

Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

Management Committee

Parveen Wadhwa
President
9810502085

Arun Jhamb
Vice President
9811740774

Jatin Mittal
Secretary
8285670220

B.C. Bhatt
Treasurer
9868089188

Aloke Bikash Bhattacharjee
Member
9891906472

Ms. Poonam Marwah
Member (W)
9891916053

Ms. Shashi
Member (W)
9051260805

Ref. No. **AGBM/2021-22/**

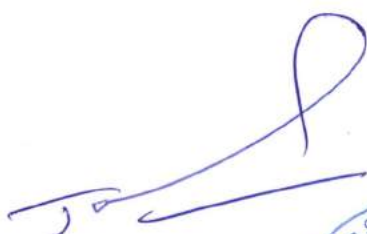
Date **08.04.2022**

To

ALL MEMBERS OF CHINAR CGHS LTD.

**Reg: Minutes of Annual General Body Meeting
(AGBM) held on 27.03.2022**

Please find attached herewith the Minutes of Annual General Body Meeting held on 27.03.2022 for perusal, reference and records.



(JATIN MITTAL)
SECRETARY



Encls: As above

C.C.:

Assistant Registrar (Section-2)
O/o Registrar Co-operative Societies,
NCT of Delhi, Old Court Building,
Parliament Street, New Delhi-110001

- Along with a copy of the Minutes of the AGBM dated 27.03.2022 for reference and records.

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Minutes of Annual General Body Meeting held on 27.03.2022

The proceedings of AGBM were supposed to be commenced at 10 AM but due to lack of quorum it was re-convened at 10:30 AM wherein only 21 members were present. Since there was no quorum at that particular time, the meeting was adjourned for another 15 minutes. Subsequently the proceedings were commenced at 10.45 AM and total 42 members participated in the meeting at the same place and the meeting was started again with the settled schedule at same place.

Shri Jatin Mittal, Secretary of the newly appointed Managing Committee of Chinar CGHS Ltd. welcomed & addressed all the participant members in the AGBM informing that since quorum was not observed at the commencement of the AGBM at 10 AM till 10.30 AM and after adjourning the proceedings for 15 minutes, the same was commenced at 10.45 AM. While opening the meeting before the House, the Secretary welcomed the President, Shri Parveen Wadhwa, of Chinar CGHS Ltd. to address the House as per the item No.1 of the Agenda Notice.

Agenda No. 1 - Opening Address by the President

The gist of the Address is given hereunder:-

It is a great pleasure to welcome you all today in the Annual General Meeting for the financial year ended 31st March, 2021 after the last AGM held on 05.05.2019 under the chairmanship of Shri S.K.Kalra & Shri G.K.Kansal, the then Vice President (the two elected posts).

First of all, on behalf of the Society he conveyed heartfelt condolences to the departed souls viz. Shri G.S.Singh (C-703), Secretary in the previous MC & Shri Ashok Mittal father of Shri Jatin Mittal, Secretary (D-402) in the present MC, parents of Shri M.P.Singh (D-203), recently mother of Shri Narendra Kapoor (B-402) & very near & dears of some of the members during pandemic.



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Coming back to the Meeting, he welcomed all the esteemed members of the society to AGBM and requested all teammates of newly constituted Managing Committee to introduce themselves to the House viz. Shri Arun Jhamb (Vice-President), Shri Jatin Mittal (Secretary), Shri B.C.Bhatt (Treasurer), Shri Aloke Bikash Bhattacharjee (Member) and Ms Poonam Marwah & Ms Shashi (both women members).

He further welcomed all the new entrants to our society and shared the pain the entire Society suffered with placement of the Administrator and furthermore the effects of pandemic during that period.

He informed the House that the present AGBM is convened for the financial year ended 2020-2021 which was signed by the Administrator.

Before conclusion he informed that it is a matter of applause that the new MC has a great achievement in recovering the default amount running into lacs of rupees bringing it down to below Rs.1 lac as on date.

Secondly, based on the huge recovery received in Society's account the MC has decided to pass it on the benefit to all the members of the Society by waiving off the Power back-up charges of Rs.150/- per month and put up the same before the House for its approval.

