



# JAGARAN CO-OPERATIVE GROUP HOUSING SOCIETY

PLOT No. 17, SECTOR-22, DWARKA, NEW DELHI-110077

(Regd. No. 1326)

Ph. : 9355666416, 01142808056

Ref. No.....

Mob: 9355666416 & email id : jagarancghs1326@gmail.com

Dated.....

JCGHS/AGM/2025

21/12/2025

## Minutes of Annual General Body Meeting held on 14<sup>th</sup> December, 2025

1. Annual General Body Meeting (AGBM) of Jagaran CGHS Ltd. was held on 14<sup>th</sup> December 2025 at 11.00AM in the Central Park of the Society complex.
2. Honorable President welcomed the members of Jagaran CGHS Ltd. Notes on agenda items of AGBM were distributed prior to the commencement of AGBM.

### 3. Confirmation of Minutes of last AGBM

Secretary informed that Minutes of last AGBM held on 8<sup>th</sup> December 2024 were circulated to all members on 30<sup>th</sup> December 2024 by E-mail and no comments have been received.

The Minutes of the AGBM of Jagaran CGHS Ltd held on 8<sup>th</sup> December 2024 were confirmed.

### 4. Audited Accounts & Balance Sheet

Balance Sheet and Accounts for Jagaran CGHS Ltd. for the Financial Year 2024-25 have been audited by the CA, empaneled by the RCS, within the prescribed time limit. Details have been duly submitted to the office of the RCS and also emailed to all the honourable members.

The GBM adopted the same and confirmed.

### 5. Ratification of New Members

MC has approved application of following persons for the membership of Jagaran CGHS. The General Body ratified the same.

Sr. No.	Flat No.	Membership No.	Name	Membership transferred from
1.	B-102	344	Smt. Laxmi Jaiswal & Vikas Jaiswal	Mr. Rajinder Kumar
2.	C-103	345	Mr. Abhishek Verma	Dr. Prem Nath Dogra



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3.	F-601	346	Mr. Dhiraj Kumar Singhal & Mrs. Anita Singhal	Sh. Praveen Kumar Yadhuvanshi
4.	C-802	347	Smt. Sushma Rastogi	Mrs. Rajni Ahuja

## 6. Recovery of outstanding dues

The General Body was informed that MC continues to pursue defaulting members to make regular payments and clear balance amount. Through this AGBM, defaulting members were requested to clear their outstanding dues without any further delay.

## 7. Strengthening of Building columns in compliance with the revised BIS codes/ Structural Audit Report.

Annual General Body Meeting held on 8<sup>th</sup> December 2024 approved to undertake strengthening of 80 columns at an estimated cost of Rs.44 Lakhs.

Quotations were invited for the project of strengthening of column. After careful evaluation of proposals, work order was issued to M/s Nandal Constructions at a cost of **Rs. 33,04,000/- (Rupees Thirty Three Lakhs Four Thousand Only)**.

After completion of 80 columns the Society took advantage of existing rates and placed further order for 40 more numbers of columns. Till date, the work on 111 columns has been completed. Payment of **Rs 44,60,000/- (Rupees Forty Four Lakhs Sixty Thousand Only)** have been released for 108 columns.

As on date a total of 150 columns (39+111=150) have been strengthened out of a total of 275 columns in the building complex of the Society. Due to various reasons like columns in the shaft area and expansion joints, it would be practically possible to strengthen 32 more columns only. Additional funds of **Rs 15,05,000/- (Rupees Fifteen Lakhs Five Thousand Only)** would be required.

The General Body approved raising of funds in three monthly instalments of **Rs 4200/- (Rupees Four Thousand Two Hundred Only)**.

Some members suggested to re-examine the do-ability of the balance numbers of columns and take up their strengthening also subsequently. The Management Committee agreed to re-examine the same and additional funds required if any, shall be raised in additional instalments.

However, in view of imposition of GRAP (Graded Response Action Plan) in Delhi/NCR, the activities related to this project has been stalled and would be resumed after the same is allowed by the Government.

## 8. Installation / Replacement of Intercom/CCTVs System.

For better surveillance and to enhance the security of the building complex of the Society 06 Nos of new CCTV cameras have been installed and an amount of **Rs, 74,576/- (Rupees**



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**Seventy Four Thousand Five Hundred and Seventy Six Only**) have been paid to the vendor M/s Tanay Infotech, having AMC contract.

No additional demand is being raised on this account.

#### **9. Maintenance / Repair of damage exterior building areas.**

In the last AGBM it was decided to undertake repairs of exterior surface of the building complex and Rs. 18 lakhs were approved for this purpose. These funds were raised from the members in three installments of Rs. 5000/- each.

