

Chinar Co-operative Group Housing Society Ltd.

(MAJESTIC APARTMENTS)

Regd. No. 618 (G/H)

Ref. No.....

Date

CCGHS/SGBM/2024-25

01.03.2025

ALL THE MEMBERS,

Reg: Minutes of Special General Body Meeting

Please find attached the Minutes of Special General Body Meeting held on 23rd February, 2025 for perusal, reference and records.



JATIN MITTAL
SECRETARY



Encls: As above

c.c.:

- 1. Assistant Registrar (Section II),
Office of the Registrar of Cooperative Societies,
Old Court Building, Parliament Street,
New Delhi – 110001**
- 2. Notice Board of the Society**
- 3. Website / Whatsapp Group of Members of Society**

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MINUTES OF SPECIAL GENERAL BODY MEETING HELD ON 23/02/2025

The meeting of Special General Body commenced on 23/02/2025 at 10 a.m. at Society premises (Community Hall) but since the quorum of the House was not completed till 10.30 a.m. the same was adjourned for fifteen minutes and was re-commenced at 10.45 am at the same place when no quorum is required.

The agenda of the Special General Body Meeting already circulated vide Notice dated 11.02.2025 is as under:

1. Floor Area Ratio (FAR) - Taking up FAR Expansion Project based on consent received from large majority of residents.
2. Way Forward: Discussion and Decision

The meeting will focus on the next steps for the project, including:

- Steps for Statutory approvals from concerned authorities
- Timelines
- Other relevant matters

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 the specific issue of Floor Area Ratio (FAR). Thereafter, the Vice President was requested to initiate further proceedings.

The Vice President apprised the House that the total no. of consents received in total is 69 and based on the majority mark, the presenting Special GBM is convened. Before opening the discussions on the agenda, the House was informed that an informal Committee of 5-6 residents was made by the Management Committee to pursue to take the project further. Shri Dilip Dixit (B-502) took the lead to pursue the matter and we are here to discuss the further course of action after consents received in majority. The MC along with the said Committee met the Architect, 2-3 times, engaged for the project, Shri S.P.Garg from Design & Design and after finalizing the drawings, tentative cost & payment plan, he was requested to prepare 3D

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models of flats (category-wise and floor-wise) to give more effective look to understand the expansion plan amongst the residents. He was also requested to draft an Agreement to be executed between the Management Committee & the Architect upto the stage of taking approvals. The Architect assured to get the approvals from the concerned authorities viz. MCD, DUAC, DFS, etc. maximum within a period of three months i.e. by the end of May 2025. From MC side, we are taking one more moth extension ie. by end of June 2025 to get all the approvals from the concerned authorities.

Thereafter, the Vice President requested the Chair to give the bifurcated details of the consents received from the residents of the society. The President informed the House that in total 69 consents were received before the commencement of this meeting but only a day before one withdrawal request of Shri Naresh Bansal (C-803) is received, hence the total consents received are 68 presently, as per following details:

Category / Block	B (3 BHK)	A1 (3 BHK - PH)	A (4 BHK)	A2 (4 BHK - PH)	Total
A	14	2	3	1	20
B	13	2	3	-	18
C	11	2	3	1	17
D	11	1	1	-	13
Total	49	7	10	2	68

Thus, the consents received for B & A1 categories are 56 out of 70 (2 are unallotted) & A & A2 categories are 12 out of 36.

Now, to streamline the discussions, the Vice President first requested the residents (3 BHK & 3 BHK Pent House) to have a look at the models displayed in the Hall and the meeting was dispersed for 30 minutes and the others to have snacks in the meantime. After 30 minutes the meeting again commenced and the residents were requested to clear any of the doubts with the Architect and his assistant related to the models available for expansion project. Similarly, thereafter 4 BHK & 4 BHK Pent House owners were requested to clear any of their doubts related to the expansion.

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Detailed discussions took place with the Architect & his assistant and got their queries resolved related to the expansion project by way of models placed.

Subsequently, the Agreement submitted by the Architect was also taken into discussions. It was informed to the House that the total professional charges claimed by him were Rs.30 lacs + GST to which in the meeting by the MC alongwith the members of the informal committee constituted, the charges were negotiated to Rs.30.00 lacs (all inclusive) along with preparation of models, BOQ and helping in preparation of tender documents once the approvals are obtained from the concerned authorities. After discussions, in the meeting by the residents with the Architect, he agreed for minor changes were to be made in his payment plan.

As regards the timeline for getting approvals from all the concerned authorities, the Architect confirmed to get all the approvals within maximum 90 days (three months) from the date of payment of his first instalment of Rs.4,00,000/- (Rupees four lacs only) ie by the end of May, 2025 and he left thereafter on account of his pre-occupation.

The House was further informed that the step-wise payment will be initiated for payment to the Architect from the amount already collected as token money of Rs.11,000/- which will fell short against two demands of Rs.4,00,000/- each and accordingly, the subsequent demand shall be raised for payment around Middle of March, 2025 to enable the Architect for getting the approvals from the concerned authorities.

On further discussions, the queries raised are as under:

1. As to when the work will start,
2. As to whether the entire society will go under expansion,
3. As to how the cost will be burdened by the consent holders,
4. As to how the benefit will be transferred to those who burdened the cost,
5. What will be the duration of the expansion plan once construction work will be initiated,
6. What will be the constraints if one has not opted between the upper and the lower flat, etc.

