

Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

Ref. No. GCGHS/AGBM/2026-27/

Date 28.09.2026

E-mail/Speed Post/ Hand Delivery / WhatsApp CHINAR Members Group/Web site

Dear Member,

Reg: Minutes of Annual General Body Meeting held on 20th September 2026

Please find attached the Minutes of Annual General Body Meeting held on 20th September 2026 for your perusal.



(Arun Jhang)

Vice President

Encls: Attached

c.c: Asst. Registrar (Section II),

Office of the Registrar of Cooperative Societies,
Old Office Building, Parliament Street,
New Delhi - 110001



Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

MINUTES OF ANNUAL GENERAL BODY MEETING HELD ON 20/09/2026

Ref. No. _____

Date 28/09/2026

Taking note of the inadequate quorum at 10 am, Sh. Jatin Mittal, Secretary, adjourned the meeting by 30 minutes. At 10.30 am, the quorum was still inadequate, and Secretary adjourned the meeting by 15 minutes to 10.45 am. The meeting started at 10.45 am.

At the start of the Annual General Body Meeting (AGM), Shri Jatin Mittal, Secretary, welcomed all the members and commenced the proceedings of the AGM and read out the agenda items as under:

1. Opening address by the Secretary and extending condolences of departed souls followed by the address of Vice President & the President.
2. Report on Society will be presented by the Secretary.
3. Confirmation of Minutes of last AGBM held on 24.08.2025 & SGBM on 08.03.2026.
4. Adoption of Audited Financial Accounts for the financial year ended on 31st March 26.
5. Approval of Budget for FY. 2027-2028
6. Approval of Maintenance Charges for FY.2027-2028
7. Review of Corpus Fund for FY.2027-2028
8. Update on legal Issues
9. Discussion on Water Bills & Rainwater Harvesting system
10. Decision on defaulters
11. Any other point with the permission of the Chair.

Agenda item #1: Opening address by the Secretary and extending condolences of departed souls followed by the address of Vice President & the President

Secretary started by offering condolences for the demise of father of Sh. Upender Dangwal and Sh. Dileep Dixit. One minute silence was observed. Sh. Arun Jhamb, Vice President, apprised the house that Sh. Praveen Wadhwa, President, is unwell and hospitalized. Therefore, the meeting will be presided over by Sh. Arun Jhamb in the President's absence.

Agenda item #2: Report on Society will be presented by the Secretary

Sh. Jatin Mittal, Secretary, read out the secretary report to highlight the accomplishments made by the management committee over the last twelve months:

1. Repair and renovation of society area which was damaged due to fire incident last year.
2. Installation of common rooftop panels to cater to the common area electricity of the society.
3. Favourable Verdict from the Supreme Court of India in the case of one unallotted flat, while mentioning that details will be shared in detail while covering agenda item #8.



Chinar Co-operative Group Housing Society Ltd.

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Agenda Item #3: Confirmation of Minutes of last AGBM held on 24.08.2025 & SGBM on 08.03.2026

Ref. No.

Date 28/09/2026

Sh. Arun Jhamb, Vice President, apprised the house that from the last SGBM the agenda topic of ratification of demand of Rs. 10,000 is pending. Since the pending topic pertains to financial health of the society, agenda items 3 and 4 (4. Adoption of Audited Financial Accounts for the financial year ended on 31st March 26) will be covered together as these are interlinked.

The Vice President provided a detailed view of the income and expenses of the society for the FY ending March 2026. He called out the high-ticket expenses including amount spent on repair from fire incident against insurance claim, refurbishing of firefighting equipment, legal charges incurred, and repair and maintenance of lift (installation of ARD and SILs), and water charges.

