

ROHIT CO-OPERATIVE GROUP HOUSING SOCIETY LIMITED

(Registration No. 739 GH Dated 12th October 1983)
Plot No. 30, Sector-10, Dwarka New Delhi-110075
Phone No. 011-42547604

No. RCGHS/AGM/2025

Dated:-17th October, 2025

MINUTES OF THE ANNUAL GENERAL BODY MEETING HELD ON 12.10.2025

This meeting was convened in pursuance of Section 31(1) of Delhi Cooperative Societies Act 2003 read with Section 46(1)(6) of Delhi Cooperative Societies Rules and Society's Notification dated 12.09.2025 on holding of Annual General Body Meeting of Society at 10:00 AM on 12th October, 2025 in society premises. The attendance of members was recorded upto 10.30 AM but finding no quorum in pursuance of Section 48(1) of Delhi Cooperative Societies Rules 2007, the meeting was adjourned to 10.45 AM.

The adjourned meeting began immediately after 10.45 AM at the same venue in pursuance to Section 48(3) Delhi Cooperative Societies Rules 2007. Hony Secretary welcomed Shri V.K. Jain, President of the Society, all Managing Committee members and all members present and attending the AGM. Hony Secretary requested Shri V.K. Jain, to address the General Body.

(1) President's Address

President opened his address by welcoming the members to the AGM of 2025. It is observed that next year, in 2026 the society would be completing 25 years of its existence. It was in March 2001 when lots were drawn for the allotment of flats to all eligible members. This milestone calls for a celebration in a befitting manner next year. He invited members to offer their suggestions as to how and when we should have such a celebration.

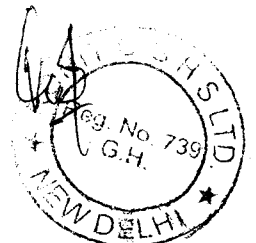
President informed the house about two significant additions that were made in our assets during 2024-25. First the installation of a diesel generating set conforming to CPCB 4+ emission standards in June 24. The second was the commissioning of the solar rooftop plant of 100 kilowatt capacity in February 25. The plant has generated about 80,000 units of electricity in the seven months up to September 2025

President also mentioned about the recent structural audit carried out in the society to specifically assess condition of columns of the bathrooms. The results have indicated that the shafts and columns require extensive repairs to strengthen them and prolong life of the building. This matter is an agenda item and would be discussed later during the meeting.

The President expressed his heartfelt gratitude to the colleagues and members of the Managing Committee who have worked tirelessly and selflessly to bring about improvements in the society. He also thanked the residents for their support and cooperation and helping the managing committee to continue doing their work peacefully and effectively.

(2) Confirmation of minutes of the last AGM

While reviewing the minutes of the last AGM, the following selected points were taken up and discussed:-



a) Review of Deposits for Renovation of Flats

The General Body was informed that during the last AGM, following proposal to revise the deposit amounts for flat repair and renovation works was approved:-

- Repair works up to one month – refundable deposit of Rs. 5,000.
- Renovation works up to three months – total deposit of Rs. 15,000 (Rs. 10,000 refundable, Rs. 5,000 non-refundable).
- Works exceeding three months – additional Rs. 2,500 per month.

The General Body ratified that, while recording the last AGM minutes, the second point had been incorrectly recorded. The correct amounts are as stated above, and the General Body approved and ratified the corrected recording of this decision.

b) Augmentation of Solar Generation Capacity

The General Body was informed that as per our understanding BSES does not provide monetary compensation for surplus generation, and since the maximum adjustment is already being availed, any additional generation would carry forward to the next financial year without financial gain. How BSES will compensate society for the surplus units lying in our account will be known only in March 26 when they do the adjustment. Therefore any decision on installation of additional 70 KW will be taken after the financial year closes.

c) Supply installation and commissioning of 28 earthing pits

Supply, installation, testing, and commissioning of 28 earthing pits with chemical filling and earthing strip has been done at a total cost of the work is Rs. 1,50,863/-.

d) Repair of Beams at the Backside of Lift Shafts

As approved in the last AGM, the work of repairing the beams at the backside of the lift shafts was undertaken during the year. A total expenditure of Rs. 4.54 lakhs was incurred on the work — Rs. 2.97 lakhs during 2024-25 and Rs. 1.57 lakhs during 2025-26. The work has been completed satisfactorily.

