

Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

Ref. No. MINUTES OF SPECIAL GENERAL BODY MEETING HELD ON 08/12/2024 Date

The meeting of Special General Body commenced on 08/12/2024 at 10.30 a.m. at Society premises but since the quorum of the House was not completed upto 11 AM the same was adjourned for fifteen minutes and was re-commenced at 11.15 AM at the same place in which no quorum is required.

The agenda of the Special General Body Meeting already circulated vide Notice dated 28.11.2024 is as under:

1. Opening address by the Secretary.
2. Clearance of pending contractors' bills & present financial status
3. Approval of Budget for 2025-2026
4. Maintenance Charges for F.Y.2025-2026
5. Creation of Corpus Fund for F.Y. 2025-2026
6. Solar Panel Installation
7. Floor Area Ratio (FAR)

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 to take up some urgent issues and some which matters to be discussed which were left in the last AGM held on 25.08.2024 to be take-up in the next GBM since that time election process had already been initiated and the MC was a caretaker MC. Subsequently, the President was invited to address the participants.

The President while welcoming all the present members requested that since agenda items are important, everyone should focus on agenda-wise discussions and avoid talking individually to each other. The Secretary thereafter took up the agenda items for discussions by the House:

1. Agenda item No. 2 - Clearance of pending contractors' bills & present financial status

The House was informed that a total of amount of Rs.3.25 crores (approx.) towards all major repairs & renovation of work including white-washing of the entire society which was commenced from April 2022:

AVM Infratech Pvt. Ltd. (as on 23/09/2024)

Repairs Only (Retention Money) FY 2023-2024	-	Rs. 1,23,134.00
Repairs Only (Balance + Retention Money) FY 2024-2025	-	Rs.11,89,270.00
Paint Only (Retention Money) FY 2024-2025	-	Rs. 2,61,588.00

Alok Enterprises (Retention Money) - Rs. 1,25,832.00

Nibedita Routray (Retention Money) - Rs. 39,955.00

The total pending bills of contractors = Rs. 17,44,000.00

Cost incurred towards repairs of DG set by replacing - Rs. 4,50,000.00

New engine with accessories & cost related to replacement

DG set for 12 days

Up-coming repairs & renovation

Chinar Co-operative Group Housing Society Ltd.

Replacement of Sill Landing & On Sill MOTIS (MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

Quotation submitted for Rs. 1,72,908.00 negotiated to = Rs. 1,49,308.00

Ref. No. Replacement of faulty water meters along PVC pipes fixed (in the year 2013/2014) on the terrace of all the towers which got damaged due to sun heat & rain water causing seepage on the roof of pent house due to accumulation of water on the terraces.

Cost of only replacement of faulty water meters with Accessories (approx.) - Rs. 1,80,000.00

Cost of replacement of all PVC pipes laid on the terrace (approx.) - Rs. 5,00,000.00

Total amount of pending bills and upcoming work to be Undertaken (approx.) - Rs.30,24,000.00

Detailed and heated discussions took place on account of the pending bills and the work to be undertaken. The Management Committee tried to resolve all the queries related to the above and proposed if the above total amount is to be considered for making payments and further work to be undertaken, then approx. Rs.30,000/- is to be collected from each member. Discussions also took place related to replacement of PVC water pipes, some members of the view that only faulty water meters may got to be replaced and some were of the opinion that the entire work to be done together.

During discussions, it was also suggested by Shri Sameer Dhingra (A-903) that in case of major work to be undertaken, then a professional individual be engaged to supervise the said designated work. Merits and demerits were also discussed in concern to engaging the Professional Individual but finally it was agreed upon the suggestion raised by Shri Sameer Dhingra and each member will be informed through whatsapp group and email, if needed the Special GBM to be called the same will also be considered.

It was informed to the House if only faulty water meters are to be replaced the contribution of each member would come to Rs.25,000/- and if the entire work is undertaken then the contribution will come to Rs.30,000/-. In turn, the House proposed before each member that the entire work to be taken up i.e. along with replacement of old PVC water pipes but the contribution in two equal trenches.

However, the Management Committee proposed that since the contractors are behind them since long to clear their pending bills, the contribution may be made in two instalments first of Rs.20,000/- to be payable by 31st December 2024 and the balance of Rs.10,000/- to be paid by 15th February, 2025. The demand for 1st instalment will be raised immediately ie before circulation of the minutes of this Special GBM.

Accordingly, the House unanimously with one voice adopted the resolution of contribution of Rs.30,000/- as agreed in the meeting in two instalments proposed by the Management Committee ie Rs.20,000/- to be payable by 31st December 2024 and the balance of Rs.10,000/- to be paid by 15th February, 2025.