There was extensive discussion on the topic with Sh. Shribhagwan, Sh. Upender Dangwal, and several other members seeking clarity on the topic from the last SGBM from 8th March 2026. The Vice President provided detailed explanation for all the incurred expenses four times, to ensure members who joined the meeting late also fully understand the financial situation and can use their judgment to move the meeting forward. Sh. Shribhagwan (D-301) tried to derail the discussion by bringing the topic of sub-judice matter of parking P-59 into the discussion, to which the Secretary replied that the matter is not related to this agenda item. In addition, Sh. Shribhagwan asked why Sh. Saurabh Sateja (D-702) was not consulted for the matter as he had raised his hand in the previous SGBM to help with financial accounting matters. To which, Vice President replied that Sh. J. Anand (C-901) is also a Chartered Accountant and was duly consulted on the matter. Sh. Upender Dangwal (B-601) reconfirmed with MC members on the dais that a financial expert had been consulted and no discrepancies or double booking of expenses was found. Vice President provided an affirmative response to Sh. Upender Dangwal.

While the discussions were going on, Sh. Saurabh Sateja (D-702) and Sh. Sameer Dhingra (A-903) walked in to join the meeting. Sh. Shribhagwan, to everyone's amusement, said that he confused Sh. Sameer Dhingra for Sh. Saurabh Sateja. The house responded that Sh. Saurabh Sateja is a Chartered Accountant and Sh. Sameer Dhingra is not.

After the discussions, the Vice President proposed the house to confirm the minutes of last AGBM held on 24.08.2025 & SGBM on 08.03.2026, to which the house in one voice agreed. In addition, the Vice President confirmed that there are -10 members / flat owners who have not yet paid the demand of Rs. 10,000. Vice President proposed that the house ratify the demand of Rs. 10,000 and set a deadline of 30th September 2026 for members / flat owners whose payment is pending, failing which, simple interest @15% p.a. and for non-members - @ 2% p.m. (compounding ROI) will be levied from 30th September 2026 onwards. The house, with one voice adopted, the recommendation.

Arun Jhamb



[Signature]

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Ref. No. Agenda item # 4: Adoption of Audited Financial Accounts for the financial year ended on 31st March, 26 Date 28/09/2026

Further to the discussion on confirmation of agenda item #3, Vice President asked the house if they adopt the audited financial accounts for FY ending March, 2026. Sh. Saurabh Sateerja asked to confirm the status of water fund. Vice President clarified that water fund collected from residents is parked as water fund and used to pay for private and / or Delhi Jal Board tankers whenever there is a water supply.

The house unanimously and in one voice adopted the audited financial accounts for the financial year ended on 31st March 2026.

Agenda item #5: Approval of Budget for F.Y. 2027-2028

Sh. Arun Jhamb, Vice President, circulated the budget sheet for FY2027-28 to the members in attendance and asked them to go through the sheet. Further to this, the house was opened for any questions the members may have. Sh. Tarun Das asked whether the interest on solar loan is effectively paid by all members indirectly irrespective of whether they opted for sola facility. Vice President clarified that the solar EMI (including interest) amount in the budget is for the solar panels installed for the common area electricity only as society had availed a loan of Rs 32 lacs against margin money of Rs. 6 lacs. He further clarified that the pending loan amount as of 1st September 2026 is ~Rs. 17 lacs, which will be paid on or before the tenure of current MC ends in August 2027. This will ensure the society is debt free. Vice President also updated the house on the fact that Members who have opted for individual, flat-specific solar panels have paid for the facility directly. Sh. S.K. Wadhwa asked about the budgeted expenses of Rs. 75,000, that wasn't the expense too high as very few members turn up for the AGM meeting. Sh. Arun Jhamb, Vice President, responded that the expenses are not only for conducting the meeting with members but also for inviting family members of participating members for lunch on the conclusion of the GBM. Most members were amused and appreciated the gesture in the right spirit.






Chinar Co-operative Group Housing Society Ltd.

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Regd. No. B15 (G/H)

CHINAR CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

Plot No.3, Sector-18, Dwarka, New Delhi-110078

Ref. No.

