

Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

Ref. No....CCGHS/AGBM/2025-26

Date

30.08.2025

TO

ALL MEMBERS,

Reg: Minutes of Annual General Body Meeting held on 24.08.2025

Please find attached herewith the Minutes of Annual General Body Meeting held on 24.08.2025 for your reference and records.

The members who are presently not in town for receiving Minutes of AGBM through by hand delivery will get the same through e-mail. As soon as they come to Society, if so desire, the hard copy of the same may be obtained from office of the society.

The Minutes of AGBM meeting shall also be posted in Chinar Members whatsapp group as well as the same will be uploaded on the website of the Society viz. www.chinarcghs.com.

With regards,

(JATIN MITTAL)

SECRETARY



Encls: 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

Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

Ref. No. Minutes of Annual General Body Meeting (AGBM) held on 24.08.2025 Date

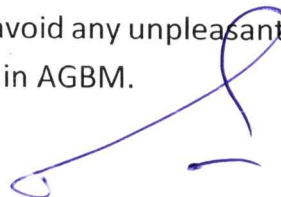
The Annual General Body Meeting (AGBM) was commenced by the Secretary, Shri Jatin Mittal at 10.00 AM but due to lack of quorum completed till 10.30 AM since only 27 members including all the 6 office bearers of the Managing Committee were present the same was adjourned for 15 minutes. Thereafter the proceedings commenced at 10.45 AM, where the quorum was not required, at the same venue. In all 49 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 read out the agenda items as under:

1. Opening address by the Secretary followed 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, 2025.
4. Approval of Maintenance Charges for F.Y. 2026-2027
5. Review of Corpus Fund for F.Y. 2026-2027
6. Approval of Budget for F.Y. 2025-2026
7. Update on Installation of Solar Panel
8. Update on Floor Area Ratio (FAR) Expansion
9. Update on legal Issues
10. Decision on defaulters
11. Any other point with the permission of the Chair.

Agenda No. 1 - Opening Address by the Secretary followed by the President

Shri Jatin Mittal, Secretary extended warm welcome to all the participating members. He regretted that such a poor participation in the meetings where important resolutions have to be adopted. Like Annual General Body Meeting in which financial accounts for the ended previous year ie as on 31st March, 2025 have to be passed, Maintenance Charges, Budget for the next F.Y. 2026-2027 have also to be adopted. Afterwards non-participants raise concerns against implementation of the adopted resolutions by the Management Committee resulting the personal grudge with the office bearers of M.C. and misbehave in an ugly way. It is also made clear that due to their non-participation they miss the opportunity to share their view 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.



Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

Ref. No. _____ Subsequently, the Secretary requested the President to address the House. The President Date _____ while welcoming the participants in the AGBM informed the House that almost all points are covered in the Secretary's address. He made clear to the House that AGBM only authorize to its enrolled members and not by any other person from the family. If someone is present from the family along with or without the member, he is not authorized to participate in the discussions on the agenda items. Further, we request all the participants avoiding personal discussions, focus and participants on the agenda-wise discussions so that respective resolutions may be adopted. Since number of items are there on agenda, healthy discussions should take place on every agenda item and complete the same in time bound manner. Thereafter, the Secretary was requested to open the agenda-wise discussions before the House after reading its Report on society affairs.

Agenda No. 2 – Report on Society will be presented by the Secretary

Shri Jatin Mittal, Secretary read out his report which is quoted hereunder:

"I take the opportunity to welcome all the members of the Society in the present Annual General Body Meeting (AGBM) today which is the regular AGBM after the new Management Committee elected unopposed on 29.09.2024 with induction of one new Women Member viz. Mrs. Neena Ahuja in place of Mrs. Poonam Marwah, opted out on her personal reasons. Like the previous Management Committee, the present one is also committed for the welfare of the Society and taking decisions in its meeting unanimously without any contradiction amongst themselves.

The Management Committee is pleased to inform the House that it is committed to act under the laid down norms/guidelines of DCS Act, 2003 & DCS Rules, 2007. The House will observe that in the past there was no regularity in getting the accounts audited and hold the AGBM as per timeline fixed. We are proud to inform that since the present MC took charge in September, 2021 during its first term the accounts are getting audited & hold the AGM as per the schedule fixed under the provisions of DCS Act & Rules. In its second term, we got the accounts audited well ahead of the timeline and holding the present AGBM by placing the audited financial accounts before the House for its adoption well in advance by more than 120 days of the scheduled deadline of 28th October.