He concluded his address and requested another designated counterpart, Vice President, Mr. Arun Jhamb to further address the House with the vision of the newly elected Society.

Shri Arun Jhamb, the Vice-President addressing, informed the House within six months of taking charge from the Administrator, due to efforts of all the MC members, we have been able to execute several initiatives based on suggestions from the residents and members:



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1. Based on complaints from residents, plumber was relieved of his duties with replacement of new plumber.
2. To beef up society's security, a different security agency (Rakshak) was engaged for services and that effective 01/04/2022 no security guard will be on rolls directly of the society.
3. For seamless movement of vehicles and automation of entry & exit, Park Plus was engaged for RFIDs and one-way vehicular movement was deployed.
4. To enable easy payment of society dues and communication with members, ERP solution on My Gate app was deployed. Close to 90 flats are now enrolled on My Gate.
5. Elevator cars were refurbished.
6. To better manage covered parking space under the towers, dedicated stands for bicycles were installed.
7. Access to the rooftops was restricted through installation of iron gates.
8. All water tank worn out covers are replaced.
9. All water tanks are cleaned which were long pending in view of pandemic.
10. Pest control treatment is done for common areas.
11. Signages are installed in common areas and on each floor.
12. To comply with RCS rules, society's web site, www.chinarcghs.com, is created and launched.

Other works in progress

1. Repair of boundary wall.
2. Repair of elevated park (to be commenced from 28/3/2022).
3. Repair of small water tanks on rooftops.



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FINANCIAL FRONT

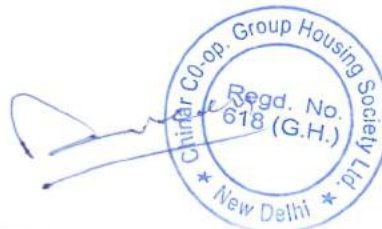
1. As already informed by the President, most long pending dues have been recovered. Apart from the unallotted flats, pending dues running into lacs of rupees are reduced below to Rs.1.00 lac as on date.
2. Lease agreement with Airtel has been renewed with 10% enhancement in rent & maintenance charges totaling to Rs.21,163/- & electricity charges by Rs.0.66 per unit on actual consumption basis wef 15.10.2021.
3. Established financial discipline for sale / purchase, rent out, and renovation of flats.
4. For all these accomplishments in a short span of six months, I give full credit to the MC team and all the esteemed members of the society for their continuous support and assistance.
5. We have tried our best to cover all possible issues which needed immediate attention. However, if we missed anything, I would request members to raise under discussion point 10.

I would also thank our hard-working staff for their efforts for up-keeping and maintaining the society.

Now, I hand over to the Secretary and request him to open the forum for discussion before the House on our agenda topics.

The Secretary then opened the House for discussions and request all the members to remain stick on the points as mentioned in the Agenda Notice and apart any issue will also be discussed at last with the permission of the Chair.

The agenda item was adopted accordingly.



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Agenda No. 2 - Confirmation of the Minutes of last AGBM Held on 05.05.2019

The minutes of the last AGBM held on 05.05.2019 were read out by the Secretary of the Society before the house and all the members were requested to raise the queries, if any.

Mr. D. C. Mishra (B-602) enquired for the building repairs fund collected as per the resolution of last AGBM & the developments thereafter and point related to building insurance,

On the above, the President explained in detail that as per the knowledge of the present MC, the collection of quotations towards building repairs and insurance from different contractors & the service providers were in process by the then MC headed by Shri S.K.Kalra and due to pandemic COVID 19 and subsequently during the intervening period, Mr. M.C.Jha took over the charge of society affairs as Administrator appointed by the office of the RCS on 15.10.2022 the every process was stalled.

Mr. Abhijit Mitra (B-803) raised his long pending issue of double car parking allotment & some structural defect in his flat with the then MCs and sought resolution for the same. The entire House and the MC took objection to it and was advised to discuss the same under last agenda item with the permission of the Chair.

