

Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

Ref. No.....

CCGHS/AGBM/2024-25

Date

02.09.2024

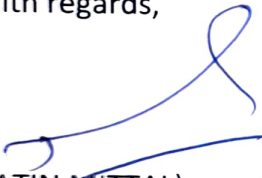
TO

ALL MEMBERS,

Reg: Minutes of Annual General Body Meeting held on 25.08.2024

Please find attached herewith the Minutes of Annual General Body Meeting held on 25.08.2024 for your reference and records.

With regards,



(JATIN MITTAL)

SECRETARY

Encis: As above



Copy to:-

1. Notice Board of the Society
2. Uploaded on website of the Society,
3. Asstt Registrar (Section II/GH),
Office of the Registrar Cooperative Societies,
Old Court Building, Parliament Street,
New Delhi – 110001

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Date

Minutes of Annual General Body Meeting (AGBM) held on 25.08.2024

The Annual General Body Meeting (AGBM) was commenced by the Secretary, Shri Jatin Mittal at 10.30 AM but due to lack of quorum completed till 11 AM since only 17 members including all the 6 office bearers of the Managing Committee were present the same was adjourned for 15minutes. Thereafter the proceedings commenced at 11.15 AM, where the quorum was not required, at the same venue. In all 28 members participated in the meeting.

At the start of the AGBM, Shri Jatin Mittal, Secretary welcomed all the members in the AGBM and commenced the proceedings of the Annual General Body (AGM) Meeting and invited the President for his opening address.

Agenda No. 1 - Opening Address by the President

The President extended warm welcome to all the present 20 members. He showed his displeasure over poor attendance in such important meeting where important resolutions have to be adopted making room for non-participants for raising concerns against implementation of the adopted resolutions by the Management Committee resulting the personal interactions in an ugly way by some non-participants posing as if the same are being implemented by the Management Committee at its own. It is made clear that due to their non-participation they missed the opportunity to share their view of point(s) failing which they are bound to follow the resolutions adopted in the AGBM and should avoid any unpleasant altercations with any of the MC member on the resolutions adopted in AGBM. After holding AGBM, the minutes are issued within the stipulated timeframe by circulating the same on Notice Board of the Society / personal delivery to the resident members in Society / through speed-post to non-resident members of the Society besides uploading the same with complete audit report of the Auditor and minutes of the AGBM on the website of the society <http://chinarcghs.com>.

Agenda No. 2 – Presentation of Society Report by the Secretary

Shri Jatin Mittal, Secretary while reading out his report (a copy of which was distributed before-hand amongst participants) informed the House about the sudden & untimely demise of two of Society members viz. K.L.Sadana (B-301) & Bhajan Singh Salooja (C-402) & Shri Gauri Shankar father of Shri Akhilesh Kumar Dubey resident of flat No. C-302 and

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expressed condolences for the departed souls and requested all the participants to keep silence for 2 minutes. Subsequently he read out his report highlighting the achievements of the present MC during its three years' tenure which is expiring on 25.09.2024 as under:

1. When the present MC took charge on 26.9.2024, the total outstanding amount from members was Rs.24,28,072/- which after great efforts was reduced to Rs.1,34,175/- thus recovered a total amount of Rs.22,93,907/- within a short span of six months.
 2. Repair of tilted rear boundary wall followed by repairing of all boundary walls of the society.
 3. Installation of cycle stands in all towers.
 4. Repair and beautification of elevated park.
 5. Painting of boundary wall & elevation of elevated garden.
 6. Renovation of community hall and society office.
 7. Insurance of society building.
 8. Water proofing of overhead water tanks.
 9. Improvement of Lighting on all boundary walls of the society.
 10. Beautification of main entry of society.
 11. Allotment / marking of one designated open parking space to those who were not having any covered car parking.
 12. Change of all sewage and other pipes.
 13. Repair of society common areas.
 14. Replacement of drives in lifts for its smooth functioning.
 15. Painting work of common areas and the entire society structure,
 16. Repair of fire safety equipment to put the same functional since the same was idle since long.
 17. Issuance of Fire Safety certificate from deptt of Delhi Fire Service as the same was last obtained in the year 2005.
 18. Put in all efforts for getting regularisation of water connection first from taking possession from DDA and generation of K.No. by Delhi Jal Board is pending which hopefully done within a week's time.
 19. Repair of water meters.
- Other initiatives
20. Celebration of festivals in good gathering e.g., Republic Day, Holi, Independence Day, Christmas, New Year etc.
 21. Adoption of MyGate for payment of dues
 22. Automated entry and exit of vehicles through Park+ RFID Tags
 23. Efforts for getting allotment of one un-allotted flat - now subjudice
 24. Controlled access to society roof to avoid accidents by repairing broken doors with lock and key.
 25. Optimisation of staff on society payroll to reduce administrative overhead and litigation risk.