Date 28/07/2026

PROPOSED BUDGET FOR THE YEAR-2027-2028

BUDGET FOR 2026-2027	EXPENDITURE FOR 2025-2026	HEADS	EXPENDITURE 1.4.26 -	PROVISIONAL EXPENSES UPTO 31.03.2027	BUDGET FOR 2027-2028
		AMC Charges			
600000	580515	AMC Lift	6,03,215	0	6,30,000
25000	46728	AMC Intercom / CCTV	23,364	24000	50,000
75000	77880	AMC Automated Gate	35,400	36000	80,000
10000	9440	Water Level	0	9440	10,000
33000	33040	Fire Fighting	33,040	0	33,000
		Repair & Maintenance			
100000	348869	General	2,10,610	300000	5,00,000
25000	1641151	Lifts	0	150000	50,000
10000	11600	Computer	0	25000	15,000
0	410487	Painting Work	0	0	0
150000	183744	Plumbing work	36,038	150000	2,00,000
150000	65390	Mechanical	6,310	100000	1,20,000
0	594231	Building Work	0	200000	2,00,000
25000	79321	Electrical	15,700	25000	50,000
6000	8900	Air Conditioner	0	5000	10,000
0	5500	Intercom/CCTV	0	10000	10,000
100000	198136	Fire Fighting	0	50000	50,000
		OTHER HEADS			
150000	144000	Accounting charges	48,000	100000	1,50,000
75000	58729	AGM Meeting Expenses	0	50000	65,000
2000	0	Annual Subscription charge	6,000	3000	3,000
59000	18130	Audit Fees	0	20000	20,000
0	3979	Bank Charges	743	2500	2,500
150000	149230	Building Insurance	1,50,190	0	1,50,000
100000	90310	Consumable Stores	15,000	100000	1,00,000
30000	33300	Conveyance Expenses	8,482	20000	30,000
1450000	1226284	Electricity Charges	46,340	50000	1,00,000
175000	105038	Festival Expenses	0	125000	1,25,000
150000	127190	Horticulture Expenses	40,000	80000	1,50,000
45000	38006	Housekeeping Expenses	14,590	40000	50,000
0	137864	Interest on Solar Loan	1,03,577	200000	1,20,000
200000	939500	Legal Charges	3,25,700	250000	6,00,000
350000	314663	Manpower Services	1,28,024	260000	3,50,000
12000	12015	Office Expenses	14,618	15000	25,000
8000	0	Pest Control Expenses	0	15000	15,000
1000	4218	Postage & Courier Exp.	184	4000	5,000
10000	10691	Printing & Stationary	2,228	10000	15,000
50000	355770	Professional Charges	0	25000	25,000
25000	0	Rain Water Harvesting	30,000	0	30,000
0		Rebate on Maintenance	1,18,500		1,75,000
0	37460	Processing charges on Solar Loan	0	0	0
830000	772916	Salary Expenses	2,40,410	500000	7,50,000
40000	25948	Staff Welfare	8,549	20000	35,000
0	10354	TDS/INCOME TAX	2,178	15000	10,000
1050000	1014515	Watch & Ward Expn.	3,41,339	650000	10,50,000
150000	655720	Water Charges	1,62,300	200000	2,50,000
0	0	Wifi/Internet Charges	1,425	3000	7,500
10000	9700	Website Expenses	0	10000	10,000
6431000	10590462	TOTAL	27,72,054	3851940	64,26,000

Regd. Office : Plot No. 3, Sector- 18, Dwarka Phase-II, New Delhi-110078

Tel: 011-40791055, E-mail: chinarcghs@gmail.com

Ref. No. **Since there** were no further questions, the house unanimously and in one voice approved the budget for FY 2027-28. Date 23/09/2026