The work in D-Block has been completed wherein the damaged Grit Wash has been repaired by plastering the affected areas and the loose materials wherever found has been removed with care. Work in C-Block was started some back, but has been halted due to GRAP. The work in others blocks would be taken up subsequently one by one and the entire external surface area would be attended to.

The work is such that the actual cost of repairing would be known only after the completion of work. As on date the contractor has not raised any bill.

The additional funds, if any, would be raised only later on.

General Body approved to continue Maintenance/Repair of damaged exterior building area and approved that plastering of external building will be carried out in lieu of damaged grit wash.

#### **10. Installation and Commissioning of 60 kW Rooftop Solar Power Plant.**

After installation of the Roof Top Solar Plant the Society has saved **Rs 13,00,000/- (Rupees Thirteen Lakhs Only)** in the energy bills of common areas. In addition to this, the Society has also received a capital subsidy of **Rs 11,00,000/- (Rupees Eleven Lakhs Only)** from the Central Government. With this we have so far recovered **Rs 24 lakhs** out of the total cost of the plant of **Rs 29 lakhs**. The balance **Rs 5 Lakhs** would be recovered in next few months. As such the Society would have free energy flowing from these plants for the rest of the 25-30 years to meet the full requirement of electricity of common areas.

In view of the success of the existing Rooftop Solar Power Plant, MC proposed to install an additional similar capacity on the remaining vacant areas on the roof top on the building complex. It was proposed to follow the same funding process as was followed earlier.

As such no additional fund is being raised from the members.

General Body approved the installation of the similar capacity of the Rooftop Solar Power Plant.

#### **11. Hiring the services of Security agency.**

With a view to have an organized and disciplined security arrangements the Society has appointed M/s Truth Solutions Pvt. Ltd. in February 2025 a company providing security services to more than two hundred Societies in Delhi, the company is being paid **Rs. 1,32,532/- P.M.**



No additional demand is being raised on this account.

#### **12. Upgradation of the boundary wall for safety and security.**

The Society has upgraded the boundary wall for enhancing Safety and Security of the complex by closing the gap in the boundary wall by brick work and by fixing sharp glass pieces on the top surface on the boundary wall. An expenditure of **Rs 1.6 lakhs** has been incurred on this account.

No additional demand is being raised on this account.

#### **13. Appointment of vendor for upkeep and maintenance of Fire-Fighting System.**

The Society has awarded the Annual Maintenance Contract to **M/s Agni Fire Safety** for an amount of **Rs. 31,860/- P.A.** This company carries out regular inspection of the fittings and fixtures / Fire-Fighting equipments and also carries out demonstrations / training on quarterly basis.

No additional demand is proposed to be raised on this account.

#### **14. Display of digital boards in the lifts and lift lobby areas.**

Digital display boards have been installed in the lifts and lift lobby areas. This has facilitated digital display of information of Society like, Notices, Advisory, Guidelines and other relevant material for information to all Members and residents of the Society.

No expenditure has been incurred by the Society on this account, rather the vendor has paid an amount of **Rs 1,33,000/-** on annual basis.

#### **15. Removal of flower pots from the balcony/lift lobby areas.**

Advisories have been issued by MC from time to time. However, it is noted that some of the Members are just not paying any heed to the Advisory and have been continuing to keep the flower pots. The General Body was apprised that there have been instances in NOIDA, Gurugram, Rohini wherein flower pots/items kept on the external surface of balconies and other areas fell on the ground floor and resulted into loss of life and damage to property.

The General Body expressed serious concern on the violation of the advisory issue and after a detailed discussion decided to impose a fine of **Rs 1000/-** for violations of the advisory issued by the Management Committee. It was clarified that the honorable members would cooperate and follow the advisory and avoid the imposition of fine and avoid any mishap in the Society complex, keep the balcony areas dry and avoid damage to building balcony slab/ structure due to any seepage.

#### **16. Removal of all items kept in the common areas and stair case.**

Advisories have been issued by MC from time to time. However, it is noted that some of the Members are just not paying any heed to the Advisory and have been continuing to keep their personal belonging / items in the common areas and stair case. It is important to mention here that the stair case areas are "**designated escape route**" in the event of Fire incidents and other natural calamities and needs to be absolutely free from any obstructions.



The General Body expressed serious concern on the violation of the advisory issued by the Management Committee and solicited the cooperation of residents/members. It was clarified that the honorable members would cooperate and follow the advisory and avoid the imposition of fine and avoid any mishap in the Society complex.