No other issue was raised by any of the members present from the House and no one stands against the approval of minutes of the last AGBM held on 05.05.2019.

"After discussion the House accepted and confirmed the Minutes of the last AGBM held on 05.05.2019."



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Agenda No. 3 – Confirmation and Adoption of Audited Financial Accounts pending since FY 2015-16 to 2020-2021

The President informed the House that the Audit Report of FY 2015-2016 was earlier placed for approval before the House during AGBM held on 26.03.2017 but the same was not approved and adopted by the House due to lack of time left for discussions and was kept pending for adoption by the House till next AGM to be convened. The same continued to be pending since no further AGBM was convened thereafter due to pandemic & the management run by the Administrator.

Hence, the said Audit Reports of FY 2015-16 along with FY 2016-2017, 2017-18 were again put up in the AGBM held on 05.05.2019 for consideration and adoption after approval by the House.

During discussions in the said AGBM, the President informed the House that an entry amounting Rs.59,54,064/- was shown as General Reserve Fund in the Balance Sheet (Liability side) in FY 2015-16 and the same entry continued to be reflected in subsequent Audit Reports till FY 2020-21 and the Auditors have adversely commented on the same in every Audit Report.

After discussion the resolution was passed as under:-

It was unanimously resolved that the entry of Rs. 59,54,064/- shown as General Reserve Fund (Liability Side) in Balance Sheet should be checked and try to get the same rectified seeking professional opinion from any Chartered Accountant.

The House unanimously considered and accepted the Audit Reports from FY 2015-2016 to 2020-2021.

Agenda No. 4 - Approval of the Budget estimate for FY 2022-2023

While taking up the Agenda item it was informed to the House by the Treasurer that the following budget FY 2022-23 was circulated to all the members for approval (annexed as Annexure).



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While discussing on Budget for the next fiscal and clarifying the queries of the members in the House, one query related to Maintenance Charges for FY 2022-23 the House was informed by the President that there is no change in maintenance charges for FY 2022-23 except to waive off power back-up charges of Rs.150/- based on the huge recovery received in Society's account the MC has decided to pass it on the benefit to all the residents of the Society & sought the approval of the House as proposed by the President in the opening address. Further, the demand raised being second instalment towards Building Repair Fund of Rs.25,000/- in compliance to last AGBM held on 05.05.2019 the due date is extended to 30.06.2022 instead of 30.04.2022 as requested by members present in the AGBM.

After discussion the resolution was passed as under:-

The House unanimously & happily agreed to resolve for waiving off Power Back-up charges of Rs. 150/- per month from the demand towards Maintenance Charges for FY 2022-23. Hence, the Budget for the 2022-2023 inclusive Maintenance Charges was unanimously accepted and approved by the House.

Agenda No. 5 - Discussion on Acts carried out by the Administrator during Oct, 2020 to Sept, 2021

The President informed the House that the Administrator, Mr. M.C. Jha was appointed in the society by the office of the RCS on 15.10.2020 due to the wrong intension of some of the members. During his tenure he has not spent any money towards the welfare of the Society but continued to withdraw his

fee/remuneration of Rs.10,000/- per month and reimbursement of actual conveyance charges fixed by the Office of the RCS. Since everyone knows residing in the Society that on pretext of Covid he visited Society for 2-3 days in a month without the knowledge the residents about his visits but continued to withdraw Rs. 10,000/- & Rs.5,000/- per month towards his fees and conveyance charges.

Based on above & coming out of the menace of the Administrator as everyone was fed-up with the acts of the Administrator with the