Agenda Item #6: Approval of Maintenance Charges for FY.2027-2028

Sh. Jatin Mittal, Secretary, proposed to the house to continue the same maintenance charges for FY2027-28 as are in place for FY 2026-27. Sh. Upender Dangwal asked if the MC has considered reducing any expenses. Sh. Arun Jhamb, Vice President, responded that installation of common area solar panel is a step in that direction. After the solar loan is paid off, society will benefit from a reduction in expenses in the range of Rs. 1-1.2 lacs per month. In addition, Vice President called out that irregular water supply from Delhi Jal Board results in significant expenditure towards water tankers and MC is making all efforts with concerned authorities to change the water pipeline for the supply. He further informed that house that from April to August 2025, the society has incurred an approximate cost of Rs. 2.8 lacs on water tankers. Sh. Upender Dangwal further asked if we have considered DJB water tankers. Vice President responded that MC continues to get water tankers from DJB as well. However, the delivery timing of DJB tankers is erratic and at most times, we end up ordering water tankers from private suppliers as their delivery is efficient and predictable.

The house unanimously and in one voice approved the proposed maintenance charges for FY2027-28.

Agenda Item #7: Review of Corpus Fund for FY.2027-2028

Sh. Jatin Mittal, Secretary, proposed to the house to continue the same maintenance charges for FY2027-28 as are in place for FY 2026-27. Sh. Saurabh Sateja (D-702) asked to confirm from how long have corpus fund charges been accumulated. Sh. Arun Jhamb, Vice President, responded that corpus fund charges were introduced in April 2025 and have been in place for the last 18 months. He further clarified that the corpus fund collected in FY2025-26 of Rs. 12,72,000 was used to get ARD and SIL systems installed in the lifts. Total expense of these additions was approximately Rs. 16 lacs and the balance payment was made from the maintenance account. Vice President further clarified that current balance in corpus fund account is Rs. 6.02 lacs. Sh. Upender Dangwal reconfirmed that the corpus amount used be preserved for exigencies and not used for day-to-day expenses. Vice President responded to him that the understanding is correct, and any expenses from corpus fund continue to be made after seeking due approval from the house.

The house unanimously and in one voice approved the proposed corpus fund charges for FY2027-28.

Arun Jhamb



[Signature]

Approved Maintenance / Corpus Fund Charges for Financial Year 2027-2028

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The Maintenance Charges for financial year 2027-2028 are proposed w.e.f. 01st April, 2027 under
Ref. No. under: _____ Date: 23/07/2026

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/-

Bills for demand will be raised through MyGate on quarterly basis i.e. April 2027, July 2027, October 2027 & January 2028 and the last date for depositing Maintenance Charges on QUARTERLY BASIS ONLY will be 15th of every due quarter i.e. 15/4/2027, 15/7/2027, 15/10/2027 & 15/01/2028

Rebate equivalent to one month maintenance charges (under each category) will be extended to Members only, those who will pay 11 month's maintenance charges by 15/04/2026 and the said charges are to be deposited in the following account:

Name of Account CHINAR CGHS LTD.	A/c No. & IFS Code 50200073521107 (Current) HDFC0004751	Name of Bank & Branch HDFC Bank, Sector 17, Dwarka, New Delhi
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Rebate as above WILL NOT BE EXTENDED as under:

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

It is also proposed to raise Rs.3000/- per quarter towards Corpus Fund from each flat (no rebate is extended to this amount) to be credited to Corpus Fund Account as under:

Name of Account CHINAR CGHS LTD.	A/c No. & IFS Code 50200077239582 (Current) HDFC0004751	Name of Bank & Branch HDFC Bank, Sector 17, Dwarka, New Delhi
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Late Payment Charges (to be levied from 1st day of the respective quarter):

If the above society account is not credited by 15th of due quarter, Late Payment Charges will be levied as under:

- Enrolled MEMBERS - @ 15% p.a. (simple ROI)
- 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, THE PARKING WILL BE CHARGED @ RS.200/- PER DAY.