Further, during its present short tenure of about 11 months, the Management Committee put in all out efforts for installation of Rooftop Solar Panel by exploring finance option, we are glad to inform the House that finance has been sanctioned and the process for installation of the Rooftop Solar Panel has since been initiated.



Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

Ref. No. The details will be placed before the House as per the agenda item of today's meeting. Date

During the period, since the Society has completed nearly more than 19 years of construction of the Society from the date of obtaining its Completion Certificate from DDA, the Management Committee got the Structural Audit done of the Society, the details of which will be provided as per agenda item of today's AGBM.

Apart above, various other repair work had also been carried out towards strengthening of the building, fixing the fire fighting equipment issues observed particularly rising incidents of fire observed in Dwarka societies.

With the above, the House will be informed the developments while discussing the agenda items enumerated in the list one by one.

Wish you all the very best to all the participants in today's meeting with a request that to increase the number of participants in such type of meetings like AGBM/SGBMs to share their views to form a consolidated track in functioning of the Society to avoid making afterwards conflicts, etc."

Now, with permission granted by the Chair in his address, 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.

Agenda No. 3 – Confirmation & adoption of Audited Financial Accounts for the financial year ended on 31st March, 2025

While going through the financial statements for the last financial year ended 31st March, 2025 including Balance Sheet, Receipts & Payment A/c and Income & Expenditure A/c, the was raised by Shri Saurabh Sateoja (D-702) in regard to accumulated losses over the years, as to why previously maintained Water Fund of Rs.2,50,000/- is not adjusted before the demand raising the demand towards water regularization charges and should have been explained in detailed the financial statements which is apparently not reflecting in the same. It Shri Sateoja was not satisfied by the explanations rendered by the Chair but insisted to be more transparent in the financial statement. It was made assured to the House that the queries raised by Shri Sateoja will be discussed with the Chartered Accountant and will be incorporated in the minutes itself or will be informed through e-mail separately which will be the part of the minutes of today's meeting.

Shri Naresh Chand Bansal (C-503) pointed out that the font and style of presentation of the financial statements should be bold and enhanced size so that it should be legible in

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3 | Page



Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

Ref. No. _____ Date _____
understanding the same. Objection raised is taken on record and assured that it will be taken care of henceforth.

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 31.3.2025.

The House unanimously with one voice confirmed & resolved to adopt the Audit Report and the financial statements for the year ended 31.03.2025.

Before coming to Agenda Item No. 4 ie Approval of Maintenance Charges for F.Y. 2026-2027, Shri Naresh Chand Bansal (C-803) requested to take this agenda item after discussions on the Approval of the Budget for FY 2026-2027, which was accepted and the Agenda No. 6 – Approval of Budget for FY 2026-2027 is being taken up ahead of Agenda item Nos. 4 & 5.

Agenda No. 6 - Approval of Budget for FY 2026-2027 (inadvertently due to typographical error mentioned as 2025-2026 in the Agenda Notice)

SRL NO	BUDGET FOR 2025-2026	EXPENSES FOR 2024-2025	HEAD	EXPENSES TILL 31st JULY 2025	PROVL EXPENSES TILL 31/03/2025	BUDGET FOR 2026-2027
1	0	59,000	Audit Fees	-	59,000	59,000
2	60,000	1,05,000	Consumable Stores	45,000	1,00,000	1,00,000
3	10,70,000	9,29,532	Salary Expenses	2,53,258	7,60,000	8,30,000
4	10,00,000	9,40,010	Watch & Ward Expenses	3,40,862	10,22,586	10,50,000
5	0	0	Manpower Services	1,07,283	3,21,849	3,50,000
6	1,50,000	1,76,170	Festival Expenses	-	1,50,000	1,75,000
7	5,000	7,232	Postage & Courier Exp.	765	2,295	1,000
8	1,00,000	2,12,724	Legal Charges	6,60,000	8,50,000	2,00,000
9	0	0	Professional Charges	3,79,200	3,00,000	50,000
10	5,000	12,706	Printing & Stationary	5,294	7,500	10,000
11	14,000	11,369	Office Expenses	3,614	10,842	12,000
12	40,000	29,462	Conveyance Expenses	9,599	28,797	30,000
13	1,50,000	1,23,250	Horticulture Expenses	45,340	1,25,000	1,50,000
14	30,000	35,291	Housekeeping Expenses	14,080	42,240	45,000
15	12,00,000	14,29,560	Electricity Charges	4,56,494	15,00,000	14,50,000
16	0	0	Cash Collateral Solar Finance *	-	-6,21,348	-
17	0	0	Processing Fee on Solar Finance	-	36,659	-
18	50,000	55,209	AGM Meeting Expenses	-	50,000	75,000
19	25,000	16,000	Rain Water Harvesting	-	25,000	25,000
20	8,000	0	Pest Control Expenses	-	8,000	8,000

Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

Ref. No.	21	40,000	30,219	Staff Welfare	9,066	30,000	40,000
	22	10,000	0	Website Expenses	9,700	10,000	10,000
	23	0	2918	Bank Charges	488	500	-
	24	0	120000	Accounting charges	48,000	1,44,000	1,50,000
	25	0	29075	Election Expenses	-	-	-
	26	0	64487	TDS/INCOME TAX	-	-	-
	27	0	0	Water Charges	-	1,25,000	1,50,000
	28	0	2,000	Annual Subscription charges	2,000	2,000	2,000
				AMC Charges			
	29	5,85,000	5,68,642	AMC Lift	5,80,015	5,80,015	6,00,000
	30	25,000	21,240	AMC Intercom / CCTV	-	25,000	25,000
	31	60,000	67,260	AMC Automated Gate	42,840	22,000	75,000
	32	1,50,000	1,48,680	Building Insurance	1,48,680	1,49,230	1,50,000
	33	0	9,440	Water Level	-	10,000	10,000
	34	30,000	30,000	Fire Fighting	33,000	33,000	33,000
	35			Repair & Maintenance			
		3,00,000	11,34,705	Repair & Maintenance - Civil	46,670	75,000	1,00,000
	36	50,000	2,660	Lifts	1,36,942	1,45,000	25,000
	37	3,000	20,400	Computer	1,700	10,000	10,000
	38	0	0	Plumbing work	82,694	1,50,000	1,50,000
	39	0	0	Fire Fighting expenses	40,205	1,30,000	1,00,000
	40	50,000	96,422	Mechanical	48,860	1,48,380	1,50,000
	41	5,000	0	Airconditoner	5,700	6,000	6,000
	42	30,000	9,713	Electrical	4,800	25,000	25,000
		52,45,000	65,00,376	TOTAL	38,94,678	65,98,545	64,31,000
* Cash Collateral on Solar Finance of Rs.621348/- is the 20% margin money paid to financial institution which will remain as Security and will be refunded back to our account after liquidation of entire solar finance amount of Rs.31,06,740/- to be paid in 30 monrhs @ 10% p.a. ROI							

a) In regard to Legal Expenses, the point was raised by Shri J Anand (C-901), it was clarified by the Chair that the retainer advocate was earlier charging Rs.10,000/- p.m. but due to increase in related work, he requested to enhance the charges to Rs.15000/- p.m. wef October, 2024. Further, charges of Rs.6,25,000/- lump sum is paid to Advocate, Shri Rakesh Munjal (Rs.5,50,000/-) for his appearance as Senior Counsel & Shri Rajeev Vig (Rs.75,000/-) for handling the matter viz. filing, etc. in regard to filing of SLP against the order of Hon'ble Delhi High Court dated 17.3.2025 passed against the Society in the matter of WP(C) filed by Shri Ajay Chauhan, legal heir of Ms Vinod Chauhan (M.No.378) against the Society & the RCS. Aggrieved with the orders of the Double Bench of the Hon'ble Delhi High Court, the Management Committee decided to go for the appeal and consulted Adv Rakesh Munjal and during deliberations, it was decided to go ahead for filing the appeal, which was filed on

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5 | Page



Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

23.5.2025 and after listing & hearing on 16.7.25 & 19.8.25, the matter is now listed
Ref. No. for 04.11.2025. Date


In this matter, Ms Madhvi Matta (C-302) raised the query as to why the Society has gone for the litigation in the matter rather they should have granted the membership to the legal heir of the member on humanitarian grounds. The Management Committee provided the explanation before the House and informed that the membership given to Ms Vinod Chauhan in the year 2001 was never approved by the office of the RCS during 5 different draw of lots held in the Society from 10.6.2011 to 21.3.2021. It is the fact that the Management Committee has no power to approve the membership of any member since it lies only with the RCS office. When Late Ms Vinod Chauhan's membership was never approved by the RCS office, then as to how the Management Committee can consider to transfer the membership or allot flat (the fate of which is not there as which flat belongs to her) to her legal heir. Further, the litigation was initiated by the legal heir, Shri Ajay Chauhan not the Society, which was following it up with the Office of the RCS.

After deliberations with Adv Rakesh Munjal, the Management Committee decided to file the appeal in the matter against the orders dated 17.3.2025 passed by Hon'ble Delhi High Court.