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collective support of every member, the President himself (as member at that time) filed a Writ Petition bearing No. W.P.(C) 2967/2021 before the Hon'ble High Court titled as "Parveen Wadhwa & Anr., Petitioners Vs, RCS & the Administrator as Respondent(s)" on 03.03.2021 praying to pass on suitable instructions to office of the RCS to get the fresh elections conducted for electing new Managing Committee through one of the known contact Advocate of the President himself in Delhi High Court. Unfortunately, in view of second-wave of covid the entire process hanged on and finally the election process was initiated by the Administrator prior to the next date of hearing on 26.08.2022 before Hon'ble Delhi High Court. It was further informed that since the Administrator was the representative of the office of the RCS and a Standing Counsel is appointed on behalf of the RCS, Shri Jha, Administrator appointed Shri Sanjay Kumar Pathak, Advocate separately and since the hearings were held through video-conferencing from inception of the captioned Writ Petition till its conclusion, Shri Jha himself draw a cheque No. 924247 dated 07.05.2021 in favour of Shri Sanjay Kumar Pathak, Advocate (without knowledge of its supportive staff in the office & when the case was at the initial stage) amounting Rs.1,89,500/- for contesting the case which was withdrawn by the petitioners on 25.10.2021 after the new Management Committee was elected after holding fresh elections by the Administrator on 26.09.2021. The said act of the Administrator clearly established the connivance in engaging the services of Shri Sanjay Kumar Pathak, Advocate since some of his bills were of dispute and kept pending since year 2014.

The House was further informed that the Administrator had not entertained any request from the member/residents but possession of two unallotted flats alongwith covered car parking ie A-701 & B-503 were handed over supposedly beyond the powers allotted to him by the office of the RCS as well without verifying the facts whether all the dues related thereto are cleared or not.

Before concluding the agenda item, Sh. Parveen Wadhwa, the President informed the House that an amount of Rs. 23,870/- was spent from his own pocket towards filing of the captioned writ petition and other related expenses to gather the



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information/documents in supportive thereof and requested the House to reimburse the same, if deemed fit.

After discussion on the captioned agenda item, the resolution(s) passed as under:-

"It was unanimously resolved by the House that all the acts/transactions made by Shri Jha, the Administrator be checked and reconciled. If any discrepancy is found then the amount spent by the Administrator will be recovered from him and a legal action shall be incited against him as per DCS Act & Rules framed thereunder."

"It was also unanimously resolved by the House that Rs. 23,870/- spent by Sh. Parveen Wadhwa will be reimbursed to him from the Society account."

Further, the committee members were authorized to do the needful in this regard and the House appreciated the efforts initiated in this regard.

Agenda No. 6 – Discussion & review of on-going repairing work

Sh. Arun Jhamb, Vice-president of the Society explained about the building repair work(s) which are presently going on.

Mr. Sandeep Mehta (A-203) suggested before the House that structure of the Society ie all towers should also be repaired/renovated. In this regard Sh. B.C.Bhatt, Treasurer & key person of handling building repair & renovation work also explained that due to the renovation work in the society some cracks have developed in the structure.

Sh. Arun Jhamb, Vice-president of the Society also suggested the House that Do's & Don'ts should be prepared in the Society to avoid the unnecessary construction in the Society and to save the structure.

Sh. B.C.Bhatt also suggested the House that for any RCC work Architect certificate should be taken from the members before start of the renovation work.



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Dr. Tarun Dass (A-201) also suggested the House that a civil engineer should be appointed in the Society to look after the construction work. He also suggested before the House that action should be taken against those members who will not follow the decision of the Committee.

Mr. Sandeep Mehta (A-203) also suggested the House that security of Rs. 5000/- should be charged for the renovation work. After discussion the resolution passed as under:

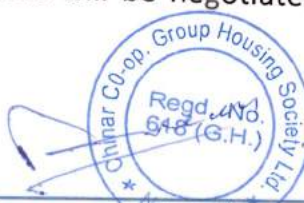
"It was unanimously resolved by the House that Do's & don'ts will be prepared in the Society and the refundable Security of Rs. 5,000/- will be charged from the members towards renovation work and in case any members disobey the decision of the Committee the same security amount shall be forfeited.

Further, the MC was empowered by the House to take all suitable measures in this regard."

Agenda No 7 - Discussion and decision on un-allotted flats

Sh. Parveen Wadhwa, President informed the House that there are two un-allotted flats in the Society since the memberships of those two members were not approved by the RCS office and their names were not considered for draw of lots on 10.06.2011 & subsequently on 05.06.2012. He further informed the House that in the AGBM held on 26.03.2017 the House resolved that process of expulsion & creating new vacancy to initiate the process. But subsequent to this, the then President wrote to the office of the RCS to approve those memberships thus misleading the Office of the RCS & the Society as well.