#### **17. Additional works carried out in the complex of Society**

The General Body was informed about the construction of two numbers of Restrooms, one on the Rooftop of E-Block by the side of newly constructed Multipurpose Activity Room and second on the ground floor by the side of Society's office. An expenditure of Rs 2,85,460/- was incurred on this account.

No additional demand is being raised for this.

#### **18. Discussion on points / issues from Members with the permission of Chair.**

The President informed that no additional agenda point has been received from any member. Some members requested to discuss the following points:

##### **(a) Parking of cars in the Society complex**

The details of car parking in the complex are as under:

• Total cars in the Society	130
• Reserved parking under the stilt	74
• Parking in the open area	62
• Total parking area available	136
• Members having two cars	29
• Members not having any cars	19
• Members having cars	101

It is clear from above that as again 120 members in the Society we have a total of 136 parking areas available in the complex. There is enough car parking area in the Society and all 130 cars as on date are being parked without any problem.

As on date we are able to accommodate the 29 second cars but as this number is growing and it would not be possible to accommodate more second cars in future. The General Body was informed that Management Committee has undertaken the task of marking the parking/no parking areas in the Society complex.

After detailed discussion the General Body decided as under:

- (i) The parking of cars in the open area would be on first come first basis and there would be no reserved parking in the open parking area.
- (ii) It was decided to raise the parking charges of the second cars from the existing rate of **Rs 400/- pm to Rs 1500/- pm. w.e.f. 1<sup>st</sup> of March 2026.**
- (ii) It was decided that members having more than two cars would have to park their cars outside the Society complex.



- (iii) It was further decided that cars without the parking stickers would not be allowed entry in to the Jagaran Society complex.

However, the taxies for pickup and drop are permitted for short duration only.

- (iv) It was also decided to replace the existing parking stickers and issue new parking stickers to all the cars. The Management Committee would issue necessary instructions in this regard.

**(b) Repair/reconstruction of the damage balconies**

**Flat No. C-403**

The matter regarding the repair/ restoration of damaged structure of balcony area of C-403 came up for discussion. The General Body was appraised that the matter was discussed in details by Management Committee and the In-House Experts Committee (Engineers from Society with impeccable knowledge and holding/ were holding high positions in Government/Construction Company). The drawing and calculations submitted by C-403 were examined and also discussed with the Chartered Engineer, Er. Aman Deep of M/s Creative Design Consultant & Engineer Pvt. Ltd. Creative House, C-1, CHI V, Greater Noida, 201310 hired by C-403.

After detailed discussion the following decisions were taken:

- (i) The owner of C-403 must submit a “**Certificate of Safety**” from The Chartered Engineer hired by him and also an “**Undertaking**” that the repaired/ restored damaged structure of balcony area would be safe for the residents and members of the Society.
- (ii) The entire repair/restoration work would be carried out by an experienced contractor under the supervision of Chartered Engineer.
- (iii) The entire expenditure of works would be borne by the owner of C-403.
- (iv) The owner of C-403 would submit an agreement with the owner of C-303 on the following points raised by C-303 in their email dated 17 November, 2025:
- (a) No repair or construction work will be carried out inside the flat No C-303 under any circumstances.
- (b) There must be no inconvenience caused to the residents of flat C-303 during the entire repair process.
- (c) The repair work must be strictly limited to the exterior façade only.
- (d) If any seepage, leakage, cracks or damage occurs in flat No C-303 due to repair work on the exterior façade, the complete cost of repair and restoration will be borne by the owner of flat No C-403.
- (e) The owner of flat No.C-303 has requested the Management Committee to ensure that only after receiving the written assurance on the above points listed at (a) to (d), the permission could be granted.



### **Flat No. C-503**

The owner of flat No C-503 informed that he has initiated the action of repairing/ restoring the damaged structure of the balcony area and obtained the quotations from the contractor. The work however would be carried out only after GRAP-IV is revoked.

#### **(c) EV Charging**

The House was informed that this subject was under discussion in AGBMs held in 2023 and 2024 wherein the House was informed that the Management Committee had undertaken due diligence for the assessment of Authorised BSES vendors in this respect. During the discussion with the vendor, it emerged that due to lack of sufficient number of electric vehicles in the Society, it is not commercially viable to go for creation of this facility. The House was informed that one member having four-wheeler EV and two residents having two-wheeler EVs have been allowed to charge their vehicles through their own electricity meters by installing external Switch and Socket by the side of their electricity meter.

The meeting ended with vote of thanks by Secretary