It was further placed before the House that one Atamjit Lal Malhotra have filed various cases against the Society/previous Management Committees, some of the members were present in the present AGBM but he never succeeded. Again he filed WP(C) in Delhi High Court in the year 2021 against DDA, RCS and our Society and the matter was assigned to Ms Leena Tuteja, Advocate to contest on behalf of the Society by protecting all the interests of the Society which was withdrawn by the petitioners in the year 2024 and the Society had to bear the expenses to the tune of approx. Rs.75,000/-. But again, another WP(C) was filed by the same petitioners in the year 2025 which is again entrusted to Adv Leena Tuteja, since she has already appeared in the previous matter. Hence the Legal expenses are on the high side during the current financial year and accordingly the provision is made in the budget for the next financial year.

- b) Shri Sandeep Mehta (A-202) raised the point related to manpower services as there was no such expense in the previous year and amount spent/likely to be spent in the current financial year and the provision has also been made in the budget for the next financial year.

It was made clear that earlier 4 sweepers were engaged by the Society at its own and the expenses were covered under salary expenses in previous years. 2 sweepers left the job and despite search, no more sweepers could be arranged, hence we explored the manpower service provider and engaged 2 more sweepers in the society. Hence



Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

Ref. No. the expenses are shown in the current financial year and provision has also been made in the budget for the next financial year. Date

- c) Shri Yogesh Sehgal (D-801) raised the issue related to electricity expenses. It was made clear that on an average Rs.1.15 lacs per month is being spent under this head. Now since the process of installation of rooftop solar panel has since been initiated and hopefully, the electricity bills towards the same will not be generated but since the said job is going to be completed based on the finance extended by the finance company, the EMI amount of Rs.1,17,471/- will replace the electricity bills and further the bill of fixed charges for the sanctioned load will be generated by the BSES on monthly basis. Based on this the expenses would be incurred in the current financial year and provision has also been made in the budget for the next financial year.

Accordingly, based on the above submissions before the House on the above points discussed in the meeting and there was no item in budget to discuss or any item raised by any of the member, it was proposed by the Management Committee before the House to approve the proposed Budget for the next FY 2026-2027.

The House unanimously with one voice adopted the Resolution for approval of the proposed Budget for FY 2026-2027.

Now coming back to:

Agenda No. 4 - Approval of Maintenance Charges for F.Y.2026-2027

The Management Committee proposed the following unchanged Maintenance Charges like previous year for financial year 2026-2027 effective from 01st April, 2026 as under:

1. Category B (3 BHK)	:	Rs.3,000/-
2. Category A (4 BHK)	:	Rs.3,500/-
3. Category A2 (3 BHK Penthouse)	:	Rs.4,000/-
4. Category A1 (4 BHK Penthouse)	:	Rs.5,000/-

Rebate equivalent to one month maintenance charges (under each category) is also proposed to be extended to enrolled Members only who will pay for entire year maintenance charges, in advance.

Rebate as above WILL NOT BE EXTENDED as under:

- TO FLATS UNDER TENANCY,
- TO FLATS WHO ARE NON-MEMBERS AND
- THOSE HAVING PENDING DUES.



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Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

Ref. No. Late Payment Charges:

Date

Late Payment Charges will also be levied vide resolution adopted in last year's AGM held on 25.08.2025 as under:

- i) Enrolled MEMBERS - @ 15% p.a. (simple ROI) as per norms laid down.
- ii) Non-members & rented accommodation – @ 2% p.m. (compounding ROI).

For Non-Members/Tenants (Extra Charge) – Rs.1500/- towards Maintenance Charges & 2nd car @ Rs.1500/- & 3rd car @ Rs.3000/- on quarterly basis. 4th CAR PARKING IS NOT ALLOWED IN ANY CASE & IF ANYONE PARKED FORCEFULLY, THEY WILL BE CHARGED @ RS.200/- PER DAY.

Since no discussions took place on the above as all the present members agreed to the proposal, it is proposed before the House to adopt the above agenda.

The House unanimously with one voice adopted the Resolution for approval of the proposed Maintenance Charges for FY 2026-2027.

Agenda No. 5 – Review of Corpus Fund for F.Y.2026-2027

With regard to above, the House was informed that a letter signed by 35 members is received requesting to include the additional point for reconsideration of adopted resolution in the AGBM held on 04.09.2022 item under this agenda for discussions if the same is dropped in the AGBM to be held on 24.8.2025. It is reiterated that the agenda adopted by the House in the AGBM held on 04.09.2022 for creation of Corpus Fund by getting contribution towards the same from outgoing/incoming owners of the flats for an amount of Rs.50,000/- & Rs.1,00,000/- respectively henceforth. The Management Committee was also of the considered opinion that the said resolution be dropped since during deliberations in AGBM on 04.09.2022, the Management Committee proposed to introduced contribution of Rs.5,000/- per quarter from each member but instead the House adopted the said resolution. Further, from the FY 2025-2026, the contribution of Rs.3,000/- per quarter is also being collected from each member as per resolution adopted in the SGBM dated 08.12.2024.

