

Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

No.....

Date

CCGHS/SGBM/2025-26/

19.03.2026

E-MAIL/SPEED POST/HAND DELIVERY/WHATSAPP CHINAR MEMBERS GROUP

Dear Member,

Reg: Minutes of Special General Body Meeting held on 08th
March, 2026

Please find attached the Minutes of Special General Body Meeting
held on 08th March, 2026 for your perusal, reference and records.



(Parveen Wadhwa)
President



Encls: As above

c.c. : Asstt Registrar (Section-II),
Office of the Registrar of Cooperative Societies,
Old Court Building, Parliament Street,
New Delhi - 110001

**CHINAR CO-OPERATIVE GROUP HOUSING SOCIETY LTD.
(MAJESTIC APARTMENTS)**

MINUTES OF SPECIAL GENERAL BODY MEETING HELD ON 08/03/2026

The Special General Body commenced on 08/03/2026 at 10.00 a.m. at Society premises (Community Hall). The Secretary, Shri Jatin Mittal welcomed the participants who were very less in number and informed that the quorum will be observed till 10.30 a.m. and requested to enjoy tea/coffee till then. At 10.30 a.m. the quorum was also not completed the Secretary adjourned the meeting for 15 minutes. The meeting commenced at 10.45 a.m. at the same place when no quorum is required. The Secretary also read out the Agenda as under:

1. Presentation of proposal for installation of Solar Panel for individual Flat owners.
2. Ratification of demand of Rs.10,000/- raised.

The Secretary requested the Chair to address the House. Shri Parveen Wadhwa, President while welcoming the participants informed as requested through mail any one family member may join the meeting in regard to Agenda No.1 which is a matter of concern for all the residents in the Society. Again, it was informed to the participants that after discussions on Agenda No.1, the meeting will be adjourned for 15 minutes and after enjoying tea & snacks, the non-members may leave the venue for taking up the Agenda No. 2 amongst enrolled members only.

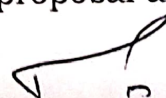
Further, it was informed that the Management Committee met the vendor and discussed in regard to installation of rooftop solar panel on the available roof area for use of residential flats numbering 106 (2 flats are unallotted) and requested them to submit their proposal. The said proposal received from the ARPY Renewable Energies & the brief on benefits of installation of solar panel was attached with the communication sent through e-mail to all the residents.

In the meantime, Shri Piyush Mathur, Partner of ARPY Renewable Energies joined the meeting to brief on the project.

Agenda No.1 - Presentation of proposal for installation of Solar Panel for individual Flat owners.

The President welcomed Shri Piyush Mathur, Partner of ARPY Renewable Energies and invited to brief the House over the proposal and try to apprise the House about all the merits & demerits and clear the doubts, if any, by any of the residents on the installation of solar panel for all residential units of the society.

The session took considerable time by raising queries and resolving the same by the vendor. The salient features of the proposal are as under:



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Benefit of Solar Solution for Residents of Society

1. Solar panels deployed on the roof reduces roof temperature by about 3-4 degrees which helps drastically reducing heat and power consumption of the residents of top floor.
2. Society has deployed Solar Solution to reduce common area electricity bill. Bi- Directional Net Meter has been deployed in place of Uni-Directional Meter. Residents can also get benefitted by solar solution for their own house electricity bill if they opt for combined solar project put up only for residents.
3. A Single solar solution based on the availability of roof can be deployed for all the residents.
4. All the residents can get the benefit of solar equally divided out of deployed capacity or as desired if few residents opt for it.
5. The combined solar project will be very cost effective and MC can permit for all the residents as no resident has the roof right.
6. A Single net meter will be deployed and BSES will provide benefit of solar to all residents in their bill who opt for it.
7. 1 kW Solar Solution will generate approx. 110 Unit per month. The bill of the residents will be reduced equal to the generated units.
8. GBI (Generation Based Incentive) @ Rs. 2 per generated Unit per month will be credited to all residents. It is the income up to next 5 years.
9. Extra unit generated above the consumption in a year will be purchased by BSES automatically @ Rs. 5.25
10. Solar panel and inverter are under warranty for next about 10 years and no major maintenance expenses till then. Solar Solutions are almost maintenance free. Solar systems have **low maintenance costs** and long operational life, especially with annual servicing contracts.
11. The Return on investment is about 2.5 years and thereafter till the life of solar panel of 30 years electricity is free for residents equal to the generated units.
12. The residents once opt can withdraw any time in future. **However, residents who have not opted now cannot be included later on.**
13. Subsidy is not applicable for the solar project for residents however solar project with non-subsidy panels become cheaper.
14. The investment for the said project will be on pro rata basis.
15. Solar power is clean and renewable, reducing dependence on fossil fuels and lowering greenhouse gas emissions. It reduces carbon foot prints drastically.



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It was also made clear in response to the query the effective cost for each residential unit. Shri Mathur informed that the effective cost per KW will be approx. Rs.35,000/-.

Shri Pyush Mathur winded up his presentation on the subject and thank the Managing Committee & the participants.

Management Committee extended thanks to Shri Mathur for participating in the SGBM to present the proposal before the participants.

During further discussions, some of the participants requested the MC to send the proposal to all the residents with atleast a token amount to ensure participation in the proposal.

It was assured to the participants that the proposal along with the Consent Letter will be sent to all the residents of the society and some members impressed upon to call for the consents with a token amount of Rs.5,000/- . Further, the Management Committee impressed upon to distribute the total load to be distributed equally amongst all the 106 dwelling units out of 108 as 2 are unallotted.

During discussions, it transpired that approx. 1 KW load will be given to each dwelling unit, the cost of which will be Rs.35,000/- approx. In response some suggestions were floated in the House that it should categorically be mentioned in the consent letter that if by due date all the consents are not received the balance may be distributed to those who opted for more load. It was assured to the House by the Management Committee that all the suggestions will be incorporated in the Consent Letter.

