

Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618(GH), Regd. Office : Plot No. 3, Sector-18, Dwarka Phase-II, New Delhi-110078

Tel. : 011-45795372, E-mail : chinarcghs@gmail.com, Website : www.chinarcghs.com

Ref. No.....

Date

SGBM/2022-23/

23.03.2023

ALL THE MEMBERS

Reg: Minutes of Special General Body Meeting

Please find attached the Minutes of Special General Body Meeting held on 19.03.2023 for your perusal.

Also please find attached the notice of Maintenance Charges for the Financial Year 2023-2024.



JATIN MITTAL
SECRETARY



Encls: As above

Copy to:-

1. Notice Board of the Society
2. Asstt Registrar (Section-II),
Office of the Registrar of Coperative Socities,
Old Court Building, Parliament Street,
New Delhi – 110001

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MINUTES OF SPECIAL GENERAL BODY MEETING HELD ON 19.03.2023

In terms of resolution adopted in AGM held on 04.09.2022 in regard to Floor Expansion Ratio (FAR) consents were called for vide Notice letter issued on 15/01/2023. Subsequently Special General Body Meeting was convened to be held on 19/03/2023 and Agenda Notice was issued vide Notice Letter dated 10/03/2023.

The Special General Body Meeting was held on 19/03/2023 and presided by Mr Parveen Wadhwa, President in which 47 members participated.

President opened the meeting at 10 AM since no one was present at 10 AM except the following Managing Committee Members namely:

1. Shri Parveen Wadhwa, President
2. Shri Jatin Mittal, Secretary
3. Shri B.C.Bhatt, Treasurer
4. Smt. Poonam Marwah, Member (W)
5. Smt. Shashi, Member (W)

Since there was no quorum, the meeting was adjourned for half an hour. Thereafter, the proceedings were re-started at 10.30 AM to take up the following agenda points where no quorum was required. However in all 47 members participated in the meeting. The following agenda points were read out before the members for consideration:

1. Discussions on Floor Area Ratio (FAR)
2. Maintenance Charges for F.Y. 2023-2024
3. Discussions on unallotted flats

President after welcoming the House handed over the mike to the General Secretary Mr. Jatin Mittal to carry forward the proceedings point wise of agenda of the meeting.

The Secretary first of all informed the purpose of convening Special General Body Meeting mainly for discussions on the issue of Floor Area



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Ratio (FAR) since many members are interested to exercise their option once their apprehension or queries are clarified on this score. The Secretary informed the members that Shri S.P.Garg, Architect was also invited to be present in the meeting for resolution of the queries of the members. Further, the House was informed that no other issues will be discussed except the Agenda items for Special General Body Meeting. The Secretary requested all the participants not to deviate from the Agenda items. The House was informed that Shri S.P.Garg will be present in the House a little late. Hence the Agenda item No.1 will be taken up for discussion after Shri S.P.Garg joins the meeting.

In regard to Agenda Item No. 2 ie Maintenance Charges, it was placed before the House that since the said agenda was adopted by the House in AGM held on 04.09.2022 but having a detailed outlook on the expenses incurred, it was observed that the maintenance charges received and the statutory expenses incurred are having a shortfall of around Rs.5.00 lacs though the other income is supportive to meet out the shortfall which reaches almost neck to neck and there is no cushion left for exigencies. Looking to the present maintenance charges which are stagnant for the last around 5-6 years or more, it was proposed before the House to enhance the charges as under:-

1. Maintenance charges may be increased by Rs.500/- per month in all 4 categories of flats in society by continuing extending rebate of one month if the same are being paid annually.
2. In case of car parking charges for non-members/tenants, only 3 cars are allowed to park inside society premises with one care free, for 2nd car, charges may be increased from Rs.300/- to Rs.500/- per month & for 3rd car increase charges from Rs.700/- to Rs.1000/- per month.
3. Lift charges on shifting of household goods both at the time of entry & exit, the charges may be enhanced from Rs.3000/- to Rs.5000/-.
4. Lift charges on renovation of flats for all residents may be enhanced as under:-
 - a) Rs.3,000/- to Rs.5,000/- for first three months henceforth.



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- b) Rs.1500/- per month after three months till completion of the renovation work and a written communication will be submitted to Society Office for completion of renovation work.
- c) Rs.5000/- (fixed) per month if any flat is handed over to any financier by the seller of the flat till completion of the renovation work and a written communication will be submitted to Society Office for completion of renovation work.

Further, all these charges will be effective from 01st April, 2023.

After detailed discussions by the members on the agenda, it was finally unanimously with one voice resolved by the House to enhance the charges as proposed 4(a) to 4(c) above.

In regard to Agenda Item No. 3 ie discussion on unallotted flats, the President informed the House that resolution was adopted in AGM held on 04.09.2022 to proceed in the matter of unallotted flats for cessation of membership of Ms Vinod Chauhan (Mem No. 378) & Shri Davinder Pal (Mem No.413). Under legal guidance of the retainer Advocate, both the issues are under pipeline (on the basis of resolutions adopted in MC meetings separately in both cases) by requesting office of the RCS to permit cessation of both memberships and to proceed further in the matter. In the meantime, a dispute U/S 70 of DCS Act 2003 (Arbitration) is raised by Shri Davinder Pal before Deputy Registrar of office of RCS. A fresh resolution is to be adopted House to proceed further in both the above cases subject to the outcome of dispute raised by Shri Davinder Pal u/s 70 of DCS Act 2003 (arbitration) before Deputy Registrar, office of the RCS.