During discussions on the captioned agenda item, Shri O P Khurana (C-603) started making chaos in the meeting about the contributions made during the intervening period from the date of implementation of the adopted resolution ie 04.09.2022. On the chaos created by Shri Khurana, the House was apprised about the complaints including collection towards corpus fund and the 2nd covered car parking for his flat on the basis of false grounds and submitted illegally fabricated documents lodged by him to procure the same at various corners including office of the RCS, which is factually the controlling office, and the police authorities to which the members of the Management Committee were summoned by

8 | Page

Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

Ref. No. them on numerous occasions to the fact known to them that the same did not lie under their jurisdiction. Aggrieved from them, Shri Khurana adopted various other channels to..... Date..... falsely implicate the Management Committee and kept reminding to them resulting a communication was received by the Society to offer comments on the guidelines annexed with the communication under reference. In turn, the society wrote to the office of the RCS that no guidelines found to be annexed with their communication and requested for providing the same to enable the Society to offer their comments. Even after lapse of more than six months no revert is received from the office of the RCS.

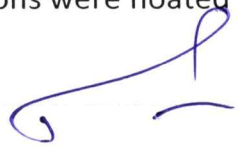

Further Shri Shribhagwan (D-301) raised his concern that Shri O P Khurana (C-603) made false accusations and complaints in his office, thereby trying to tarnish his image at his workplace. Shri Shribhagwan also mentioned that Shri Khurana should maintain decorum with members of the society. Shri Khurana, once again, falsely accused Management Committee of causing the conflict between himself and Shri Shribhagwan, whereas he was the one who decided to file complaint against Shri Shribhagwan.

The House was also apprised that a complaint for filing FIR against Shri Khurana (C-603) is already filed with PS Dwarka (North) for procuring 2nd covered car parking on the basis of illegally and fabricated documents submitted to the Society.

During discussions, Shri Gagandeep Chhabra (D-202) enquired as to how much amount has been collected in the Corpus Fund Account since its inception. The House was apprised that a total of Rs.14,25,000/- was collected during the period 04.09.2022 to 31.03.2025 and as adopted to utilize the collected funds towards repair & renovation amount the entire collection of Rs.14,25,000/- was spent towards the same.

Thereafter, the members who contributed amount of Rs.1,00,000/- towards Corpus Fund at the time of purchase of their flats placed their request to refund that amount along with interest if there is any loophole in the resolution. The matter was discussed in detail by those members and the other participants, the House reached to the conclusion to refund the so collected amount of Rs.1,00,000/- to members who paid the same at the time of purchase of their flats during the intervening period. The Management Committee sought advice from the House that since the entire contribution of Rs.14,25,000/- had already been spent towards repairs & renovation of the Society, from which account and how the amount will be refunded to aggrieved members.

It was proposed to collect the said amount from the members, to be collected in Corpus Fund, to repay the same but after discussions, the House decided not to collect the amount from any member and on the request raised by Shri C.P.Verma (C-501) that if it is decided today itself to refund the amount they will not claim any interest amount on the contribution and also informed that the said amount be adjusted against future demands. During discussions amongst the participants, various suggestions were floated viz.



Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

- Ref. No. i) Constitute a three members committee to decide the modalities for making refund. Date
- ii) To adjust the demand as and when raised for Corpus Fund.
- iii) To also adjust both the demands to be raised for Corpus Fund as well as Maintenance Charge and other demand raised, if any, by the Society.

In this regard, Shri C.P.Verma (C-501) that if point (ii) is considered, then it will take years to adjust and requested to consider point (iii) as suggested above.

Based on above discussions, it was suggested by the Management Committee before the House that the point (iii) is more viable for adjustment of amount to be refunded and adopt the resolution also for dissolve the resolution adopted by the House in AGBM held on 04.09.2022.

It is further proposed before the House to continue the Corpus Fund contribution like previous year for Rs.3,000/- per quarter from all the members/residents for the next F.Y.2026-2027 as well on the same terms as previously adopted in the SGBM held on 08.12.2024 that it will be used only with the prior permission of the House in case of any exigency. However, the Management Committee may be empowered to use it, in case of any extreme exigency, by adopting the resolution amongst the Management Committee members in its meeting and the same will be ratified by the House in AGBM/SGBM, as and when convened thereafter.