Since no further discussions were required on the captioned Agenda, the Management Committee proposed before the House to adopt the resolution.

The House with one voice jointly adopted the resolution on installation of rooftop solar panels for residential units as per the proposals and discussions took place during the meeting.

Thereafter, the President informed the House that the meeting stands adjourned for 15 meetings and invited the participants to enjoy snacks, tea, etc. and requested the non-members and the family members of the enrolled members to leave the meeting as already communicated through e-mail.



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After the break, the members were requested to gather again so that the meeting could re-commence to discuss the Agenda Item No. 2. All the members gathered but one expelled member of Flat No. C-603, Shri O P Khurana along with one other family member remained present in the meeting to which the Management Committee objected and requested them to leave the venue so that the next Agenda Item could be taken up with the members of the Society. But the above named two residents were not agreed to leave the venue and insisted that they will remain present in the meeting to participate in further discussions. One other member, Shri Shribhagwan, also supported them which apparently shows that he is not aware of the provisions laid down in the DCS Act, 2003 & DCS Rules, 2007. This was again objected by the Vice President and with permission of the Chair informed that if the said two residents do not leave the meeting, the Management Committee will be compelled not to re-commence the meeting and leave the Agenda No.2 unattended for discussions.

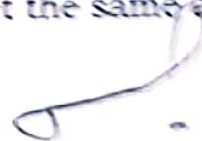
Shri O.P.Khurana, expelled member (owner of flat No. C-603) by creating nuisance in the meeting indulged with some members to take up his issues with the Management Committee to which they replied that for resolution of the issues the Management Committee is elected by the members and they themselves could not question them and if Shri Khurana has any issues that same may be taken up by him only. Facing rebuttal and outburst from other members, he along with other family member left the venue.

But before leaving the venue, the expelled member, Shri O P Khurana forcefully snatched the attendance sheet and put his signature at srl.no.31 and his wife, Mrs. Asha Khurana, member (Flat No. D-703), who entered the venue without signing the attendance sheet also signed the same at srl.no.32 and left the venue.

Thereafter, the meeting re-commence after wastage of considerable time of the House due to unruly behaviour of Shri O.P.Khurana.

Agenda No. 2 - Ratification of demand of Rs.10,000/- raised

While circulating the agenda notice through e-mail, a sheet of income & expenditure during the current financial year ie from 01/04/2025 to 28/02/2026 was also circulated. During discussions, Shri Saurabh Sateerja & Shri Sameer Dhingra pointed out some entries and informed that the same should not be the part of the income & expenditure. Such points immediately brought to the notice of the Accountant, who was present in the meeting, and advised him to correct the same as pointed



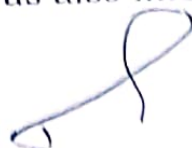
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out by the above named two members. Even these two members informed the Management Committee to support for the rectification of those entries and the same was taken in a healthier atmosphere and the Management Committee assured House that the books of the Society are crystal clear but however the mistakes pointed out will definitely be corrected as per the accounting procedure. These members also insisted that after making corrections, the meeting should again be called for clearance of the same and keep the agenda pending since then. For the other entries which were to be discussed against which the demand of Rs. 10,000/- is raised and no further discussions could take place.

Further, there were extensive discussions on the legal cost of Rs. 6,25,000/- incurred in regard to filing of appeal before Hon'ble Supreme Court of India against the orders passed by the Hon'ble Delhi High Court in the matter of one unallotted flat. The President explained the time constraint the MC was operating under due to which they had to make the decision regarding the expenses which was ratified in the last AGM held on 24.08.2025. In this regard, Shri Kalra further proposed that any further legal expense that may come up in this particular matter should not be incurred by the MC instead a special GBM should be called for to update the House on the same and decide the next course of action. The proposal of Shri Kalra was unanimously endorsed by the House.

During proceedings, the MC intends to convene the Special GBM before raising the demand of Rs. 10,000/- with an intention to apprise the House about the status of the above said case. But the last date earlier fixed was 03rd February, 2026 but on the said date the matter could not reach before the Hon'ble Bench and hence could not be taken up and the next date fixed by the system on weekly basis and on the subsequent dates the matter could not reach before the Hon'ble Bench i.e. on 10/2/26, 17/2/26, 24/2/26 & 10/3/26. Based on this, the MC was compelled to convene this Special GBM. However, at the time of writing these minutes again the matter could not reach on subsequent date i.e. 17/3/26 & presently the next date is 24/3/26.


However, Shri S.K. Kalra raised certain points in regard to the demand of Rs. 10,000/- and since the members were of the opinion that the meeting should again be called for clearance of the same and keep the agenda pending since then, Shri Kalra was informed that their concerns would also be taken up in the next meeting. Shri Kalra further insisted that the late payment charges should not be imposed on the demand of Rs. 10,000/- to which he was informed that if the demand is raised to which every member is bound to pay the same by due date to maintain the financial discipline. Further, Shri Kalra was also informed by the



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Management Committee that nearly 92 members, out of 106, already paid the demand by the due date ie 23/02/2026. But Shri Kalra insisted on the point to which the Management Committee accepted his request and ensured that no late payment charges would be imposed till its ratification is done in the next meeting.

Since both the agenda items were taken up, the Secretary extended vote of thanks to all the participants by concluding the meeting proceedings.


(Jatin Mittal)
Secretary



Note: Any discrepancy in minutising the proceedings may please be brought out to the notice of the Management Committee within SEVEN DAYS from the receipt of the same else it will be presumed that no member has to say anything and the resolutions adopted will be binding on all the members.