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Agenda Item # 8: Update on legal issues

Date 28/07/2026

Ref. No. Since the question on legal matters had come up during discussion of agenda items 3 and 4, it was parked to be covered under agenda item #7. Sh. Arun Jhamb, Vice President, circulated copy of Supreme Court Order in the case of one unallotted flat and detailed break up of all legal expenses the society had to bear over the last 12-18 months. Vice President requested members to read the Supreme Court verdict, while informing the house that honourable Supreme Court had nullified the ruling of honourable High Court and ruled in favour of the society, redirecting the matter to Registrar of Co-operative Societies (RCS). Vice President further informed the house that RCS asked for documents from both parties, which were duly submitted and followed by a hearing which was attended by Sh. Parveen Wadhwa, President. Vice President further informed the house that RCS has asked for additional documents and the date of next hearing is 23rd September 2026.

Sh. S.K. Wadhwa asked what the three cases in the matter of O.P. Khurana (C-603, non-member) were to which Vice President responded that the matter was related dispute of a covered parking spot, and the incumbent had filed a criminal complaint against the President and Secretary. Vice President further apprised that the criminal complaint was dismissed by the court and directed to be treated as a civil matter. The second case pertains to an incorrect ruling by the Central Information Commission in an RTI matter, which the society challenged in the honourable High Court. Honourable High Court put a stay on the CIC ruling. The third case pertains to a criminal complaint filed by the society against O.P. Khurana (C-603, non-member) for trying to unlawfully access the parking slot by forgery of documents. All three matters are currently sub-judice in various courts.

Upon hearing the detailed response, Sh. S.K. Wadhwa proposed that the legal charges for the three cases must be recovered by the society by debiting the account of flat no. C-603. Sh. Arun Jhamb, Vice President, confirmed that this practice has been in motion since it was approved in a preceding AGM. Sh. S.K. Wadhwa suggested that this be once again documented in the minutes of the current AGM.



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Ref. No.	S. No.	Details	Advocate Name	Total Fee		Comments
				Paid till March 2025	Paid since April 2025	
	1	1. revision complaint filed by Shri O.P. Khurana (non member unit 04.09.2023) filed against Shri Parveen Wadhwa, President & Shri Jatin Mittal, Secretary Grant of the Management Committee before Dwarka Courts.	Amit Minocha	85,000/-	4,000/-	One time fee for 3 years from date of first hearing; 50% of fee payable for next three years
	2	One counter case (civil) filed before Dwarka Courts by the Society against Shri O.P. Khurana, SHO Dwarka & Sub-Registrar, Jansikpur, New Delhi	Amit Minocha	7,000/-	7,000/-	
	3	Appeal filed before Hon'ble Delhi High Court against order of CSC against its order in the matter of RTI filed by Shri O.P. Khurana	Amit Minocha	5,500/-	99,000/-	One time fee for 3 years from date of first hearing; 50% of fee payable for next three years
	4	Unalotted Flat - Vinod Chauhan - Supreme Court Fee	Rajiv Vig Rakesh Muniyal	75,000/- 5,25,000/-		
	5	Bill for Unalotted Flat to Gayinder Hal, (matter listed before the Deputy Registrar, Office of the RCS)	Amit Minocha		40,000/- 6,000/- 6,000/- 6,000/-	
	6	411 Bill for Towards appearance on 23.07.25, 8.10.25, 5.11.25, 19.12.25, 21.05.25 Atampal Mahotra vs RCS & others) (55000 @10NT05 and 22000 for Counter affidavit and Rs. 7700 clerkage Charges	Leena Tuteja		84,700/-	
	7	Bill for Filing charges (for 3 years) for Criminal case in GP Khurana Parking claim	Amit Minocha		70,000/-	
	8	Corpus Fund Case by Dwarka CGHS Federation	Federation of CGHS Dwarka Ltd.		3,000/-	
	9	Retainer lawyer - Rajender Arya	Rajender Arya	1,80,000/-		Retainer service were used till December, 2025 includes Rs.45,000/- from Jan to March 25)
		Grand Total		9,38,500	8,25,700	

The house unanimously and in one voice agreed that for any cases filed against the society by any member or flat owner, the legal charges incurred by the society will be debited to the account of the flat.

