor of WCA, as required under provisions of RERA. Assets can only be listed once conveyance deed is registered in favor of RWA.
- (b) **Listing of Dues in from Developers:** The notice of recovery of IFMS has gone in the current financial year. The invoices for CAM due have also been raised in the current financial year. Therefore, no listing of Dues in from the developers has been done in the previous financial year as these dues will be accounted for in the present financial year.

Matter was concluded with suggestion of C.A. Mr. Kapil Goel to include a suitable note in this regard for the clarity.

Based on the comments of esteemed members, the GB obtained the opinion from an independent C.A. which is attached for the reference of the members as **Enclosure -1.**



In view of the above the Annual Audited Accounts for FY 2022-23 along with the below mentioned note are submitted as a part of Financial Statements Presented in the AGM:

“The developer has not handed over the assets and liabilities including the documents pertaining to such assets and liabilities. In light of same these were not incorporated in books of accounts”.

9. **Budgeted Income and Expenditure FY 2023-24.** The details were presented on screen for information of members. Certain members viz. Col Subodh Garg (R), Mr. Vikas Mangla, Mrs Umang Jain and Gp Capt R Joshi (R) made an observation that the accounts circulated as part of Agenda are at a variance from the accounts being presented. The treasurer explained that payment under few heads was received from the developer and some reformatting was done to ensure easy understanding, hence, the variation. The revised figures are at **Enclosure -2**.
10. **Ratification of Various Charges.** It was resolved that the charges be inclusive of GST. It was also resolved that Move In-Out Charges will not be charged to owners, and only tenants be charged Move In-Out charges. The president proposed that Banquet Hall booking charges should not be charged from residents for holding prayer meeting in case of demise of a family member which was agreed by everyone.
11. **Approval of House Rules**
House Rules were approved as proposed.
12. **Miscellaneous Issues.**

S. No.	Issue	Remarks
a.	Takeover By WCA.	President explained the journey of RWA since 2021.
b.	Costing of Piped LPG.	President informed that the LPG is being procured at domestic rates fixed by the govt and explained the mathematics for working out the cost of LPG. He said that the efforts are being made to get PNG supply earliest
c.	Dual Fuel Mode for DG Sets.	M/s EDPL has been requested to do the needful on this issue.
d.	WCA Membership.	As on date there are 222 members
e.	IFMS.	The President explained about the steps being taken to get IFMS from the builder

f.	Bye Laws.	It was decided that there will be a separate meeting for approval of Bye Laws.
g.	Shifting of Garbage Dump	EDPL has been requested to do the needful.
h.	Restoration of the number of security guards and their location in the Villa area.	President informed that they have been relocated to provide better Security coverage as decided by experts.
i.	Landline at Front and Rear Gate.	It already exists. The Numbers are 150 & 151.
j.	RT Sets for Security Guards to Interact with Villa and Town hall ^{House of} Owners.	It is not a practicable solution as each villa and town hall ^{House of} will also need a RT Set. Provision will be made through MY GATE App when finances improve.
k.	Unauthorized Parking in Guest Parking Next to Rear Gate.	It was decided that no unauthorized parking will be allowed anywhere in guest parking's.
l.	Contract for Cafeteria.	It was explained that the contract for the cafeteria is with EDPL and not with WCA.

13. There being no other point, the meeting was concluded.



Himanshu Dewan
Secretary
Windchants Condominium Association
Date : 15.10.2023




Brig VS Saini
President
Windchants Condominium Association
Date : 15.10.2023

Distribution:

1. All members of Windchants Condominium Association by email.
2. The District Registrar, Firms and Societies, Gurugram by email.
2. Notice Board in the clubhouse.
3. Office Copy.