Thereafter, the minutes of last Annual General Body Meeting held on 12.10.2024 were confirmed by the General Body of the Society.

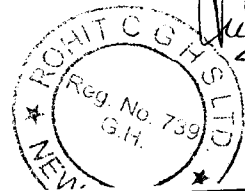
3. Approval and adoption of Audited Accounts for the year 2024-2025

Audited Accounts for the year 2024-25 and Auditor's report was presented before General Body for approval and adoption. Audited accounts were approved by the General Body. Revised Budget Estimates for remaining 2025-26 and budget estimates for 2026-27 were also presented before the General Body.

4. Hony Secretary's Report

4.1 The Hony Secretary highlighted major works carried during last one year:-

- Renewal of AMC of the Fire Fighting System and refilling of 40 fire extinguishers
- Cleaning of underground and overhead water tanks;



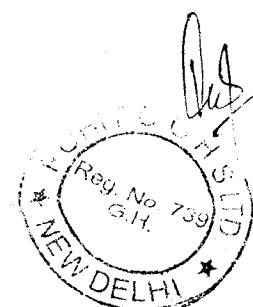
- Repair of beams at the backside of lift shafts;
- Renewal of licenses for all 8 lifts by Labour Dept., Govt. of NCT Delhi;
- Receipt of Rs. 84,341 from Delhi Park Garden Society for good maintenance of parks;
- Insurance of building and staff;
- AMC for lifts, RO system, CCTV, Intercom, Automated Boom Barrier and Society's website;
- Cleaning of Rain Water Harvesting tank;
- Purchase and fixing of drain covers and cleaning of drains;
- Painting of curve stones, parking lines, concertina wire, sewerage covers, lift shaft doors, main gates, electrical poles, meter room, fencing of main park fencing & RO plant;
- Celebration of New Year, Republic Day, Lohri, Holi, and Independence Day;
- Supply, installation, testing, and commissioning of 28 earthing pits;
- Received Participation Award for Best Society and Certificate of Appreciation for achieving exceptionally high voting percentage in the assembly elections;
- Data updation drive for all maids;
- Conducted 2 fire safety mock drills.
- Preparation and distribution of Residents' Directory.
- Organization of around 8 free health check-up camps.

4.2 Apart from the above, Hony Secretary highlighted the major items on which expenditure (unaudited) has been incurred during 2025-26 upto August, 2025 with the approval of Managing Committee. A detail of expenditure incurred is as under:-

| Sl.No. | Expenses Head | AMOUNT |
|--------|----------------------------|-----------|
| 1 | AMC - CCTV SYSTEMS | 54700 |
| 2 | AMC - INTERCOM SYSTEMS | 19636 |
| 3 | AMC - LIFT | 495020 |
| 4 | ELECTRICITY CHARGES PAID | 51730 |
| 5 | HOUSEKEEPING EXPENSES | 187019 |
| 6 | BUILDING INSURANCE PREMIUM | 52246 |
| 7 | MYGATE APP EXPENSES | 90000+GST |
| 8 | OFFICE EXPENSES | 29819 |
| 9 | PEST CONTROL EXPENSES | 20060 |
| 10 | RAIN WATER HARVESTING EXP. | 18880 |
| 11 | R. O. MAINTENANCE CHARGES | 59000 |
| 12 | SALARIES PAID | 309363 |
| 13 | SECURITY EXPENSES | 469237 |
| 14 | DRAIN COVER EXPENSES | 48220 |
| 15 | DG SET | 90000+GST |
| 16 | ELECTRICAL REPAIRS | 22515 |
| 17 | PLUMBING EXPENSES | 18524 |

4.3 The General Body was informed that following jobs will be undertaken in near future:-

- Repair and painting of boundary wall
- Change of drain covers wherever required
- Repair of overhead tanks



- d) Cleaning of overhead and underground tanks
- e) Repair of parapet wall from inside and outside
- f) Repair of Plinth Protection Area around the flats on the ground floor
- g) Repair of lift rooms and change of frame of doors of lift rooms

5. Repair of bathroom shafts

The General Body was informed that the structural audit of the bathroom shafts of all four blocks had been carried out, and Non-Destructive Tests (NDT) such as ultrasonic pulse velocity testing, carbonation, half-cell potential testing, core cutting testing etc. were conducted. Based on the test results and subsequent discussions, the following decisions were taken unanimously:

a) Repair of shafts :-

It was decided to undertake repair work of the bathroom shafts from the exterior side. The work will include removal of loose material, treatment with appropriate chemicals etc, painting and waterproofing the surface after plastering to prevent further degradation. Strengthening of the shafts, wherever required, will also be carried out by providing additional reinforcement bars.

