



*Campton Owners Residents Welfare Association (COWAS)
Campton Estate, Kamayana, PO Poaba
Shimla (Himachal Pradesh) Pin: 171006
Regn. No. 24/2017*

SECRETARY'S REPORT

It gives me immense pleasure to present this report to this august General Body on this day. It is indeed a historic day for COWAS and for all of us. Ever since its inception in June 2015, this is our first election to the MC as well as the first AGB meeting called to deliberate and take major decisions regarding taking over management and administration of the Campton Estate and Windsor Suites complex. In this AGBM we will all discuss and decide as to what shape we wish to give to this complex, which is for many of us, our dream home and a veritable paradise on this little mountain top!

But first a brief reference to the birth and shaping up of COWAS during the last 5 years of its existence. We are all beholden to the founder-members of COWAS, who immediately after they came and stayed here, thought of establishing an Association of all the owners and would be owners of Campton Estate and Windsor Suites, with the specific objective of creating a platform to promote and protect the common interests and welfare of all those who would come here to realise their dreams of living amidst verdant forests, good and clean air, peace all around..... in

other words, a life being lived in poetry! I must declare the names of Bish Mukherjee, Dr. Bipin Verma, M. K. Pandita, S S Sandhu, Arvinder Singh and Rajan Chandna, all of whom worked hard and whose names find mention in the document, MOA of COWAS. Please forgive me if I have left out any other names, who also may have lent their labour in creating this body, COWAS, but whose names I am not able to recollect. To all these men we owe the birth and existence of COWAS, for they have given their valuable time, money and labour, in meeting lawyers, visiting govt offices and other places to get COWAS registered. They all relentlessly worked and toiled to get it done, which finally was attained on 14.08.2017.

Alongwith the process of getting COWAS registered, continuous efforts were undertaken to persuade all those, who purchased flats here, to join COWAS as members. The process was slow, and progress by fits and starts, mostly because not all the owners came here at the same time. There was never a crowd here, except once when the second round of registration of sale deeds was processed by the builder company, ie., June 25, 2015 or so. That is the only time when about 26 or so families came together and first sort of General Body meeting was held within the complex itself. I still have fond remembrance of that day when each one of us spoke as to what drove us all here _____ *one single emotion*, ie., our deep *love and romance with the mountains and deodhar forests* of the Himalayas! The logo of COWAS, the high snowy peak of Himalayas and the lone deodhar tree at the left bottom (sketched in pencil), signifies that love story and romance! (I was inspired by a pic of a snowy peak that Bish Mukherjee showed me, which he captured on his camera)!

Initially, while the builder company, M/s Sandwoods Infratech Projects Pvt Ltd., had business interests in the

complex (an ingenious business idea, I dare say so, ie., after selling and realising the cost of flats from our members, they persuaded the owners to hand them over back to them for their further gains by converting them into holiday resorts, ie., the Spangle Heights. It was like selling the cow to us and thereafter selling its milk in the market and offering the left-over drops of milk to the owners), they did try to maintain the complex well. Although there were complaints of nuisance, littering all around, etc., to which the COWAS registered its protest with the builder, there was otherwise general feelings of things being good and comfortable. That's about the time when I took charge from the former General Secretary, Mr. Bish Mukherjee, on 18.06.2018 to be precise. By this time there were simmering discontent amongst owners/members about the way the facilities in complex meant for owners/members, were being exploited by the company for the benefit of holiday-makers and guests of Spangle Height. The OYO also sneaked in to partake of the "milk" from our "cow". The builder-company also reconverted many spaces and buildings for the exclusive use of the Spangle Heights. All these was unauthorised and illegal. The COWAS conveyed their disapproval and also wrote to them seeking "somewhat decisive role" in the management and administration of the complex. We also informed them about the registration of COWAS and our intent to participate in the management of the complex.

After I took charge as GS the COWAS on 18.06.2018, we decided to step up on membership drive and consolidation of the position of COWAS vis-à-vis M/s Sandwoods Infratech Projects Pvt Ltd. From a strength of 50 odd members during the initial period, today we have a list of 89 out of which 75

have formally submitted membership form and deposited the subscription of Rs.2000/- (lifetime membership fee).

After feedback from the owners/members the COWAS initiated the process of demanding handover of the complex to the RWA sometime in August-September, 2019. I personally met Mr. Bagolia at Delhi on 08.10.2019 and parleyed with him for putting two of our representatives in the office management and also for restoring the club buildings to us. He hummed and hawed till such time that he became incommunicado and slowly he himself tried to fob off the “cow” to some outside agency. A few of us-owners were even tempted to join him in the venture.

The meeting with Mr Bagolia was followed by a formal letter dated 23.12.2019 from COWAS to him seeking a joint meeting with him to discuss the management and administration of the complex. For long some of the owners-members had started enquiring about and demanding all those facilities, which were promised and offered in the brochure at the time of sale of the flats. This daunted the company from further venturing in commercial projects from the complex and also scared away the other profiteers. The MC met on 29.07.2020 and resolved to formally set the process of taking charge of the complex, as is mandated both the under the previous Apartments Act and now the present RERA, from the builder company. The process itself will involve some measure of legal or court proceedings, necessitating hiring of legal advisors and lawyers and consequent considerable expenses, for which we would certainly need your help and support. As and when the time for expending on legal proceedings come, we will certainly come to you all and seek your monetary contributions. This issue will certainly call for your urgent attention and consideration, which if you all like, it would be taken up in

course of the AGBM meeting. I would hope for large participation by members in the discussion and their valuable suggestions on the points in issue.