It was informed to the House that before taking up the Agenda item No. 3 ie. Approval of Budget for FY 2025-2026, the Agenda items No. 4 & 5 are being taken up prior to it.

Agenda item No. 4 - Maintenance Charges for F.Y. 2025-2026

Agenda item No. 5 – Creation of Corpus Fund for F.Y. 2025-2026

It was informed to the House that there is no change in Maintenance charges for the F.Y. 2025-2026 and the rebate equivalent to one month's basic maintenance charge will be extended for making annual payment will be extended only to resident members only. Non-members and

Chinar Co-operative Group Housing Society Ltd.

flats which are under tenancy, this rebate will not be extended to them. Extra maintenance charge of Rs.500/- p.m. for flats under tenancy and non-members and extra car parking charges of Rs.500/- p.m. will be levied for 2nd car, Rs.1000/- p.m. for 3rd car and under no circumstances 4th car parking is allowed and if someone brings it forcefully, the parking charge will be levied @ Rs.200/- per day. The detailed maintenance charges for F.Y. 2025-2026 are appended below:

Proposed Maintenance Charges for Financial Year 2025-2026

There is no change in Proposed Maintenance Charges for financial year 2025-2026 w.e.f. 01st April, 2025 are as under:

1. Category B (3 BHK)	:	Rs.3,000/-
2. Category A (4 BHK)	:	Rs.3,500/-
3. Category A1(3 BHK Penthouse)	:	Rs.4,000/-
4. Category A2(4 BHK Penthouse)	:	Rs.5,000/-

Bills for demand will be raised through MyGate on quarterly basis ie April 2025, July 2025, October 2025 & January 2026 and the last date for depositing Maintenance Charges on QUARTERLY BASIS ONLY will be 15th of every due quarter i.e. 15/4/2025, 15/7/2025, 15/10/2025 & 15/01/2026

Rebate will be continued to be extended equivalent to one month basic maintenance charges only & not on other charges if the same is credited in Society's Bank Account for the entire year ie. by 15/04/2023 & the member has to pay equivalent for 11 months maintenance charges. If any dues are pending, firstly that amount will be adjusted & remaining amount will be kept pending. FURTHER NO REBATE OF ONE MONTH WILL BE EXTENDED TO THOSE HAVING PENDING DUES.

Modes of payment: MyGate App (preferably since receipts are issued & delivered immediately), No CASH towards maintenance charges & other dues will be accepted. Cheque/online transfer to Society's Bank account as per following details:

Name of Account	A/c No. & IFS Code	Name of Bank & Branch
CHINAR CGHS LTD.	50200073521107 (Current) HDFC0004751	HDFC Bank, Sector 17, Dwarka, New Delhi

Further, if the society account is not credited by 15th of due quarter simple interest @ 15% p.a. will be levied w.e.f. 1st of that month being Late Payment Charges under provisions of DCS Act & Rules for MEMBERS only. For non-member & rented accommodation late payment charges will be levied @ 2% per month on compounding basis.

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.

Apart from maintenance charges, the Management Committee proposed for creation of Corpus Fund to meet the expenses relating to unwarranted situations like this year's break-down of DG set to the tune of Rs.1,000/- p.m. ie. Rs.3000/- per quarter from each member strictly to be credited to Corpus Fund Account, the demand for which also raised simultaneously with regular maintenance charge bill every quarter and NO REBATE will be extended towards this Corpus Fund.

After a little resistance from some of the members in regard to creation of Corpus Fund it was finally agreed amongst all participants and a few members also insisted that the withdrawal from the Corpus Fund should not be made before taking the approval from the House. In this regard, it was assured to the House by the Management Committee that no withdrawal will be done but

Chinar Co-operative Group Housing Society Ltd.

also requested the House to delegate powers to the Management Committee in some emergent situation arises like this year's DG set breakdown and under that scenario, the emergent situation cannot be left

Ref. No.

over till convening Special GBM for taking approval. Thereafter, the House in majority considered the request of the Management Committee that only such emergent situation be handled with delegated powers. It was also agreed upon unanimously that in case of emergent situation of major expenses, if needed withdrawal from Corpus Fund, each member will be informed thorough 'Chinar Members Group' whatsapp and email for seeking prior approval. If no objection is received through e-mail, then it will considered as Deemed Approved.

Accordingly, the House unanimously with one voice adopted the resolution by approving the Maintenance Charges and creation of Corpus Fund as proposed by the Management Committee for the F.Y. 2025-2026.