Further, the entire MC was of the firm opinion that these memberships should get cancelled and new vacancies be created. In this regard, the President proposed before the House that the services of a liaison officer, who is well conversant with the affairs & functioning of the CGHS matters, be engaged for the purpose & the charges towards his services will be negotiated at that particular time.



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"After discussion it was unanimously resolved by the House that the membership of the two unallotted flats be got cancelled as per the DCS Act and Rules & empowered MC to engage the services of the liaison officer on behalf of the Society to take care of the matters & the payments thereof to be made."

Agenda No 8 - Discussion on imposing charges on water consumption

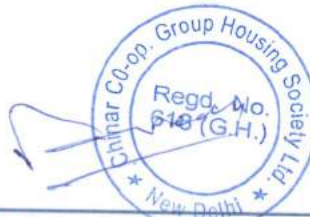
Sh. Parveen Wadhwa, President of the Society informed the House that the Society is not receiving any bill against the water consumption since allotment. Initially water file was maintained at DDA and subsequently it has been transferred to Delhi Jal Board. During discussion it is brought to the knowledge of the House that

some of the societies are receiving heavy water bills and our Society may also fall in the same line. The House was further informed that Water Fund was created by the previous MC and a certain fixed %age out of the Maintenance Charges is transferred to that fund since then. It is also suggested before the House that process of transferring the file from DDA to Delhi Jal Board be initiated on urgent basis to avoid imposing of heavy penalties & charges by Delhi Jal Board.

Looking to the above, it was informed to the House that effective 01st April, 2022 water charges on consumption based on Delhi Jal Board tariff plan will be applied and incorporated in the July 22 quarter demand for maintenance Charges.

"After discussion it was unanimously resolved by the House that the process of transfer of file from DDA to Delhi Jal Board be initiated immediately by engaging a Liaison officer in this context also."

"It was also unanimously resolved that water charges will be collected from the members on quarterly basis on every month consumption of water for which a formula will be decided after discussion with the expert most likely on the pattern of Delhi Jal Board."



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Agenda No 9 - Discussion on additional Floor Area Ratio (FAR) within approved FAR limit

Sh. Arun Jhamb, Vice-President of the Society apprised the House that in view of suggestions received from members said item has been included in the Agenda. He sought opinion of the members on this item. During deliberations it was gathered that many of the Societies in Dwarka have successfully increased FAR and in many cases also the worst situation is observed viz. in absence of majority stay was obtained by some members and the project of FAR is stalled in many Societies resultantly living of residents is miserable. Further, mixed response was observed amongst the participant members and no clear indication was observed even after voting by raising hands.

Sh. Suresh Kumar Kalra, (C-203) and Mrs. Puri (B-703) opposed the proposal since they are not interested for enhanced FAR

Based on deliberations and to conclude the discussions on agenda item since there do not seem any clear indications any of the side ie positive or negative, it was suggested by the House that MC should explore the idea by evaluating the project viz. feasibility, costing and how successfully it can be done.

Shri Arun Jhamb, Vice-President concluding the agenda item, informed the House that based on the views and discussions on the item, the MC will get the same evaluated covering all aspects and will revert with detailed projections in the next AGM to which the entire House empowered the MC for go-ahead.

"Accordingly, it was resolved by the House that the process of evaluation of FAR be got done by the Management Committee and empowered the MC."

Agenda No 10 – Any other issue with the permission of the Chair

Shri Jatin Mittal, Secretary requested the House to open discussions on any other item other than Agenda items.



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1. Coming to the point about insurance of the society building raised by Shri D.C.Misra (B-602) the Vice-President, Shri Arun Jhamb placed before the House that the MC is already in process to get society's complex insured in all respects and the quotations are being called and considering all parameters suitable decision will be taken. Accordingly, it was resolved as under:-

"It was unanimously resolved that the society building be insured by obtaining a suitable insurance policy covering all the risks and the MC was authorized to do the needful in this regard."

