

Jai Bhawani Co-operative Group Housing Society Ltd.

Regn. No. 1263 (GH) Address: Plot No. 5 B, Sector-22, Phase-I, Dwarka, New Delhi-110 077
Phone: 011-450637241 Email: - jbs.cghs@gmail.com; website: www.Jaibhawanisociety.com

Ref No. JBCGHS/AGBM/2025

17th Oct.2025

Sub: Circulation of Minutes of Annual General Body Meeting of The Jai Bhawani CGHS Ltd., held on 12th October 2025

Resp. Member,

Enclosed please find the minutes of Annual General Body Meeting of the Society held on 12th October 2025 in the premises of the Society, Plot no. 5-B, Sector-22, Dwarka, New Delhi-110077.

For Jai Bhawani CGHS Ltd.

Mahesh
Mahesh Kumar
Secretary



Jai Bhawani Co-operative Group Housing Society Ltd.

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MINUTES OF ANNUAL GENERAL BODY MEETING OF THE JAI BHAWANI CGHS LTD HELD ON 12th OCTOBER, 2025 AT 10.30 AM IN THE SOCIETY PREMISES.

The Annual General Body Meeting of The Jai Bhawani Co-operative Group Housing Society Ltd was called on 12th October, 2025 at 10.30 AM in the Society's premises vide Agenda Notice dated 21st September 2025. Accordingly, the AGM was convened on the appointed day, i.e., 12th October, 2025. Since there was no quorum present at the appointed time, i.e. 10.30 AM, the meeting was adjourned for 30 minutes. At the adjourned meeting at 11.00 AM, the quorum was still not complete and the meeting was further adjourned for 15 minutes. The meeting proceedings finally started at 11.15 AM. In all, 25 members attended the meeting.

Agenda Items 1 - Welcome Address by the President

The President welcomed the members present and thanked all the members for their presence and cooperation on behalf of the Managing Committee. The members were apprised of various works carried out since last AGM held in October 2024.

In brief, the works included replacement of broken marble slabs outside lift doors with new marble slabs, installation of new IP CCTV cameras, electrical panels rooms' repairs and painting, new LED TV in Guard Room for CCTV system, speed breaker near exit for safety of residents, modification of Rain Water Harvesting System as per Delhi Jal Board norms, inside and outside repairs of pump room, replacement of broken/worn out drain covers, installation of 6 Amp. MCBs for all flats to ensure equitable and justified use of limited generator power back up, and other routine maintenance and administrative works.

Agenda Item 2 - Confirmation of last AGM minutes

The Vice President requested the house to confirm minutes of last AGM. The house unanimously confirmed the minutes of last AGM held on 6th October 2024. The observations raised by Dr Titus John on parking issue has been discussed by the General Body of members and covered under Agenda Item 7 of these minutes.

Agenda item 3 - Update on Society Matters

This agenda item was substantially covered by the President in her welcome address. Vice President informed the house that major work of replacement of shaft pipes is pending. Budgetary quotations were obtained but due to short tenure left with the present MC, and huge cost involved, it was suggested by MC and agreed by the house that this major work shall be undertaken by the upcoming MC.

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Agenda item 4 - Approval of Audited Financial Report FY 2024-25

The Treasurer explained the financial report for FY 2024-25 to the house. He was pleased to inform the house that there was not a single defaulter in the society as on 31.03.2025, which was applauded by the house. After few questions by Dr. John and clarifications provided, the approval of audited financial results for 2024-25 was proposed by Mr. Vineet Bhatnagar and seconded by Col. Ajay Kapoor. There being no opposition to the proposal, the House unanimously approved the audited results for the Financial Year 2024-25.

Agenda Item 5 - Budget Propoal for FY 2026-27

For the FY 2026-27, an amount of ₹31,28,500/- has been proposed to be spent under various heads as mentioned in the proposed budget sheet, with estimated income of ₹31,43,800/-, generating a nominal surplus of ₹15,300/-. The Treasurer was pleased to inform the house that there was no proposal in the Budget for increase in quarterly maintenance charges, which was applauded by the house. Col KK Pant proposed the budget for FY 2026-27 for approval of the house. The proposal was seconded by Shri Om Prakash. The house unanimously approved the FY 2026-27 Budget for ₹31,28,500/-.

Agenda Item 6 - Update on status of legal case - Md. AB Kamani.

The Vice President gave brief background of this old case to the house along with summary of proceedings pending before Ld Delhi Cooperative Tribunal and informed the house that in April 2025, the matter was adjourned sine die due to circumstances explained to the house. The house was further informed that to meet liability, if any, arising out of this case any time in future, a fixed deposit was made by an earlier MC which has always been got renewed by the subsequent MCs and present MC as well with interest thereon. The details of this fixed deposit are available in office records as well as in the audited balance sheet for the financial year ending 31.03.2025. As the matter has not attained finality till date, and in view of uncertainty about further proceedings and probable lurking financial liability, the following resolution was put up by the present MC before General Body of members, which was read over to the house by Dr. Titus John upon request of Vice President:

Resolution:

"Resolved that the Fixed Deposit made by the previous MCs and continued/rolled over by the present MC along with interest thereon to meet liability, if any, in the case of Review Petition no. 02/2023/DCT titled 'Jai Bhawani CGHS Ltd. vs. Mohd. Abdullah B. Kamani & Anr.', on any future date, shall continue to be renewed/rolled over by all future MCs/Administrators, as the case may be, and no amount whatsoever can be withdrawn from this Fixed Deposit under any circumstances by any future Managing Committee or Administrator, as the case may be, till final order of the competent court."

"Further resolved that no loan can be availed/taken by any future MC or the Administrator, as the case may be, against this Fixed Deposit. Whenever the case attains finality and a

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final order/judgment of the competent court is pronounced, the then MC/Administrator, as the case may be, may take appropriate action in compliance of the court order with the prior approval of the General Body of Members."

As there was no objection by any member, the General Body of Members unanimously passed the above resolution.

Agenda Item 7 - Any other point with permission of chair


MC proposed ratification of appointment of M/s. Kavita Aggarwal & Co.as auditors for FY 2024-25 which was approved by the house.


Another point discussed by the MC was about ex-Manager Mr. Sudhir Singh, who had resigned without handing over charge and leaving unexplained shortage of cash balance ₹5,238/- in books of accounts of society which is as per schedule 10 of balance sheet as on 31.03.2025. Few letters by speed post were sent to him at his last known address to deposit the amount, which came back undelivered. MC expressed that there was no point in going for legal action on this paltry amount. Chances of recovery being bleak, MC proposed to write off this amount of ₹5,238/- in books of accounts of society and further suggesting that he be not employed in society by any future MC. The proposal to write off ₹5,238/- in books of accounts of society was accepted and approved by the house.


Parking issue was once again discussed amongst the members. Issuance of parking stickers to members as per parking mentioned in the allotment letter was agreed by the house. Col. Ajay Kapoor mentioned about the extra cars of residents and suggested some identification for such vehicles which will not have stickers. It was agreed that an identification process for extra cars will be put in place and extra cars will be allowed inside only if parking space is available inside the society premises, otherwise to be parked outside. Installation of boom barrier was also discussed in the house. MC mentioned that boom barrier may be installed subject to availability of funds.


Agenda Item 8 - Vote of Thanks

The meeting concluded on a positive note with vote of thanks to the chair and members present, proposed by Col K.K. Pant and seconded by Mr Ravi Sahdev.


Mahesh Kumar
(Secretary)


Vinod Kumar
(V. President)


R.K. Jain
(Treasurer)


Yadvender Singh
(Member- MC)

