

Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

Ref. No.....

Date

CCGHS/SGBM/2023-24/

29.02.2024

ALL MEMBERS

Reg: **MINUTES OF SPECIAL GENERAL BODY MEETING HELD ON 18/02/2024**

Please find attached herewith the Minutes of Special General Body Meeting held on 18.02.2024 for perusal and reference.



(Jatin Mittal)
Secretary



Encls: As above

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

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MINUTES OF SPECIAL GENERAL BODY MEETING HELD ON 18/02/2024

The meeting of Special General Body commenced on 18/02/2024 at 10.30 a.m. at Society premises but since the quorum of the House was not complete the same was adjourned for half an hour and was re-commenced at 11 AM at the same place in which no quorum is required.

The agenda of the Special General Body Meeting already circulated vide Notice dated 09.02.2024 is as under:

1. Opening address by the Secretary.
2. Discussion on Regularisation of long pending water connection.
3. Discussion on the process of enrolment of membership for one unallotted flat.
4. Discussion on installation of Solar Panel

The Secretary welcomed all the present members in the Special General Body Meeting and informed the House the purpose of convening Special General Body Meeting in view of the urgency of the issues. He welcomed the President to further carry out the proceedings of the meeting as per agenda items.

The President while welcoming all the present members initiated the proceedings as per agenda items.

Agenda item No. 2 - Discussion on Regularisation of long pending water connection

It was informed to the House that it is well in the knowledge of the members that the regularization of water connection of society is long pending ie since after the occupation of the society by its members in the year 2011 onwards. The previous MCs started the proceedings for its regularization with DDA and obtained permissions for water connection and sewerage, etc. after paying the due charges and water meter was installed and informed the DDA accordingly. Thereafter no call was taken as per available records and the present MC was constantly liaisioning for regularization of water connection and after vigorous follow-up the DDA has generated the water bill of the Society amounting Rs.11,11,089/- for the period upto March, 2015 and after payment of the same the connection was transferred to Delhi Jal Board. On this point, hefty discussions took place and considering all aspects related to the regularization it was decided to raise the demand of approx. Rs.19,000/- will be paid in two instalments firstly by 31st July, 2024 & the 2nd instalment by 31st October, 2024 in view already demands are being paid by the members and the maintenance charges are also going to be due for the FY 2024-2025.

Accordingly, the House unanimously with one voice adopted the resolution of regularisation of water connection by paying the demand of approx. Rs. 19,000/- will be paid in two instalments firstly by 31st July, 2024 & the 2nd instalment by 31st October, 2024.

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Agenda item No. 3 - Discussion on the process of enrolment of membership for one unallotted flat

It was informed to the House that the process for enrolment of membership for one unallotted flat was initiated by placing advertisement on 08th December, 2023 and the receipt of applications were completed on 30th December, 2023. Subsequently the office of the RCS was approached for conducting draw of flat but in absence of any communication from their office and pressing queries from the applicants, the process was put on hold since the same is being delayed and the amount deposited by the applicants was refunded back along with the interest thereon.

The House was also apprised that the MC is in continuous and vigorous follow-up with the office of the RCS and is in process to re-initiate the process for the cost of Rs.143.60 lacs and proposed before the House to adopt the resolution for re-initiating the process and for this, if any legal recourse is to be taken to complete the process, the same shall also be adopted.

Accordingly, the House unanimously with one voice adopted the resolution of re-initiating the process for enrolment of membership towards one vacancy for unallotted flat as also to take legal recourse, if warranted, to complete the process.

Agenda item No. 4 - Discussion on installation of Solar Panel

The House was informed that in view of voices were raised, time and again, in regard to Solar Panel this agenda item was included for the present Special General Body Meeting. It was further informed that the vendors were approached and had meetings with them as also sought quotations. Out of two quotations received, one was found suitable and cost-effective. Based on the technical know-how from Apex was found suitable according to parameters. The vendor was invited at the venue on this day to suitably apprise the House about various technical parameters, cost, etc. and to answer various queries by members in the House. Detailed discussions took place by the members with the vendor and tried to resolve the queries which were satisfactorily replied.

Coming to the cost aspect which was quite comfortable ie nearly Rs.18 to 20 Lacs for 32 KW solar plant which load is sufficient for covering the entire common area of the society premises and making the electricity bill on average of around Rs.1.20 lacs completely nil and if surplus electricity is generated the society will get the payment of that on yearly basis through electricity service provider.

The entire House was anxious to get it installed but looking to the cost factor they do not want any further load of payment. The vendor also apprised that the finance can also be arranged to meet the cost of the solar panel which may be accommodated through the

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amount which the society pays towards the monthly electricity charges but of course, the finance will be based on the interest amount. Further, the vendor has also apprised that since the Society is undergoing the whitewashing and painting work so at that point of time the solar panel can only after the completion of the said work.

The House was of the opinion that if the solar panel cannot be installed at this juncture and can only be installed after completion of whitewash/painting work, so presently the same can be deferred till such time. Furthermore, if the process, as per agenda item no. 3, is also completed within such time the call can only be taken at that point of time so that no cost burden on the members will be there and finance option can also be put aside.

The opinion of the House was adopted as resolved in toto with one voice in regard to installation of solar panel.

Since all the agenda items were discussed in detail and adopted the resolutions against the same in positive direction, the meeting was concluded with vote of thanks by the Secretary.


(Jatin Mittal)
Secretary