The House unanimously with one voice adopted the Resolution, as proposed:

- a) That the collected amount of Rs.1,00,000/- each from the buyers of flats be refunded by adjusting the same towards demands raised by the Society for Corpus Fund as well as Maintenance Charge and other demand raised, if any, by the Society. Further, the House also adopted the resolution to dissolve the resolution adopted by the House in AGBM held on 04.09.2022.
- b) That the contribution of Rs.3,000/- per quarter from all the members/residents for the next F.Y.2026-2027 towards Corpus Fund be continued on the same terms, as proposed hereinabove.

Agenda No. 7 – Update on installation of Rooftop Solar Panel

As discussed in Agenda No. 6 ie Approval of Budget for FY 2026-2027 on the item electricity expenses during current financial year and provision in Budget for FY 2026-2027, the Management Committee apprised the House that as per resolution adopted for installation of rooftop solar panel which may also be financed through any Bank/FI, the earlier vendor viz. M/s Apex for installation of 40 KW rooftop solar panel did not take any interest further since he also could not explore the finance availability and the MC also could not explore the finance availability, explored further options for the project.

Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

Ref. No. During process, one vendor viz. M/s APRY Renewables Private Limited which also helped to explore the finance options for the project and finally one NBFC viz. NetZero Finance Private Limited supported the finance. During meeting with solar vendor with the Management Committee, it was suggested that the Society should go for installation of Rooftop Solar Panel for the capacity of 65 KW and accordingly, they submitted their proposal, the salient features of the project are as under:

- Total amount of the project (65 KW) - Rs.31,06,740/-
- MNRE Subsidy @ Rs.18,000/- / KW - Rs.11,70,000/-
- GBI (Generation Based Incentive) from Delhi Govt. @ Rs. 2 per Watt up to 5 yrs - Rs. 9,10,000/-
- 65 KW Solar @1,350-1,400 Unit/year will generate about 91,000 Units/Year
- **Power Purchase** by Delhi Govt. of excess power @ **Rs. 5.25**

Besides above, the electricity charges amounting approx. Rs.2.25 lacs per annum reimbursed by the licensee, Airtel will be the additional income for the Society.

Further, through vendor we contacted NetZero Finance Private Limited for getting the finance for the project. The sanction terms are as under:

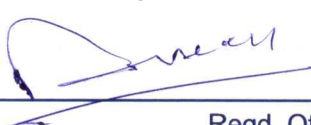
- Total amount of the project (65 KW) - Rs.31,06,740/-
- Margin of the borrower - 0%
- 20% Cash Collateral (security will be refundable in society's bank account) - Rs.6,21,348/-
- 1% Processing fee + GST + Stamp Duty - Rs. 37,440/-
- Rate of Interest - 10% p.a.
- 30 Equated Monthly Instalment (EMI) - Rs.1,17,740/-

As already adopted resolution for installation of rooftop solar panel, it is proposed before the House to adopt this agenda item as per details given hereinabove.

The House unanimously with one voice adopted the Resolution for this agenda item as per the proposed details given on solar panel capacity and sanction terms of the finance availed for the project.

Agenda No. 8 – Update on Floor Area Ratio (FAR) Expansion

Shri Arun Jhamb, Vice President apprised the House on the above agenda item that as already adopted resolution in the SGBM held on 11.5.2025 whereby it was resolved to go ahead for the project for 3 BHK & PH category only since 4 BHK & PH category has no satisfactory number though the Management Committee did not want to keep them out



11 | Page



Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

Ref. No. _____ from the project. A committee for this project was also formed and in all the consents received from the members were as under: Date _____

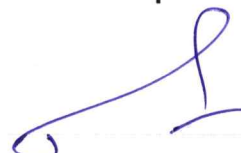
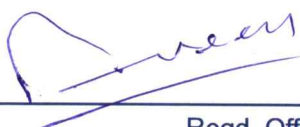
- i) 3 BHK & PH category - 59
- ii) 4 BHK & PH category - 11

All the above 70 consented members contributed Rs.11,000/- each. Since the project was going ahead for 3 BHK & PH category only, the FAR Committee, convened by Shri Dileep Dixit along with MC members held various discussions amongst themselves as well as with the Architect, Shri Jaideep Aggarwal of M/s Designers Alcove and revised the layouts & the costing number of times based on the suggestions floated in the meetings. Based on this a demand of Rs.1,65,000/- to be paid in two instalments ie Rs.89,000/- (adjusting Rs.11,000/- from Rs.1,00,000/-) & Rs.65,000/- was circulated based on the layouts & costing of the project. Thereafter, an email for withdrawing the consent from the project by one member raising acrimony amongst 59 consented members which was followed by withdrawal spree and invited those members also, who were not amongst the consented to raise their concerns towards the project.

