

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

Ref No. JBCGHS/AGBM/2024

17.Oct.2024

SUB: - CIRCULATION OF MINUTES OF ANNUAL GENERAL BODY MEETING OF JAI BHAWANI CGHS LTD. HELD IN THE SOCIETY PREMISES ON 06/10/2024 AT 10.30AM

Dear Member,

Copy of the minutes of the Annual General Body Meeting of the Society held on 06/10/2024 in the premises of the Society at 10.30 AM is forwarded here with for your kind information please.

Mahesh
Mahesh Kumar
Secretary
Jai Bhawani CGHS Ltd.



Jai Bhawani Co-operative Group Housing Society Ltd.

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17.Oct.2024

MINUTES OF ANNUAL GENERAL BODY MEETING OF THE JAI BHAWANI CGHS LTD HELD ON 6th OCTOBER, 2024 AT 10. 30 AM IN THE SOCIETY PREMISES.

The Annual General Body Meeting of the Jai Bhawani Co-operative Group Housing Society was called on 06th October, 2024 at 1030 AM in the Society's premises vide Notice dated 15.09.2024. Accordingly, the AGM was convened on the appointed day, i.e., 06 October, 2024. Since there was no quorum present at the appointed time, 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 with 28 members present.

Agenda Items 1 & 4 – Welcome Address and Update on Society matters

The Vice President invited the President to welcome the members present. The President welcomed the members and sought the General Body's approval to take up agenda items 1 & 4 together, which was not opposed by any member.

In her welcome address, the President Ms. Kavita Roy, thanked all the members on behalf of MC for being present in the meeting and for cooperation of all members of the society. Thereafter, the members were apprised of following few works carried out by the MC in last one year:

- (i) Installation of new 125 KVA Diesel Gen Set in the Society conforming to latest emission norms.
- (ii) Fabrication of shed over passage between A & B Block using dismantled shed of old Gensets.
- (iii) Painting of common area on Ground floor.
- (iv) Painting of lift doors and lift wells.
- (v) Installation of CCTV Cameras in Lifts.
- (vi) Creation and hosting of Society's Website
- (vii) Introduction of Visitors Management System 'MyGate' in the Society.
- (viii) Installation of traffic safety mirrors opposite Society's main gate.
- (ix) Renovation of two toilets at ground floor
- (x) Completing the process of installation of individual BSES meters for all flats in the Society.
- (xi) Annual inspection of lifts and renewal of licences
- (xii) Renewal of Rain water harvesting system.
- (xiii) Renewal of Fire safety certificate.



(xiv) Renewal of Society's insurance.

Further, few works to be undertaken in future subject to availability of funds were also mentioned, including replacement of defective pipes in the shafts, painting of corridors and staircases areas, repair of few broken marble slabs outside lift doors, replacement of worn out water supply pipelines on roofs, installation of new cctv cameras in society to cover gap areas, installation of boom barrier.

Agenda Item 2 – Confirmation of last AGM minutes

The Vice President requested the house to confirm minutes of last AGM. The proposal for confirmation of minutes of last AGM held on 1st October, 2023 was moved by Shri Om Prakash and seconded by Col KK Pant. The House unanimously confirmed and approved the last AGM minutes held on 1st October 2023.

Agenda Item 3 – Audited Financial Report FY 2023-24

The house was apprised that request was made to members in the Agenda Notice dated 15.09.2024 to send queries, if any, on financial report 2023-24 circulated with the agenda notice, to save valuable time of members in the AGM proceedings. Specific detailed queries were received from only one member, i.e., Dr. Titus John, through email. Dr. Titus John was called for a personal meeting and all his queries were answered by the Treasurer Mr. RK Jain to his satisfaction. Dr. Titus John was pleased to confirm this to the House. Few members raised queries on Income & Expenditure Account, and Receipt & Payment Account. The difference between the two accounts was explained jointly by the Treasurer and Vice President with examples of audited balance sheet figures. Mr. Pawan Kumar proposed an internal audit committee from amongst the members of the Society. The proposal was not supported by the House. After deliberations in the house and clarifications provided by the treasurer, the approval of audited financial results for 2023-24 was proposed by Mr. Vineet Bhatnagar and seconded by Shri Om Prakash. There being no opposition to the proposal, the House unanimously approved the audited results for the FY 2023-24.

Agenda Item 4 – Update on Society Matters

This agenda item is already covered above as combined agenda items 1 & 4.

Agenda Item 5 – Proposed Budget for FY 2025-26

The proposed budget for the FY 2025-26, was circulated to the members in advance for the first time along with Agenda notice, was presented to the House. An amount of ₹28,59,500/- has been proposed to be spent under various heads as mentioned in the proposed budget



sheet. Discussions on various heads of Budget took place in the House. Query on legal expenses raised was answered by the Vice President apprising status of Appeal before Delhi Cooperative Tribunal, in AB Kamani Case. On query regarding reduction in staff cost in the budget, it was explained by the treasurer that reduction is due to difference in salary of ex-Manager and the present Manager. Few other points like CCTV coverage, water tanks cleaning, garden maintenance, etc. were discussed by the members. MC assured the house that efforts will be made to address these points within the resources available. After more deliberations and further clarifications, Col KK Pant proposed the budget for FY 2025-26 for approval of the House. The proposal was seconded by Mr. Vineet Bhatnagar and the house unanimously approved the FY 2025-26 Budget for ₹. 28,59,500/-.

Agenda Item 6 – Review of Quarterly Maintenance Charges, Annual Building Maintenance Fund and Annual Building Replacement Fund

The MC proposed no increase in the Quarterly Maintenance Charges, which remain the same i.e. ₹ 9000/- for member occupied flats and ₹ 9900/- for flats under occupation of tenants. No increase in Annual Building Replacement Fund of ₹6000/- was proposed by the MC which was welcomed by the House. The Annual Building Maintenance Charges were proposed to be increased from ₹2500/- to ₹5000/-, which did not find favour with the house. After brief discussion, the House unanimously passed the resolution to increase Annual Building Maintenance Charges from ₹2500/- to ₹3500/- with immediate effect.

Agenda Item 7 – Discussion on Parking problem in the society and approval of Parking Policy by General Body of Members

During discussions and deliberations, various suggestions came from the members. To address the immediate issue, following resolutions proposed and unanimously passed by the House:

- (a) No cars to be parked near the DG set and in the vicinity of electrical installations in the society due to safety reasons- This being safety issue, will be implemented with Immediate effect.
- (b) Parking stickers for number of cars as per parking space reserved /allocated in stilts and open area will be issued to the residents.
- (c) Temporary parking stickers for the second car will be issued in different color for the residents having allocated parking for single car either in stilt or in open area. Entry of second car with this different colored sticker shall be restricted and shall be on first come first basis subject to availability of open unmarked parking space in the society. Entry will be closed as soon as the open parking space in the Society is full. MC shall review the situation after three months from implementation of this if required.
- (d) Parking sticker for third car will not be issued to any resident. Cars without stickers will not be allowed to enter in the society.



Agenda Item 8 – Any other point with permission of chair

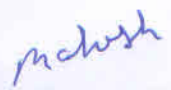
There was no other point raised by any member for discussion.

Agenda Item 9 – Vote of Thanks

The vote of thanks was proposed by Col KK Pant and seconded by Mr Ravi Sahdev. The meeting ended with a vote of thanks to the chair and members..



Kavita Roy
(President)



Mahesh Kumar
(Secretary)



Vinod Kumar
(V. President)



R.K. Jain
(Treasurer)



Yadvender Singh
(Member- MC)

Date: 17.10.2024