b) Replacement of Supporting Beams:

The General Body noted that the supporting beams of the shafts are in a severely deteriorated condition and pieces of concrete are falling off. It was decided to replace these concrete beams with iron girders (garters).

c) Repair of Adjacent Grit Area:

It was further decided that the adjacent grit area of the exterior columns of the bathroom shafts will also be repaired following the same procedure as suggested by the structural engineer and as adopted in the earlier grit repair work.

The General Body was informed that the estimated cost of the entire repair work is approximately Rs.25-28 lakhs. The proposal was approved unanimously, and it was further resolved that the expenditure for the said work will be met from the Building Repair Fund.

6. Contribution of Rs.10,000/- for the year 2027-28 and 2028-29

It was proposed that keeping in view the approved work of repair of shafts and adjacent grit walls, contribution of Rs.10,000/- may be collected for two more year beyond 2026-27 i.e. 2027-28 and 2028-29. The AGM approved the proposal.

7. Renovation of flooring towards side entry / exit of Blocks

This matter was discussed and it was felt that the flooring work of entry / exit should not be done before completion of the repair work of the shafts as this can lead to damage of the flooring. Therefore, it was decided to consider the proposal only after the completion of the shaft repair work.

8. Rehabilitation of Society office

The society office requires extensive structural repair including repair of doors and windows. In addition, new cabinets and furniture have to be provided in the office to replace the old aging furniture and streamline the maintenance of records. The house was told that an expenditure of Rs.2.50 lakhs was likely to be made in the renovation of the office. After discussion, the general body approved the proposal.



9. Miscellaneous Items

(i) **Rs 600 p.m. of monthly maintenance charges to be considered as contribution towards the Building Replacement Fund effective 1 st April 2025.**

As members are already aware, the capital expenditure of around Rs 43 lacs for installation of Solar Rooftop Plant was met from the Building Replacement Fund. As already approved in the AGM of 2022, the funds taken from the Building Replacement Fund which are in the nature of loan shall be made good by the transfer of savings in the electricity expenses to the Building Replacement Fund. In this regard, it was proposed that an amount of Rs.600/- out of the monthly maintenance charges of Rs.3700/- be treated as contribution towards the Building Replacement Fund effective 1st April 2025. This proposal was approved by the General Body.

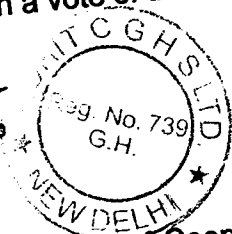
(ii) Most of the ground floor flats are keeping the flower posts all around the periphery of the flats. It has been observed that though this gives a good look, however, the flat owners are ignoring proper upkeep and cleanliness of the area and pruning of overgrown plants. It has been observed that some of the flower pots extremely big in size which cause difficulty in keeping the area clean. The General Body was informed that in order to maintain proper cleanliness of this area, the flat owners should be entrusted with the responsibility of doing so. In case, the Managing Committee feels that the flat owners are failing in this regard, the MC should be empowered to take appropriate action even if it requires removal of flower pots from the area. The General Body agreed with this proposal and gave necessary authority to the MC.

(iii) **Rain Water Harvesting (RWH) System**

The General Body was informed that the Delhi Jal Board has issued directions that only rooftop rainwater should be connected to the Rain Water Harvesting (RWH) system, and the Society has been asked to revise the system accordingly. It was further informed that the Federation is actively pursuing the matter with the DJB on behalf of all societies and has advised maintaining the status quo until further clarification is received. The Managing Committee apprised that, in the event of DJB issuing strict orders requiring modification of the existing system, necessary changes will have to be undertaken. An estimate of approximately Rs. 21.00 lakhs, including the construction of a new pit, has been obtained to assess the likely expenditure. After due deliberation, the General Body approved that, for the time being, the Society shall maintain the status quo as advised by the Federation.

Meeting ended with a vote of thanks to the chair.


(V.K. Jain)
President



Copy to: - The Registrar of Cooperative Societies, Govt. of NCT, Parliament Street, New Delhi for kind information and necessary action.