

# Minutes of the Executive Committee Meeting. (Date : 07/07/2025)

The Executive Committee (EC) meeting was convened as scheduled. The following agenda items were discussed thoroughly and were well appreciated by all attending members:

## Members Present:

1. Sri Ram Singh Meena. - President
2. Sri Nitesh Jha. - Secretary
3. Sri Ganesh Chandra Pant - Treasurer
4. Sri Mohit Gera. - Executive Member

## Special Invitee

1. Sri P. D.Raturi
2. Sri Indu Kumar Pandey
3. Sri V.K Nautiyal
4. Sri Harish Joshi
5. Sri Ajay Joshi

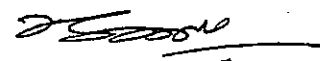
## I. Review of Ongoing and Completed Works

### A. Updation of Gym and Badminton Hall

1. Procurement of New Gym Equipment: Members appreciated the initiative to upgrade the gym facilities and acknowledged the successful procurement of modern equipment's.
2. Minor Construction Work: Minor civil work related to the gym and badminton hall was reviewed and commended for its timely execution.

### B. New Society Office and Store

The establishment of new society office and store was discussed. Members noted the importance of this addition and appreciated the progress made.



### **C. SBI Bank Building Renovation (Rental Purpose)**

Renovation work including new flooring and installation of toilets on the roof of the SBI Bank building was acknowledged. Members expressed satisfaction with the progress and the potential for future rental revenue.

### **D. Park Updation: Fountain and Rainwater Harvesting**

The installation of a new fountain and implementation of rainwater harvesting in the park were highly appreciated by the committee for their environmental and aesthetic contributions.

(List of A-D work done is attached in Appendix -1)

## **II. Proposed New Works**

### **A. Parking Beautification**

Lighting and Walking Path: Plans to enhance parking areas with better lighting and the creation of a walking path in a designated park were positively received.

Landscaping: Proposals for grass laying and flower planting in other park areas were welcomed and encouraged for early implementation.

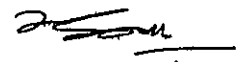
## **III. Security and Community Matters**

### **A. Security Audit**

Members emphasized the importance of conducting a comprehensive security audit in view of increasing residential developments around the society. The proposal was unanimously supported.

## **IV. Transfer of plots to Members for registration**

Shri P.D. Raturi submitted a representation to the Executive Committee (EC) regarding the registration of plots in the names of individual USHA members. In the previous EC meeting, it was decided to constitute a committee under the chairmanship of Shri Indu Pandey to examine the matter and submit a report.



The committee has now submitted its report, stating that a share certificate primarily certifies the rights of a member for membership and possession. However, in the absence of registration, disputes may arise in the event of future transfers. Moreover, the ownership of the allottee will not be reflected in the revenue records (mutation), which is essential for property tax assessment and other governmental purposes. Banks also do not accept unregistered sale/conveyance deeds as valid collateral for loans.

The committee further recommended that a conclusive legal opinion on the matter requires detailed examination by a legal expert.

The issue was discussed at length in today's EC meeting, and it was decided to obtain the opinion of a lawyer specialising in this subject. Once received, the matter will be circulated among all members of the society to obtain their views before placing it in the next Annual General Meeting (AGM) or a Special General Body Meeting for a final decision on this important issue.

## **V. Mapping and Dimensions**

Clarification regarding the dimensions and mapping between Park 7 and non-member properties was discussed in detail. Members expressed the need for accurate mapping and appreciated the initiative for transparency.

## **VI. Addressing Worker Instigation**

Instances of former society workers instigating new workers were brought to attention. Appropriate actions and preventive measures were discussed and approved. The committee stressed maintaining harmony and discipline within the society workforce.

## **VII. Any Other Business**

### **1. Flooding Complaint :**

Sri V.K Nautiyal submitted a letter to the president highlighting the danger to houses numbered 31 to 37 caused by the accumulation of large body of water on Northern side of USHA boundary wall. The EC has written to the VC MDDA and the District Magistrate, dehradun requesting urgent action to resolve the issue.

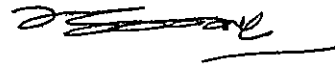


**2. Recreational Space for Children of Maids and Household Helps:**

It was observed that the children of Maids and Household Helps often gather and play near the outdoor gym and in plots of park no 4& 5, causing inconvenience to the members and their families. The EC suggested developing park no 7 exclusively for their use, providing them with a designated space for playing and recreational activities.

**CONCLUSION**

The meeting concluded with a vote of thanks to the chair. The EC reaffirmed its commitment to act in the best interest of all members.



(Ram Singh Meena)

President

07/08/2025

**AGENDA POINTS On Date : 07/07/2025 Time: 6:00 PM At Club House.**

**I. Review of Ongoing and Completed Works**

**A. Updation of Gym and Badminton Hall.**

1. Procurement of New Equipments for GYM.
2. Minor Construction Work.

**B. New Society Office and Store.**

**C. SBI Bank Building Renovation for Rental Purpose :** Flooring and Toilets: The installation of new flooring and toilets on the roof of the SBI Bank building, intended for rental.

**D. Park Updation :** Fountain and Rainwater Harvesting.

**II. Proposed New Works**

**A Parking Beautification.**

**Lighting and Walking Path :** Discussion on plans for enhancing parking areas with improved lighting and the creation of walking paths in one designated park.

**Landscaping :** Proposal for grass laying and planting of flowers in other park areas.

**III. Security and Community Matters**

**A. Security Audit.**

**Comprehensive Review :** Discussion on the necessity of a security audit for the society, considering the increasing number of surrounding residential complexes and areas.

**IV Plot Transfer to Members**

**Registration Procedures :** Deliberation on the procedures to be adopted for the transfer of plots to members for registration, as an alternative to share certificates.

**V. Mapping and Dimensions**

**Park 7 and Non-Member Households:** Clarification and mapping of dimensions between Park 7 and properties owned by non-members of our society.

**VI. Addressing Worker Instigation**

**Action Against Former Workers:** Discussion on appropriate actions to address former society workers who, after leaving, are instigating newly appointed workers against working in the society.

**VII . Any Other Business**

2024-25

(1) Construction work.

- ① Office Renovation
- (2) Store and bathroom
- (3) Kota Stone
- (4) Badminton hall painting / Wall panelling
- (5) Commercial Bldg ~~roofing~~ and grouting / Bath room
- (6) Wall maintenance near Plot No 12 and 4
- (7) Store Partition
- (8) Club house laying concrete.
- (9)

(2) Gym Instruments

- 1 - Multigym
- 2 - Trade mill
- 3 - Multigym Korean
- 4 - old trad mill belt replacing
- 5 - Gym Posters

New Works Proposed

- 1 - Street light Rewiring
- 2 - SBI bldg front flooring.

Minor Work done -

- (i) 4 panel box New → Plot 92, 15, 18, 38
- (ii) Three inch pipe installation by Tal samotham