Agenda item No. 3 – Approval of Budget for F.Y. 2025-2026

PROPOSED BUDGET FOR THE YEAR-2025-2026

HEADS	BUDGET FOR 2023-2024	EXPENDITURE FOR 2023-2024	BUDGET FOR 2024-2025	EXPENDITURE TILL 31st OCT 2024	Projected Expenditure till 31st March 2025	BUDGET FOR 2025-2026
Audit Fees	9,676	59,000	10,160	0	0	
Consumable Stores	48,400	30,000	53,240	112,000	192,000	60,000
Salary Expenses	1,208,834	882,295	1,208,834	621,060	1,064,674	1,070,000
Festival Expenses	102,106	226,514	117,422	55,206	94,639	150,000
Postage & Courier Exp.	2,312	5,607	2,543	5,070	8,691	5,000
Legal & Professional Charges	249,603	275,800	279,556	147,524	252,898	100,000
Printing & Stationary	14,614	11,387	16,075	3,915	6,711	5,000
Office Expenses	7,010	15,723	7,711	8,051	13,802	14,000
Horticulture Expenses	600,000	164,730	610,660	73,900	126,686	150,000
Housekeeping Expenses	22,794	21,371	27,353	22,090	37,869	30,000
Electricity Charges	748,705	1,195,522	823,575	705,661	1,209,705	1,200,000
Co-operative Education Fund	108	108	108	0	0	100
Watch & Ward Expn.	1,038,673	1,066,821	1,765,744	475,200	814,629	1,000,000
AGM Meeting Expenses	51,686	70,454	56,854	41,261	70,733	50,000
Conveyance Expenses	47,883	27,897	52,671	18,755	32,151	40,000
Rain Water Harvesting	25,000	20,500	25,000	16,000	27,429	25,000
Pest Control Expenses	55,000	7,000	60,500	0	0	8,000
Staff Welfare	37,500	29,983	41,250	18,621	31,922	40,000
Website Expenses	11,332	9,700	12,465	0	0	10,000
Water Charges	0	0	0	165,000	282,857	
Annual Subscription charges		2,000		2,000	0	2,000
AMC Charges						
AMC Lift	367,739	552,075	389,804	568,642	568,642	585,000
AMC Intercom / CCTV	25,960	21,240	28,556	0	0	25,000
AMC Automated Gate		57,663		49,560	84,960	60,000
Building Insurance	200,000	168,740	150,000	148,680	148,680	150,000
Fire Fighting	250,000	24,090	25,000	30,000	30,000	30,000
Repair & Maintenance						
Repair & Maintenance	1,153,712	649,233	1,269,083	145,847	250,023	300,000
Lifts	92,235	419,573	101,459	0	0	50,000
Computer	6,780	2,400	7,458	22,124	25,000	3,000
Mechanical	31,420	51,315	34,562	359,050	615,514	50,000
Airconditoner	5,000	4,200	5,000	3,000	5,143	5,000
Electrical	85,152	49,716	93,667	9,553	16,377	30,000
TOTAL	6,499,234	6,122,657	7,276,311	3,827,770	6,011,735	5,247,100

* On some Tangible expenditure the projected budget is @ 10%

Income

Maintenance Charges	4,200,000
Parking Charges	90,000
Non-Member/ Rental Accommodation	200,000
Rental-Airtel	279,360
Rental-Mother Dairy	94,164

Chinar Co-operative Group Housing Society Ltd.

Advertisement Income
Corpus Fund

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

100,000
1,272,000
6,235,524

Ref. No.....This agenda item was taken up for discussions and a few queries were raised to which the Management Committee clarified the points. Some of the members raised their voices and suggested that the same should be circulated in advance so that every member should come prepared for clarifications and at this juncture the same cannot be discussed in length. During course of discussions, it was decided that within a month's time interested members will sit again for discussions on the Budget and after that the same will be finalized and will also be circulated amongst all members.

Hence, the House agreed unanimously with one voice to the suggestions floated on the floor of the House by adopting the resolution on this score.

Agenda No. 6 - Solar Panel Installation

In regard to this agenda item, the House was informed that the House was in consensus in the Special General Body Meeting held on 18th February, 2024 for installation of Solar Panel at the roof top of the Society and on the basis of the quotations received from the vendors, the one Apex was also invited for interaction with the House on the said date and was decided to be taken up in the next General Body Meeting to install the same with finance option to avoid further burden on the members and the EMIs will be paid against the electricity bills generated on monthly basis and a committee to this effect was constituted comprising S/Shri Dilip Dixit, Upendra Kumar Dangwal and Amit Ahuja alongwith MC members.