2. One of the members informed about the suggestion by the growing up children that in the playing area only Jhullas and sliders for small kids are placed and the MC should also consider to get installed some of items for them also in the children playing area of Society premises.

After discussions on the issue, the Vice-President, Shri Arun Jhamb informed that presently in view of ensuing Delhi Corporation elections both the Councillor as well as MLA of the area are taking initiatives to provide such items in CGHS societies also apart the Govt. Parks from their allotted funds by the Govts. Hence, our MC is also taking up the issues with both the representatives of the area and also some bigger projects out of the MLA funds like towards repairs, etc.

Hence, it was resolved accordingly.

3. A suggestion was also placed about the utmost usage of the community hall of the Society. Shri Parveen Wadhwa, President informed that since long the idea was floated by him to make the place comfortable for Senior Citizens of the Society, small gatherings of ladies & indoor playing activities viz. installation of Air-conditioners and set-up box with TV, table-tennis, chess, carom board, etc. Further the ambience of the Hall should be improved to promote the small gatherings of about 75 persons. Further, the same charges will be continued ie Rs.2,000/- (for only hall usage) + Rs.500/-

Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

Management Committee

Parveen Wadhwa
President
9810502085

Arun Jhamb
Vice President
9811740774

Jatin Mittal
Secretary
8285670220

B.C. Bhatt
Treasurer
9868089188

Aloke Bikash Bhattacharjee
Member
9891906472

Ms. Poonam Marwah
Member (W)
9891916053

Ms. Shashi
Member (W)
9051260805

Ref. No.....

14

Date

(if kitchen is also engaged) for all the residents of the Society. Outside cooking will be taken as engagement of kitchen. Electricity on actual basis be charged. Cleanliness will be the sole responsibility of the resident on chargeable basis.

"It was unanimously resolved and agreed as per the suggestions made by the President."

4. As suggested by Shri D.C.Mishra (B-602) to provide them with a copy of Registered Bye Laws to all the members since most of them are not in possession.

His request was considered favourably by sending the same through e-mail (for which e-mail ground is being created) though the President informed the House that at the time of getting membership of the Society each & every member was provided with the same.

5. Mr. Abhijit Mitra (B-803) again raised his pending issues since allotment of the flat & the covered car parking before the House informing that only assurances were given to him but nothing has been done till date from the year 2011.

After discussions the House empowered the Management Committee to take decision on both the issues as told by Mr. Mitra to which Shri Arun Jhamb, Vice-President assured the House as well as Mr.Mitra to look into both his two long pending issues and will try to resolve the same amicably within the purview of the Management Committee.

6. In regard to repair/renovation work being undertaken at the roof-tops by the Society, the issue from Pent-House owners was raised as to whether the repairing on roof tops is on part of the Society or the member/resident himself since if someone has got it done from his own pocket and the other

one is still not clear, it was proposed by Shri Arun Jhamb, Vice-President that those pent-house owners should submit in detail the expenses incurred and/or likely to be incurred on



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15

Date

such repairs to the MC and the same will be looked into after verifying by the representative(s) of the MC.

The House agreed to resolve it and empowered MC in this regard.

7. Mrs.Puri (B-703) suggested that MC should also obtain Nomination Form to which the President informed that every member has already submitted the same at the time of obtaining the membership but, however, considering the suggestion by Mrs.Puri, MC will initiate the process to get Nomination Forms afresh from all the enrolled members as on date.

The House agreed to resolve it and empowered MC in this regard.

Thus, the Annual General Body Meeting for FY 2021-2022 was concluded in a cordial atmosphere. Shri Parveen Wadhwa, President assured the House that now the present Management Committee will try to fall within the timelines for getting the accounts audited, holding of AGMs, etc. under the provisions of DCS Act and Rules.

Vote of thanks to all the participants were extended by the Secretary, Shri Jatin Mittal & both the Women Members viz. Smt. Poonam Marwah and Mrs. Shashi for whole heartedly participation in the discussions on various agenda items by the members which were resolved unanimously.