Lastly, Sh. Arun Jhamb, Vice President, apprised the house of the arbitrary cases that some unknown person, Sh. Atamjit Lal, keeps filing in the honourable High Court against RCS with society as the second party. Sh. S.K. Wadhwa suggested that the society through its lawyer pray to honourable High Court to consider our grievance as harassment and ask the incumbent, Sh.

Atamjit Lal, to pay legal charges incurred by the society. **The house unanimously and in one voice agreed to the recommendation,**

Arun Jhamb

[Signature]

[Signature]



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Ref. No.

Considering the status of legal cases, Sh. S.K. Wadhwa further proposed constituting a legal committee with some representation from MC and another three to four members of the society. Sh. Lalit Sharma (D-901) seconded the motion. **The house unanimously with one voice decided to constitute the legal committee comprising:**

28/09/2026

1. President / Secretary/MC representative
2. Sh. Lalit Sharma (D-901)
3. Sh. S.K. Wadhwa (A-703)
4. Sh. Tarun Das (A-201)

Agenda item #9: Discussion on Water Bills & Rainwater Harvesting system

Sh. Arun Jhamb, Vice President, distributed the NGT notice received by society and informed the house that ~120 societies in Dwarka received the notice. The notice was an outcome of a PIL filed in honourable Supreme Court towards the poor quality of harvested rainwater in Dwarka Societies, following which samples were collected from several societies. As an outcome of the exercise, the honourable Supreme Court directed NGT to issue a notice to societies to resurrect their rainwater harvesting system to ensure separate water pipeline from rooftop and balconies are installed to ensure only clean rainwater gets collected in the ground. Vice President further apprised the house that estimated cost of getting this job completed is ~ Rs. 15-16 lacs, per quotation received from a vendor. He further informed the house that one of the neighbouring societies, Bharat CGHS Ltd., which is much smaller in size, got the new rainwater harvesting system installed and they paid ~ Rs. 14 lacs. Sh. Upender Dangwal asked if there is an alternative way to fix the issue. Sh. Jetin Mittal, Secretary, informed him that the Dwarka Federation is taking up the matter and we are hopeful it will result in some respite. Sh. Lalit Sharma (D-901) asked if the technical evaluation for this job has been done to find alternatives to which, Sh. Arun Jhamb, responded that the MC has not taken any action apart from inviting the quotation from one vendor. **Vice President further informed the house that if the society is lawfully forced to abide and get the rainwater harvesting system renovated with considerable time pressure, then MC will redirect Water Fund towards this expense and come back to the house to figure out how to overcome the financial shortfall, if any. The house unanimously and with one voice agreed to the proposal.**

On the issue of high volume of water tankers and associated bills, Sh. Rahul Jain proposed that since the current DJB bill is 0, society should do away with the slab-based collection of water charges. Instead, Sh. Rahul Jain proposed that amount paid for water tankers be proportionately distributed amongst all the residents. Sh. Arun Jhamb, Vice President, explained the slabs used for water bills to all the members. There were extensive discussions on the topic with some members agreeing to the proposal made by Sh. Rahul Jain while others asking to stick to the current method of calculation. Sh. Tarun Das and Smt. Joyshree Bhattacharjee conveyed their opinions that since their water consumption is very low, the proportionate distribution of water charges will put them and other residents with low volume usage at a disadvantage.

As an outcome of the discussions, the house unanimously and in one voice agreed to the current process of billing for water charges. In addition, Sh. Saurabh Satooja (D-702) and

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Sh. Sameer Dhingra (A-903) proposed that there is an alternate process of calculation followed by some societies. The house unanimously and in one voice agreed to evaluate the process of calculation against the current slab-based method, in due consultation with Sh. Saurabh Sateerja and Sh. Sameer Dhingra, for the July to September 2026 billing cycle on or before 30th October 2026 so that the water bills can be generated accordingly. 28/11/2026

Sh. Lalit Sharma (D-901) proposed that society should consider a water treatment plan so that wastewater collected from the society can be treated and used for horticulture and for supply to toilets in flats and / or common areas. The house unanimously and in one voice agreed to evaluate the suggestion made by Sh. Lalit Sharma.