Shri Arun Jhamb further informed the House that there are 11 members from the 3 BHK & PH category & 1 member from 4 BHK & PH category but since the project was aheading for 3 BHK & PH category, left over consents are for 48 members out of which 42 members have paid the first instalment of Rs.89,000/- either through online or by way of cheque. Further, the left over 6 members are on the fence watching for the outcome of the AGBM and beyond 59 members, 4-5 members are also waiting for the outcome of this AGBM. Shri Arun Jhamb, then requested the Committee Convenor and other members to address the House on the status. Shri Dileep Dixit, Convenor & Shri Upender Dangwal expressed their views towards the efforts made by the Committee & the MC and offered those members who are at the fence if they are interested to join the project out of which only one member, Shri Davinder Kumar (A-603) came forward to join the project despite other members addressed the House to come forward to join the project.

Looking to the low number of consents for the project, it was proposed by the Management Committee & the FAR Committee before the House to drop the FAR project. As regards, refund of amount of Rs.89,000/- paid by consented members by way of cheque very soon and the balance amount of Rs.11,000/- paid by all 70 consented members (including 4 BHK / PH category) will be refunded after deducting the expenses incurred so far in pursuing the FAR project, which will be approx. Rs.2.50 to Rs.2.75 lacs along with the amount of Rs.89,000/- paid through online directly in Bank account. This amount will be refunded in the next 2-3 months.

The House unanimously with one voice adopted the Resolution to drop the FAR project under this agenda item.



12 | P



Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

Ref. No. ~~Agenda No. 9~~ — Update on Legal Issues

Date

The detailed discussions took place while discussing the item related to legal expenses under Agenda items No. 6 for proposed Budget for 2026-2027. Hence no need for repetition and proposed the House to adopt the resolution.

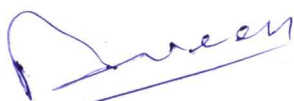
The House unanimously with one voice adopted the Resolution for this agenda item as already discussed and approved under Agenda Item No. 6 (proposed Budget for FY 2026-2027).

Agenda No. 10 – Decision on Defaulters

The House was apprised about the default amount of approx. Rs.4.00 lacs from 5 five members and names of individuals are not being revealed to avoid any annoyance. But Shri O P Khurana (C-603) created chaos for revealing the names of defaulters and is in habit of indulging with the office bearers of the Management Committee on one pretext or the other by way of filing frivolous complaints at various forums pretending himself to be very honest, innocent and aggrieved which was observed by every participant in the AGBM.

Shri Tarun Das (A-201) advised the Management Committee if the charges imposed on the defaulters are legitimate and under the provisions of the laid down norms, the MC may take any action as deemed fit and proper. On query raised by him, the Management Committee apprised the House that each and every charge levied are under the laid down norms and based on the resolutions adopted by the House in various AGBMs/SGBMs. He also suggested to stop the services being extended to defaulting member to which Shri Arun Jhamb, Vice President that we cannot stop the electricity & water services to the concerned flats to which he again suggested to stop services being extended under maintenance charges and it was accepted by the Management Committee. Agreeing to this, Shri Tarun Das offered his services, if required, by the Management Committee to proceed further for recovery of the default amount. The House was agreed as discussed on this score.

At this point of time, Shri O P Khurana (C-603) again tried to create ruckus by approaching the podium and start indulging directly with the Management Committee members in aggressive manner challenging them to call out the names of the defaulters. Shri Punit Grover (D-603), who was present in the meeting, specially invited by the Management Committee, a member from the family of members for participating in the discussions on Agenda Item No.8, requested him to calm down but Shri Khurana dismissed his request and continued blabbering in an uncivilized manner. Shri Arun Jhamb, Vice President informed Shri Khurana that the Management Committee operates on a strong moral ground and work ethic and doesn't want to publicly defame any defaulting members to which all participants agreed.



13 | Page

Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

Ref. No. Date
Based on above discussions, the Management Committee proposed before the House to adopt the resolution in regard to recovery of default amount.

The House unanimously with one voice adopted the Resolution, as proposed in regard to recovery of default amount.

Agenda No. 11 – Any other point with the permission of the Chair

- a) While discussing under Agenda item No. 6 – provisional budget for FY 2026-2027, the point was raised for Professional Charges, it was made clarified that most of the charges pertain to Structural Audit of the Society, which will be appraised and discussed later on since it is not the part of the circulated agenda item.

