

# 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 .....

**CCGHS/SGBM/2023-24**

Date: 25/07/2023

**ALL MEMBERS,**

Please find attached herewith the Minutes of Special General Body Meeting held on 23/07/2023 for perusal and reference.



**(JATIN MITTAL)**  
**SECRETARY**

# 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 .....

### MINUTES OF SPECIAL GENERAL BODY MEETING HELD ON 23/07/2023

The meeting of Special General Body was convened on 23/07/2023 at 10.30 a.m. at Community Hall of the Society premises. Since the quorum of the House was not complete as 11 members including 5 members of Management Committee were present, the Secretary under the provisions of DCS Act & Rules adjourned the meeting for half an hour and informed that the same will re-commence at 11 AM at the same place in which no quorum is required.

The meeting re-commenced at 11 AM at the same place and the Secretary welcomed all the present members in the Special General Body Meeting. While opening his address condolences were extended on demise of Smt. Neena Kalra W/o Shri S.K.Kalra, esteemed member (C-203) and wishes for speedy recovery of Shri Ravi Puri husband of Smt. Usha Puri, our member (B-703). He further extended wishes on behalf of the House to Shri Alope Bikas Bhattacharjee, member of the MC on his birthday on 23.7.2023 itself. He further expressed the concern for calling this Special General Body Meeting at a very short interval after 19<sup>th</sup> March, 2023 when the Special General Body Meeting was held.

The Secretary further informed that after taking over the charge of the Management Committee has undertaken about all the issues undertook for betterment of services / upliftment of the society including all major repairs and renovation work. Further, he informed the House that any meeting of the House is to be attended by the enrolled members of the Society only. The specific agenda of the meeting is fixed and the members have to be strict to that only during this meeting was also informed by the Secretary. If any member wishes to discuss his/her personal issue or society related issue the same can be discussed after conclusion of this meeting. He reiterated the agenda items of the meeting as under:

1. Status of repairs, current financial position & next steps.
2. Status of elevators, recommended action and financial implications.
3. Update on regularization of water connection of Society.

Before opening the House for discussions on agenda, the Secretary welcomed the President to address the House.

The President while welcoming the House informed that as Secretary has informed the members may strict to the Agenda items of today's meeting and also informed that a sheet explaining the expenses incurred so far towards the repairs & renovation of Society is provided to all the members and after going through the same every member is free to raise any query(ies) related to the expenses incurred to the tune of Rs.1,14,92,609/-.

# 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 .....

Discussions took place on head-wise expenses incurred and based on a few queries raised by some of the members, it was informed to the House that the earlier demand raised for Rs.50,000/- in two trenches as resolved in the AGM held in the year 2019 through which Rs.53,00,000/- were collected from 106 members out of 108 members (2 flats unallotted). Apart the House was informed some FDRs to the tune of Rs.40,00,000/- were raised in the Society Accounts in October 2016/January 2017 just prior to the elections held in February, 2017. All these amounts have been spent towards the expenses by liquidating all such funds/FDRs.

Before proceeding further, the members were of the view that since these expenses have already been incurred the House may be apprised about the future expenses to be incurred and the plan to meet out those future expenses. The President placed before the House the fact that before proceeding further the House has to ratify all the head-wise expenses and if still anyone seek any further expenses related query.

The House unanimously with one voice approved the expenses of Rs.1,14,92,609/- incurred during repairs & renovation till 22.07.2023 started from 01/04/2022.

For future expenses, the following details were provided:-

1. Pending Repair Bills	-	Rs. 12,50,000/- approx.
2. Repair work on hold	-	Rs. 22,00,000/- approx.
3. Paint work of entire premises	-	Rs. 88,00,000/- approx.
4. Replacement of Lifts Drives (8 Nos.)	-	Rs. 15,00,000/- approx.
5. Accessories of lifts including Overload buzzer & change of button panels	-	Rs. 12,00,000/- approx.
TOTAL		- Rs.1,49,50,000/- approx.

Apart from above, the fact was placed before the House that the MC is pursuing to regularize the water connection by liaison with DDA/DJB authorities. Further, it was informed to the House that the water meter was installed in the year 2015 and that the requisition amount was also deposited with DDA after getting permission for sewerage, etc. as demanded by them. But there was no subsequent follow-up with the concerned authorities by the earlier MCs as apparent from the records and there is every likelihood that as soon as the K.No. from DJB is generated a bill for a huge amount is likely to be received.

MC is also pursuing the matter in regard to 2 No. unallotted flats which also involve a huge amount depending upon the fate of their final status.

# 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 .....

Hefty discussions took place on the above expenses viz. in regard to painting work the cost of which appears to be on very higher side. In this context, the House was informed that this is one quotation and two other quotations viz. from Asian Paints & Nerolac Paints are received which have a major difference in the quote price and one more quote is likely to be received within a couple of days. Further negotiations are also to be taken up but the final call will be taken only after looking to the scope of work to be undertaken by them will be considered.

In regard to lifts repairing work which is presently in alarming situation and needs immediate repairs on this score, the work of change of drives of lifts is urgently required.

Based on the deliberations amongst members in the meeting, the MC proposed a demand of Rs.1,50,000/- from all 106 residents which can be tendered in instalments. Further, discussions took place on the demand and concern was raised by some of the members and after discussions MC proposed the adhoc demand of Rs.1,00,000/- payable in three instalments ie by 31/08/2023, 31/10/2023 & 31/12/2023. In this regard, Shri Naresh Bansal (C-803) suggested that a committee of 5-6 residents be formed who will look into the details of the expenses and based on their report to be submitted with a week's time again a meeting be held for approval of the House. The entire House was not in favour of this suggestion since it is not feasible to convene again Special General Body Meeting at such a shorter notice.

Suggestions were floated from the members and after discussions, Shri Gagandeep Singh Chhabra (D-202) suggested that presently looking to the urgent expenses of pending bills of repairs, repair work on hold & change of drives of all lifts which costs around Rs.50 lakhs, a sum of Rs.50,000/- may be collected in one go by 31/08/2023 and further expenses relating to painting, etc. can be reviewed in the next AGM likely to be held in the month of September, 2023. This suggestion was acceptable by all the present members. In addition, Shri Arun Jhamb (C-903) also suggested that apart the said demand of Rs.50,000/- water bill from DJB whenever received the said amount may also be collected separately from each flat owner and the said suggestion was also acceptable to the House.

In view of discussions and suggestions floated on the Agenda of the Special General Body Meeting, the MC proposed before the House as under:

1. Demand of Rs.50,000/- to be payable by 31/08/2023 towards ongoing and on hold repair works & change of all 8 drives of the lifts.
2. Demand of water bill as and when received from DJB will be sent to all residents.

# 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 .....

3. For future expenses, the status will be reviewed and the rest of the demand issue will be taken up in the Annual General Body Meeting likely to be held in September, 2023.

The House with one voice jointly adopted the Resolution as proposed by the MC as under:

1. Demand of Rs.50,000/- to be payable by 31/08/2023 and after due date simple rate of interest @ 15% p.a. being penalty will be imposed.
2. Demand of water bill as and when received from DJB will be sent to all residents.
3. For future expenses, the status will be reviewed and the rest of the demand issue will be taken up in the Annual General Body Meeting likely to be held in September, 2023.

Since no other issue was to be taken up in this Special General Body Meeting, the Secretary extended vote of thanks to all the present members and concluded the meeting.