Subsequently the agenda was again taken up in the next AGM held on 25/08/2024 but again the same was dropped till the next GBM since the MC was under election process and it was decided to take up after electing new Management Committee. Thereafter, the same newly elected MC took up the issue with the committee members and after holding discussions with different vendors who are of contradictory views, the Apex was selected and entrusted the job of installation of solar panel with an application amount of Rs. 39,000/- for getting basic approval from BSES and subsequently and advance amount of Rs. 50,000/- was also remitted with an understanding to go for the finance option and drawing further modalities to be adopted for finalisation of installation of solar panel. The detailed pricing break-up with inclusions, warranty, etc. are appended below:

Price Breakup for Solar System

S.NO	DESCRIPTION	QTY	RATE	AMOUNT
1	Solar system with rehases, JK imported, 560 watt, grid tight roof top, wide spectrum integrated, expand input string for extra expansion with 80DB wind asbestos.	32KWT	56000	1792000/-
2	Base stands with Harmon structure hamaton coating with tie bar for panel installation and core code in top 28 angle down on south with degree canvass app.	Lot	inc	Inc
3	Sonic, Triston, Delta, Inverter with auto on auto off option, export import indication, ferrules, thimbles, lugs, cable ties, anchor fasteners, clamps, insulation tapes, fire extinguisher, insulators, data hub, ITO base and mega huge capillary grafting card with string.	1+1	inc	Inc
4	Or sun grow, Tinned copper solar DC cable, Aluminum XLPE ac cable, communication sealed jelly B cable, AC DC BOX with string individual mcb with ferrules with isolated	Lot	inc	Inc

Chinar Co-operative Group Housing Society Ltd.

	panel with scanner	(MAJESTIC APARTMENTS)	Regd. No. 618 (G/H)
Ref. No.....	5	LA ARRESTOR inbuilt with 3.8 MHz to conduit lightning current into ground.	2 inc inc Date
	6	MAINTENANCE free Earthing with electrode buster with chemical set up to 10 feet bukey with cap hamp copper base rod Stud	6 inc inc
	7	Remote monitoring for IOT PLATFORM with generation graft and EZVIEW control.	1 inc inc
	8	Installation cost inbuilt	1 inc inc
	9	Designed as ashrey.	
	10	Structure MS pipe with smash hand capillary in with 4 x4 pillar bent 28 degrees as design by sole energy	Cus Cus Cus
	11	Inverter extra 3 phase	1

Terms And Conditions

GST Extra As applicable

Payment 100 % in advance

Installation after PO

Net metering only fees

pay by you

Price valid for 10 Days

Masson and Structure

work as your own part

Solar panel performance warranty 25 years

Inverter replacement output 5 years with 30% over loading capacity

It is also not out of place to mention here that while finalising the minutes of this meeting, a mail from BSES is received on 11.12.2024 citing couple of minor discrepancies which have been immediately rectified to proceed further in the matter.

It was further informed to the House that after getting due approvals from the concerned authorities, the modalities will be finalized amongst the committee members and will be informed to all the members in due course and proposed the House to adopt the resolution in this regard.

Agenda No. 7 – Floor Area Ratio (FAR)

At the outset of this agenda item, dissents were raised from a few members citing that since once the captioned agenda was dropped by the House previously, then why again the same agenda is raised and the same shall immediately be dropped and no discussions are required on this score. Dissents were mainly raised by 4 BHK flat owners and a couple of 3 BHK flat owners.

In this regard, the MC has informed the House that it is agreeable that the agenda was dropped but in AGM held on 25/8/2024 under item "Any other issue with the permission of chair", the same issue was raised by a few members to which House did not consider it on account that the MC is a caretaker MC in view of elections for electing new MC is underway, the same shall be taken up in next GBM by the new MC in charge.

Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

Ref. No.

Further, immediately after constitution of new MC by the residents, members of the MC and raised the issue of FAR to which they were made clear that once the agenda is dropped, the MC is not going to raise it further at its own. It was impressed upon the MC by the residents led by Mr. Dilip Dixit (Flat No. B-502) by giving a joint letter dated _____ signed by some members to again float the issue of FAR in the next convened GBM since Shri Dixit had spoken to most of the residents. Further, on the request of the said named residents a meeting was arranged with Architect so that again detailed discussions can be held to explore any further modifications in drawings, costing, payment schedule, etc. which were provided by him subsequently. The said drawings with cost factor and payment schedule, etc. category-wise were provided to the participants and the residents had further discussions with the Architect, who was also present at the venue after conclusion of the meeting.

Thereafter, it was proposed before the House that the said details will be sent separately to each member along with the drafted Consent Letter alongwith the token amount to be decided by the Management Committee along with some residents who had taken up the issue to decide further course of action on the basis of consents received.

The House agreed unanimously with one voice to the proposal on the captioned agenda.

Since all the agenda items were taken up in good spirit, the Secretary concluded the meeting by extending vote of thanks to all the participants and the staff who extended their support in holding the Special General Body Meeting.

(Jatin Mittal)
Secretary