Shri Arun Jhamb, apprised the House that since the FAR project was underway as also the construction of the society is around 19-20 years old, the Management Committee called two quotations towards Structural Audit from M/s V S Consultants & M/s Beniwal Associates & Co. who quoted Rs.3 lacs + GST and Rs.3.5 lac + GST respectively. After meeting with both the Consultants, based on their exposure, it was decided to get the Structural Audit done through M/s V S Consultant at a negotiated price of Rs.2.75 lacs + GST amounting to Rs.3,24,500/-. M/s V S Consultant had submitted his detailed report on 10.08.2025 and the Conclusion of the Audit was circulated amongst the participants in AGBM. However, the said portion of the Conclusion is given hereunder for information of all the members:

“Conclusion:

The structure of residential society building situated at “PLOT NO. 3, SECTOR 18, DWARKA, NEW DELHI - 110078” is a RCC framed structure with RCC shear walls. There is total 4 blocks (Block – A, B, C, D). The age of the structure is approximately 19 years old. The visual inspection and NDT tests were carried out at site to ascertain the structural health of the buildings.

During physical visual inspection it was found that there was seepage in the bathroom sunken areas due to which spalling of paint and plaster is observed, due to which overall strength of the building becomes weak. This seepage is physically seen in stilt area of all the blocks which needs to be rectified/treated as soon as possible.

In physical survey it was found that majorly the sizes of the columns are 230mm x 600mm and 230mm x 750mm and 230mm X 825mm and 230mm X 900mm with RCC shear walls. According to Indian Standard Code IS 13920:2016, for ductile detailing in seismic zone 4, the minimum column size should be 300mm or 20 times the

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14 | Page



Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

Ref. No.

Date

diameter of the largest longitudinal rebar in the beam. No doubt that the building was designed and constructed before the year 2016 (when these codes get revised) and also get designed with the previous revision of Indian Standard codes, and today the building structure is practically withstood and performing well in seismic events. But practically and theoretically we need to change/upgrade the columns sizes from 230 mm to minimum of 300 mm as per latest earthquake and ductile detailing codes.

Hair line cracks are visible in some columns and beams, which are non-structural but require repairing. These cracks, though not a major structural concern, can still compromise the aesthetics and protective qualities of the concrete and should be repaired.

Dampness in shaft walls seen at some place and also minor hair line cracks also appears in plaster which needs to be treated for the betterment life of the building.

Some non-structural cracks noticed on the bottom slab of the stair case. Seepage on the balcony was noticed and need to be repaired.

Terrace area is well maintained; there are some non-structural cracks appears in the parapet walls of the terrace area which are repairable and need maintenance periodically.

Overall, the structure of society building seems to be in good condition and need maintenance periodically. And the columns in the stilt area will also need to be get strengthened to bring them up to date with the current Indian standard codes and also for the strength of the structure.

Remarks: Concluding remarks has been given on the basis of observation. If there is any change in (columns, walls, addition of floor) with consulting the structural engineer then this structural audit report will not valid."

- b) The House was also informed that an email dated 15th August, 2025 from Shri Suresh Kalra (C-203), who is presently out of country, was received in regard to FAR and requested to make the part of the AGBM. Since concerns raised by him in his email stands irrelevant as the FAR project is dropped in the AGBM.
- c) An email dated 23.08.2025 is also received from Shri O.P.Khurana (C-603) raising his concerns which he already floated at the various forum and the related issues were discussed in the AGBM and moreover, his presence in the AGBM, the said email becomes infructuous and hence have no relevance and is not being taken on record. Shri Khurana (C-603) again started shouting and asked the Management Committee to explain why certain parking slots have been defaced. Shri Parveen Wadhwa, the President stated that there are some more parking slots which are defaced and the



Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

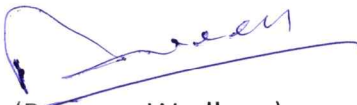
Regd. No. 618 (G/H)

Ref. No.....

Date

same are under control & supervision of the MC and the vehicles parked there are with the permission/knowledge of the MC and have not made their claims on the said parking whereas he is claiming his right on the Parking Slot No.59, in question, for which dispute has arisen.

Since no other issue was raised, Shri Jatin Mittal, Secretary extended his vote of thanks to all the participating members and requested them to enjoy the lunch arranged for their family members also, as already conveyed in the Agenda Notice.



(Parveen Wadhwa)
President



(Arun Jhamb)
Vice President



(Jatin Mittal)
Secretary