CHINAR CGHS LIMITED, PLOT 3, SECTOR 18, DWARKA PHASE-II, NEW DELHI-110078

ANNEXURE A
PROPOSED BUDGET FOR THE YEAR-2022-2023

HEADS	BUDGET FOR 2019-2020	EXPENDITURE FOR 2019-2020	EXPENDITURE FOR 2020-2021	EXPENDITURE FOR THE PERIOD FROM 01.04.2021 TO 26.03.2022	% FOR INCREASE ON 2020-2021 EXPENDITURE	INCREASED AMOUNT	BUDGET 2022-2023
Audit Fees	16500.00	8300.00	7,898.00	-	5%	-	7,898.00
Bank Charges (Net)		1929.30	2,613.00	885.00			
Depreciation		168764.40	1,88,120.87	1,83,887.52		-	
Consumable Stores	96800.00	55000.00	44,000.00	44,000.00	10%	-	44,000.00
Salary Expenses	1175083.80	1262813.00	11,89,139.00	11,05,125.00	10%	-	11,89,139.00
Festival Expenses	59935.70	48877.00	59,787.00	64,507.00	10%	-	59,787.00
Postage & Courier Exp.		3384.00	1,386.00	2,102.00	5%	-	1,386.00
Legal & Professional Charges		36574.00	44,559.00	1,95,550.00	10%	-	44,559.00
Printing & Stationary	15000.00	6034.00	9,348.00	8,676.00	5%	-	9,348.00
Telephone Expenses	15799.00	9900.00	11,259.00	-		-	11,259.00
Office Expenses		12524.00	24,806.00	6,908.00	10%	-	24,806.00
Misc. Expenses		7839.00	355.00	10,815.00	5%	-	355.00
Horticulture Expenses	2420.00	0.00	12,151.00	-		-	12,151.00
Housekeeping Expenses	35620.20	16512.00	-	15,455.00	10%	-	-
Electricity Charges	1617330.00	1316364.00	13,25,808.00	11,19,773.00	10%	-	13,25,808.00
Co-operative Education Fund		108.00	108.00	-		-	108.00
Watch & Ward Expn.	603776.80	548151.00	5,54,098.00	5,42,011.00	10%	-	5,54,098.00
AGM Meeting Expenses		19736.00	-	-		-	50,000.00
Audit Lae Fee		3000.00	-	-		-	-
Conveyance Expenses		6560.00	27,486.00	41,030.00	10%	-	27,486.00
Gardening Expenses		4126.00	10,160.00	3,600.00	10%	-	10,160.00
Rain Water Harvesting Repair		24000.00	-				
Water Charges		112000.00	3,000.00	-		-	3,000.00
Rebate On Maintenance Charges		99000.00	92,000.00	1,09,000.00		-	
Corona Expen.		-	78,584.00	17,778.00			
Salry to Admonistrator		-	40,000.00	68,666.00		-	
Pest Control Expenses		-	6,490.00	45,000.00	10%	-	6,490.00
AMC Charges							
AMC Lift	445733.00	472000.00	4,95,600.00	5,20,384.00	6%	-	-
AMC Intercome		24780.00	-	23,600.00	10%	-	4,95,600.00
Repair & Maintenance							
Repair & Maintenance		370807.00	35,517.00	2,12,933.00	10%	-	35,517.00
Lifts	550000.00	341470.00	4,57,390.00	-			
Computer	1210.00	4400.00	-	-			
RO	25311.00	30680.00	-	-			
Building	220441.10	520408.00	4,66,378.00	-			
CCTV	84370.00	1416.00	28,910.00	-	10%	-	28,910.00
Mechanical	50960.80	238431.00	-	-			
Airconditoner		4500.00	-	-			
TOTAL	5016291.40	5780387.70	55,50,700.00	43,41,685.52		-	39,41,865.00
Additional Budget							
Building Renovation							90,00,000.00
Building Insurance							2,00,000.00
Fire Fighting							2,50,000.00
TOTAL							94,50,000.00