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Besides, the entire MC managed to handle the day-to-day affairs of the society with the help of dedicated staff.

Now, I close my report here and hope the proceedings of the AGBM will run in a smoother way.

Subsequently, with the permission of the Chair, the Secretary opened discussions as per agenda items and requested the House to remain strict to the agenda items and for any other issues related to society affairs, informed that the same will be taken up under item Any other issues.

The agenda items are reproduced hereunder:

1. Opening address by the President.
2. Report on Society will be presented by the Secretary.
3. Confirmation & adoption of Audited Financial Accounts for the financial year ended on 31st March, 2024.
4. Approval of Maintenance Charges for F.Y.2025-2026
5. Approval of Budget for F.Y. 2025-2026
6. Installation of Solar Panel
7. Discussion & review of on-going repair and renovation work.
8. Any other point with the permission of the Chair.

Before commencement of discussions, first of all, the confirmation of minutes of last AGBM/SBGM held on 08.10.2023 & 18.02.2024 respectively were sought from the House which were unanimously resolved and adopted.

Agenda No. 3 – Confirmation & adoption of Audited Financial Accounts for the financial year ended on 31st March, 2024

While going through the financial statements for the last financial year ended 31st March, 2024 including Balance Sheet, Receipts & Payment A/c and Income & Expenditure A/c, query related to Excess of Expenditure over Income was raised by Shri G.K.Kansal (B-403) and in reply the information related to the same was replied to his satisfaction as well as other participants.

Since no other query/point was raised towards the abovesaid financial statements the confirmation of the House was sought for adoption of the Audit Report year ended 31.3.2024.

The House unanimously with one voice confirmed & resolved to adopt the Audit Report for the year ended 31.03.2024.



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Agenda No. 4 - Approval of Maintenance Charges for F.Y. 2025-2026

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Agenda No. 5 - Approval of the Budget estimate for FY 2025-2026

The House was informed that on the above issues Shri Naresh Bansal (C-803) had different views for presenting the same and adoption by the new MC who shall take over after the expiry of the term of the present MC citing examples of National as well as Corporate level. In reply to the same the House was informed that as per DCS Act & Rules the guidelines stipulate that every AGM should get approved the Budget and Maintenance Charges for the next financial year but it is silent that as to whether the same have to be adopted by the new MC if in between the elections are to be held.

It was also informed that this budget is not like of national or corporate level but it pertains to a small group cooperative housing society consisting 108 flats and in society the financial transactions are being carried out only on cash accrual basis.

Further, it has also been informed that for getting approval of Maintenance Charges & Budget for the next financial year ie 2025-2026, one another Special General Body Meeting shall also be convened before end of March 2025 and expenses related to the same approx. around Rs.50,000/- to Rs.60,000/- have to be spent.

Thereafter, after discussions on the issues, it was resolved that the Maintenance Charges & Budget for the next financial year ie 2025-2026 should be got approved by the new MC.

The House unanimously with one voice adopted the Resolution for approval of the Maintenance Charges and the Budget for FY 2025-2026 by the elected new MC.