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It was made clear to the House, since most of the queries relate to the construction, that the Agenda of the present meeting is only restricted for getting the approvals by the Architect, his professional charges, draft agreement submitted by him. Any query related to construction work, etc., a separate Special General Body Meeting will be initiated on account of finalizing BOQ, initiation of tender documents to be floated calling quotations from different contractors. Hence, it seems no discussion is required at this stage on this score.

To go ahead with expansion project, two categories are now defined (3 BHK + 3 BHK Pent House) & (4 BHK & 4 BHK Pent House) and the total consents received categorywise (49 + 7 = 56 and if added 2 unallotted flats = 58) out of 72 and (10 + 2 = 12) out of 36 respectively. Heading forward in discussions, the 3 BHK + Pent Houses = 58 were all unanimously agreed for expansion & the entire cost of this category will be borne by them.

Thereafter, question arises about 4 BHK + Pent House = 12, the members of this category raise query as if the Society will go for expansion for 3 BHK category only to which it was made clear the Society does not want any one to exclude from this project but since the number is in shortfall and if 12 are agreed to bear the cost of all 36 or raises the number under this category with their combined efforts or in each tower, the good number can be gathered, if not at once but before initiation of construction work, they can catch the number.

The House decided in majority to close the point at this juncture, since no further discussions were required, with the resolution adopted by the House that if no good number of 4 BHK category is caught, then the expansion project will go ahead for 3 BHK category flats.

In this regard, proposal was made before the House to extend the date to 28th February, 2025 to give consent along with token amount of Rs.11,000/- (Rupees eleven thousand only) and a message will be posted in Chinar Members' Whatsapp Group, since circulation of minutes of this meeting will take some time to reach in the hands of those, who were not present in the meeting, which was unanimously resolved by the House. By the time, the minutes are drawn, at the end of 28th February, 2025, 3 more consents are received in 3 BHK

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category & one in 4 BHK category respectively thus rising number to 61 & 13 respectively.

It was further proposed before the House to impose late payment charges @ 18% on compounding basis from those who join late in the project with effect from 1st March, 2025. Suggestions were also floated by the residents that some lumpsum amount say Rs.50,000/- or Rs.1.00 lac shall also be imposed as penalty on late joining.

Finally, the MC proposed before the House that late payment charges @ 18% on compounding basis will be levied w.e.f. 1st March, 2025 and to gather more numbers in the meantime, the lumpsum penalty of Rs.50,000/- (Rupees Fifty thousand only) be levied from the date all the approvals are granted to the Society related to Floor Area Ration (FAR) project.

The House unanimously with one voice agreed to the above proposal of the Management Committee.

Further, the Management Committee proposed before the House since this is a large project consisting various complexities, the informal committee constituted may be converted into shouldering responsibility of atleast 2 from 3 BHK category & 1 from 4 BHK category from each tower to be headed by Shri Dilip Dixit (B-502) and accordingly, proposed names as under:

Tower	3 BHK & Pent House	4 BHK & Pent House
A	Shri D.K.Sachdeva (A-303) Shri Ajay Khera (A-702) Shri Sameer Dhingra (A-903)	Shri Rahul Jain (A-301)
B	Shri Abhishek Khera (B-201) Shri Dilip Dixit (B-502) Shri Upendra Kr Dangwal (B-601) Shri Mudit Seth (B-902)	Shri P.K.Singh (B-303)
C	Shri Akhilesh Dubey (C-302) Shri Sanjeev Sikri (C-802)	Dr C P Verma (C-501)
D	Shri Gagandeep Singh (D-202) Shri Lalit Kr Sharma (D-901)	Shri Anil Grover (D-603)

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The entire House jointly with one voice & unanimously resolved the proposal for constituting the above said Committee for Expansion Project to be headed by Shri Dilip Dixit, the Convenor (B-502).

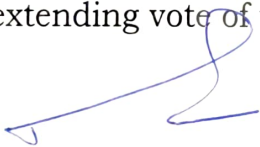
It is informed to the House that a separate Current Account with State Bank of India, which is now shifted to Sector 17 branch under title 'Chinar CGHS Ltd. - FAR Expansion' will be used for all expenses, payments, etc. related to the project. Now, coming to the point of expenses incurred for convening meeting, all other future expenses etc. related to FAR expansion, it was proposed by the MC that the same shall be debited to the above account, detailed as under:

Bank Name:	State Bank of India
Branch:	Sector 17, Dwarka, New Delhi
Account Holder Name:	Chinar CGHS Ltd. - FAR Expansion
Account Number:	39496748622 (CURRENT)
IFS Code:	SBIN0061209

It was also proposed that all the expenses first will be approved by any of the two Committee Members and thereafter will be placed before the Managing Committee for release of payment.

It is also not out of place to mention here that in total 36 members participated in this Special General Body Meeting and the attendance is marked by all the members except two members viz. Shri O.P.Khurana (C-603) & Smt. Asha Khurana (D-703) participated in the meeting but did not mark their presence even after requested 2-3 times by Shri Hamraj, Manager.

Since there was not other point left to discuss on the agenda, this Special General Body Meeting was concluded in a happy node by extending vote of thanks by the Secretary to all the participants.



(Jatin Mittal)
Secretary