After I took over as the GS of COWAS on 18.06.2018, I was handed over a cash reserve of Rs. 55,000/-. We have also collected by way of subscription from new members, all of which have been accounted for in the work-sheet annexed herewith. During my tenure of last two years, I have expended a total sum of Rs. 48,165/- entirely on the construction, launch and AMC of our website : cowasshimla.com. I have a balance sum of Rs.46,654.30 in hand.

Before I conclude, I would like to present to you all, the new elected MC which would be in charge of COWAS for the next two years. They are all illustrious men, successful in their own sphere, and with great long administrative acumen and experience behind them. They are resolute people with great capacity to do public good.

Shri Sarbjit Singh Sandhu, President : A Science Graduate, a man of steely resolve, who has been a successful Farmer from Rattakhera, Punjab. He is a true son of the soil, known for this down-to-earth attitude and pithy wisdom, and a true friend of one and all. To boot it, he is a known Social Worker. He has extensively worked for Alcoholics Anonymous. He is deeply Spiritualist, and shuns all sorts of religiosity.

Shri M. K. Pandita, Vice President : Served the Nutrition Industry for 4 decades. He has held senior management positions in MNCs ..Nestle, Dumex, Royal Numico/Wockhardt, to name only a few. Recently retired from Abbott Nutrition International as Regional Director Technical Operations in charge of India, China & Global Dairy. All those who may have interacted with him must have felt the impact of his towering personality, and deep insight into human behaviour and affairs.

Shri Bishwaroop Mukherjee : Former GS and now an Executive Member : He certainly needs no introduction. If you did not know him, perhaps you have not visited Campton complex. One of the first men to set foot on Campton Estate, and the man behind the idea, COWAS. Hails from another beautiful part of Himalyan range, the Darjeeling. Schooling at St. Paul's School. B.Tech (Hons) from IIT, Kharagpur and (what have you) an MBA from the USA (a Fullbright Scholar). Been in corporate management in India and abroad in Hindustan Unilever, GE, Pepsi, etc. CEO of Lucas Batteries, MD of Dalmia Industries, Blackwood Hodge & President & CEO of Swedish Match, India. Now a gentleman of leisure with passion for music, Photography, travels in the Himalayas and occasional Golf.

Shri R. K. Singh : General Secretary : Another mountain and tree lover. Born in Assam and educated in Shillong (Meghalaya), and in Delhi University (Hindu College). A distinguished Advocate in Supreme Court of India, who heads of a New Delhi based firm of Lawyers & Solicitors. Handled many nationally sensational cases, such as Charles Sobhraj Jail break case, Ameena Begum, Verma Commission & Jain Commission (Enquiring into Rajiv Gandhi Assassination), Samba Spy Scandal case, 1984 anti-Sikh Riots cases, Bitumen & B.ED degrees Scam in Bihar, NCERT National Curriculum Framework for School Education case in Supreme Court, Environmental Education, to name a few. Been Advisor to many MNCs Adidas, Reebok, SECL, IRCON and Chattisgarh East West Railway Ltd. Also advisor and visiting faculty of School of Planning & Architecture, New Delhi. He has to his credit important Publications and several Articles in print media on issues relating to Corruption, Judicial System, Gender Justice, etc.

Dr. Bipin Verma : Executive Member : MBBS, MS (AIIMS, New Delhi). Another pioneer at Campton, and whose very name drew many to come and buy flats here. Trained Neurosurgeon & Emergency Medical & public Health Specialist, who devised EMR (Emergency Medical Services & Relief), Ministry of Health & Family Welfare, Government of India, Nirman Bhawan, New Delhi for VVIPs . Former Neurosurgeon Safdarjung Hospital,

New Delhi, also served in AIIMS, Former International WHO (World Health Organization) Staff Member – Emergency & Humanitarian Action.

Shri Sudhir Sud : Executive Member : Born and educated in Shimla (famous St Edwards School). He studied, trained and worked in Textile Technology (from renowned VJTI Mumbai, with Masters in International Trade from IIFT, New Delhi). Careered and careened through DCM Group, Reliance, The Lal Bhai Group of Ahmedabad, Founder Director of The Punjab Spinning Mills Federation to the Jute Mfg Corporation of Kolkata to Projects COO of The Shankar Group of Nepal. A man of great administrative skills, a crisis manager, and one who believes in the motto : a man's reach should exceed his grasp_____ and that there is no crisis on this earth that a man cannot handle and overcome. Very friendly and out of box thinker and champion of solutions to every problems. He is the man to go to! In his own words, he is a "happy man" and loves to meet people!

Shri Rahul Nainwal : Executive Member : The youngest and the most energetic one! He is an entrepreneur and Design Thinker, ie., Works in the non-profit sector, Mitra Technology Foundation (www.iVolunter.in) Engineer & MBA. Grew up in Shimla, is of a quiet and affable nature. Indeed a great silent worker, shunning all sorts of limelight. Hobbies : Stock Market, running & cycling.

With such a illustrious and brilliant team at the helm, there cannot be any wrangle which COWAS cannot handle and solve for you all. As the GS, the convenor of this body, I can only assure you that I shall try to do what best can be done by a man in his position!

JAI HIND !

Dated:25.09.2020

_____ R. K. Singh,
General Secretary
COWAS