Agenda No. 6 – Installation of Solar Panel

Since the said agenda item was kept pending for the present AGBM as resolved in the last SGBM held on 18.02.2023, the same is again put up before the House. The proposal for the Solar Panel was put up and during discussions, it was informed to the House that as per discussions with the vendor, who was present in the last SGBM on 18.02.2024, it is informed that for initiating the process, the society has to deposit Rs.19,600/- for taking approval which will be valid for two years and advised that on the maximum side load should be got approved for solar panel and it is subsequently for the Society to decided upto which load solar panel is to be installed. But if the lower load got approved then the Society cannot go to upper side.

Subsequently, after detailed discussions, the principle approval was granted by the House on depositing Rs.19,600/- followed by the suggestion from Shri G.K.Kansal (B-403) to form a committee for this specific issue and suggested besides MC members the names of Shri

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Naresh Bansal (C-803), Shri Upendra Kumar Dangwal (B-601), Shri Arun Jhamb (C-903) & Dr Amit Ahuja (C-401) be included. All the members extended their consent and it was also decided that the President & the Secretary will head the Committee.

Since the elections are due for electing new MC in September, 2024, the issue will actually be taken up after electing new MC.

The House unanimously with one voice adopted the Resolution towards principle approval for the Solar Panel to be installed in the Society after election of new MC in September, 2024.

Agenda No. 7 – Discussion & review of on-going repair and renovation work

Before opening discussions on the agenda item, the House was informed certain details in regard to above as under:

- That the total expenditure incurred during the tenure of the present MC of about three years on the work as already enumerated in Secretary Report is approx. Rs.3.06 crore including already pending bills for payment of approx. Rs.25.00 lacs and there may be bills of approx. Rs.5.00 lacs. Thus, already spent amount as on date is Rs. 2.80 crore.
- That an amount of Rs.1.60 lac from each member was collected/to be collected totalling to approx. Rs.1.80 crore.
- That the FDRs amounting worth Rs.60.00 lacs were got liquidated towards the said expenses.
- That an amount of Rs.9.00 lacs approx. in Corpus Fund account is also utilized.
- That the difference amount spent was on account of receipts from Airtel, Mother Dairy, Advertising screens, extra income on account of lift charges on shifting/renovation, advertising/placement of kiosks, etc. and furthermore, advance received on account of maintenance charge, etc.

After submission of above details, the House was requested to raise their concerns or queries in this regard. The queries related to meeting the gap, the House was informed that the same are being managed with the pending demands to be raised during current financial year.

Since no further queries were being raised on this agenda, **the House unanimously with one voice adopted the Resolution towards confirmation of expenses towards repairs, renovation & painting work of entire society as also the details of sources of funds collected/to be collected.**



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Before proceeding on the said agenda item, the President took the opportunity to apprise the House on certain issues:

- a) The House was informed that during last Special GBM held on 18.02.2024 it was resolved to pay the water connection regularization charges amounting Rs.19,000/- in two instalments to be raised on 01st July 24 & 1st September 24 with due dates of 31st July 24 & 30th September 24 respectively whereby the first demand was raised and paid by the members. In regard to 2nd demand which is slated to be raised on 01st September 24, the House was requested to empower the MC to prepone the demand to be raised on 26/8/2024 with due date of 15/9/24, in view that the term of the present MC is going to expire, so that the reconciliation of repair, renovation & painting work be done during existence of present MC. The House, in turn, agreed to the proposal for preponement of the demand and accordingly the demand of 2nd instalment of Rs.9,500/- was raised on 26/8/24 with due date 15/9/34.
- b) The House was also informed that Fire Safety Certificate of our Society is obtained from Delhi Fire Service and as per discrepancies pointed out have to be strictly followed by the residents of the society not putting up any kind of flower pots in common areas, enjoying gardening in the staircase etc which will be hazardous to the residents since it has been observed that water is coming out of the flower pots. Not some but most of the residents have occupied the common areas as their personal property area by putting up almirahs, other household items, etc. There is every chance of mishap in case of emergency and the same is also in violation of the fire safety norms. The MC showed its inability to handle the situation since no resident is agreeing to the instructions floated through messages. In response Dr. Tarun Das (A-201) that the guidelines related to the fire safety norms shall be followed by all the residents scrupulously and he will explore for scrupulously following up the guidelines towards fire safety norms.
- c) In regard to cash receipts through sale of scrap of GI pipes, the House was informed about the distribution of the said receipts and after discussions on the same, it was proposed by the MC that all members are welcome to visit the office and the same may be verified through the available records in presence of the Management Committee member(s) by putting his/her signature on account of duly verified / any discrepancy pointed out.
- d) It has also been pointed out by Mr. Naresh Bansal (C-803) about scaffolding is to be treated and shown as Fixed Assets of the Society. In reply, it was clarified that scaffolding which was purchased for repair & maintenance work costing approx.