The House unanimously with one voice adopted the resolution as proposed by the President in regard to both unallotted flats.

During discussions, Shri S.P.Garg, Architect arrived and the Agenda item No.2 ie FAR was taken up for discussions and resolution of queries of members by Shri Garg. The House was open for discussions on the issue and take resolution of the queries of members from Shri Garg. Before



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resolution of the queries, the House was informed about the status of consents received. Category-wise position was placed before the House as under:-

1. B Type Category (3 BHK) – Total number of units 64 (including 2 unallotted flats) out of which 38 consents alongwith stipulated amount of Rs.1.00 lac were received.
2. A Type Category (4 BHK) – Total number of units 32 out of which 7 consents alongwith stipulated amount of Rs.1.00 lac were received.

If unallotted flats which is under the possession of the Society & still status of those flats is not clear, the total number of consents deemed to have been taken is 47.

It was also made clear that total number of units are taken as 96 (except pent houses).

Shri S.K.Kalra made his submissions on the issue and emphasised to drop the agenda item raising various points over complexities, etc. when the process is started. He further put a question before MC as to why this Meeting is convened when the majority is not there. He also expressed his view to again put up the said agenda in the next AGM. Further, the other items of Agenda Notice should not be incorporated for this meeting and shall come up in the next AGM.

In reply it was informed that still there is some apprehension and queries are raised by the members related to FAR and since the same can only be resolved by the Architect with his professional advice and it is not feasible for all the members to have personal interaction with him telephonically and since final decision/resolution on this issue falls within the purview of the House, the said GBM is called.

Since many members were curious to seek resolution to their queries, Shri Garg was requested for resolution of the same by explaining exactly which area will be extended under FAR in both the categories separately. Some members have also expressed their view points



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towards extension, Shri Garg was efficiently trying to resolve the raised issues.

During deliberations, Shri G.K.Kansal while exercising his non-consent for the issue raised some points through e-mail which he expressed to share with other present members. He placed his points on certain issues which were not part of this Special General Body Meeting and he was informed that since the said points pertain to the Annual General Meeting and the same will be given due consideration in the ensuing AGM and will be discussed at that platform.

Shri S.K.Kalra and Shri G.K.Kansal, both the members raised their voices on the issues/resolutions adopted in the AGM held on 04.09.2022. In reply they were informed that since both of them were not present in the said AGM and the present House had resolved the issues and hence now raising their voices on this platform are not justified and hence the same will be taken during ensuing Annual General Meeting.

In regard not to include other agenda items for the present meeting, it was submitted by the Managing Committee that no objection was raised after issuance of Agenda Notice dated 10.03.2023 sent through e-mail ids of all members, Speed Post to the members residing outside Society & through personal delivery to the resident members of the Society, hence raising the objection on this platform is not justifiable.

In the meantime, Shri Garg was replying to the queries but since more clarities are needed, he was requested to make fresh lay out plans for expansion for both the categories & floor-wise (2D as well as 3D) to better understand through visuals by the members.

Further, it was proposed to make sub-committee for the FAR for both the categories separately and who volunteers should come forward. On the basis of names of volunteers received, the President informed that in the sub-committees names of only resident members be included since it will be difficult for convening of meeting of sub-committees. Thus, names of Smt. Madhavi Matta (B-302) & Shri Sanjay



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Bajaj (B-503) are not included in the sub-committees. Accordingly, two sub-committees are formed:-

- a) B Category (3 BHK) – Shri Upendra Kumar Gangwal (B-603), Shri Dileep Dixit (B-502), Shri Abhishek Khara (B-201), Shri Sandeep Mehta (A-203), Shri N.C.Bansal (C-803), Shri S.C.Jain (D-401), Ms Sarita Rana (A-503).
- b) A Category (4 BHK) - Shri Pankaj Jain (D-503), Shri Puneet Grover (D-603), Shri Rahul Jain (A-301), Smt. Kajal Singh (B-303), Smt. Sarla Bhatt (C-801), Smt. Asha Khurana (D-703) & Dr Amit Ahuja (C-401).

At the end, it was informed that as soon as the fresh lay-out plans are received from the Architect, the above Sub-Committees will meet separately and after coming to some conclusion will submit their report to the Managing Committee and in consultation amongst all, the final call will be taken thereafter and if needed, again Special General Body Meeting will be convened.

The above agenda was unanimously with one voice adopted by the House.

While concluding, Shri Jatin Mittal, Secretary extended vote of thanks on behalf of the Managing Committee for whole hearted participation in the Special General Body Meeting and adopting all the agenda items unanimously with one voice and invited all members for lunch.


JATIN MITTAL
SECRETARY