Agenda #10: Decision on defaulters

Sh. Jatin Mittal, Secretary, apprised the house there are some defaulters who have not made payment of financial dues for long. Sh. Mudit Seth (B-901), asked who the defaulters are and what actions are proposed. Sh. Arun Jhamb, Vice President, apprised the house that Flat No. B-903 has outstanding dues of ~ Rs. 2.3 lacs and Flat No. C-603 has outstanding dues of ~ Rs. 1.67 lacs as of 31st March 2026. Vice President further emphasized that for defaulters, society cannot cut off essential services but only restrict access to services provided through collection of maintenance amount (e.g., collection garbage from doorstep, no access to power back up).

The house unanimously and in one voice empowered the MC to take possible actions against defaulters.

Agenda #11: Any other point with the permission of the Chair

During the discussions on agenda items #3 and #4, Sh. Shribhagwan (D-301) had called out the issue of parking P-59. Further to this, Sh. S.K. Wadhwa asked about the spam e-mails that Sh. O.P. Khurana (non-Member, C-603) continues to send to all members about illegal occupation of covered car parking slots by MC members. The agenda topic was picked up under Item #11 for discussion.

Sh. Arun Jhamb, Vice President, provided context to the house that when the previous MC took charge in 2021, the RCS-appointed administrator had just completed allotment of two unallotted flats per directive from DDA. While taking charge, the then new MC asked the administrator to furnish proof of all payments with respect to the flats and parking. The

Administrator did not have any evidence of car parking payments and related to details and decided to cancel the parking of the two flats P-38 and P-39. Vice President further clarified that the flat numbers were subsequently removed from the two parking slots and the parking is open to all residents on a first-come-first-serve basis. Sh. Tarun Das proposed to the house that the two parking slots be allocated following the due process as laid out in RCS rules and regulations, while providing this context to interested applicants.

Arun Jhamb

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Ref. No. _____ The house unanimously and in one voice adopted the resolution to allocate the two vacant covered car parking slots under the elevated car park (P-38 and P-39) according to the RCS rules and regulations. 28/01/2026

During the discussion of agenda items #3 and #4, Sh. S.K. Wadhwa (A-703) had questioned the rationale behind collecting Rs. 5,000 as shifting charges from members. The agenda topic was picked up under item #11 for discussion.

Sh. Arun Jhamb, Vice President, apprised the house that Rs. 5,000 as shifting charges was introduced to cover the electricity charges of lift usage and any damages to the lifts or common area. He further clarified that charges are one time each for shifting in or out of the society.

Upon hearing the clarification, Sh. S.K. Wadhwa, proposed that shifting charges should not be charged from members as it takes away the joy of moving into their own house for which they have paid already. Sh. D.K. Sachdeva (A-303) endorsed the view. Vice President further confirmed that the shifting charges would continue to be levied for non-members and tenants.

The house unanimously and in one voice resolved that when an enrolled member shifts to their house in the society, no shifting charges will be levied. One-time shifting charges (in or out) of Rs. 5,000 for non-members and tenants will continue to be levied.

Sh. Shribhagwan (D-301) raised a concern about some pillars damaged in the balcony of his flat. Sh. Lalit Sharma (D-901) also echoed the same concern. MC promised to investigate the matter and resolve.

While asking for any other items, the house proposed a suggestion that there should be some kind of beautification activity undertaken by the society, in collaboration with the horticulturist. Sh. Arun Jhamb, Vice President, proposed the name of Sh. Dileep Dixit (B-502) since he has undertaken similar activities in the past. **The house unanimously and with one voice resolved that Sh. Dileep Dixit will collaborate with the horticulturist through MC to work towards beautification of the society.**

Since there were no other agenda topics, Sh. Jatin Mittal, Secretary, thanked all the members for joining the meeting and requested them and their families to join for lunch.

Arun Jhamb

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