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and no depreciation percentage is defined for such type of items. Further the purchase value is at the market cost and by purchasing for an amount of Rs.4.00 lacs the society has saved more than Rs.10.00 lacs towards rent of scaffolding to be charged on daily basis. The said item will be sold out in scrap and around Rs.1.50 lacs approx. will be fetched through this transaction which will be accounted for under Repairs & Maintenance account only.

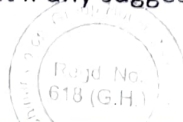
- e) As regards, consumption of water it was proposed by Shri G K Kansal (B-403) the water reading should categorically be displayed for the information of the residents and any extra consumption beyond prescribed limit should be charged. In reply it was informed that MC is in process since long but could not be successful despite replacement with new / repairing of old water meters and incurring a good amount towards the same. It was assured by the MC that this task will be given top priority and it will be ensured that the rectification of water meter is done and reading / charge of water consumption is started from 1st October, 2024. It was also sought from the members that if any good vendor is made available else the MC will be looking for the same.

It was also suggested for exploration of AMC of water meters is available to which it was assured by the MC to explore all the possibilities on this score.

- f) Another issue relating to FAR was initiated by Shri D.K.Sachdeva (A-303) and Shri Upender Kumar Dangwal (B-601) and it was assured by the MC that the same will be minutised but in view of limited period of present MC in existence, the same is to be raised again as and when the AGBM/SGBM is convened by the new MC in place after elections in September 2024.
- g) As regards, it was informed to the House that Shri Suresh Chand, Section Officer (Gazetted Officer), Office of DDE NE-II, E Block, Nand Nagri, Delhi-110093 is appointed as Returning Officer to conduct elections for electing new Management Committee of the Society in September 2024 and the Agenda Notice will be issued by him to this effect.

Hence, all the above points covered under Agenda item No. 8 were adopted & resolved unanimously with one voice.

At last, the House was informed that through messages from some of the residents, it has been gathered that any point(s) decided in the AGBM/SGBM had not been incorporated in the minutes, it was clarified that if any suggestion or desent in the meeting had not been



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incorporated in the minutes, the same should be brought to the knowledge of the MC after issuance of the minutes. A suggestion to this effect was that if draft of the minutes be given to the members.

In reply it was informed to the House that no such provision is there for circulation of draft minutes but participating members must ensure that their suggestion / desent must be noted in the note book so that the same may be incorporated in the minutes. If afterwards any suggestion/desent is given within seven days of receipt of the minutes to enable the MC to issue corrigendum to this effect.

Since no other point was to discuss, the Secretary extended vote of thanks to all the participants to which Shri G.K.Kansal (B-403) along with other members hats off by appreciating the combined efforts put in by the entire MC during its tenure of three years completing all the pending works since long in the Society giving a good look to the Society.

The AGBM concluded in good spirit and all the members were invited for lunch along with their family members.



A handwritten signature in blue ink, consisting of a large, stylized loop followed by a horizontal line.