

The Krishi Co-Operative Group Housing Society Ltd.

(REGISTERED UNDER THE DELHI CO-OPERATIVE SOCIETIES ACT)

(Registration No. 426 (GH) Dated 19th December, 1979)

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Krishi Apartments
Plot No. 15
D-Block, Vikas Puri
New Delhi-110018

Ref No. KCGHS/AGM/2025

Dated: 10.11.2025

Subject: Minutes of Annual General Body Meeting held on
Sunday, the 26th October, 2025.

Dear Member,

Please find enclosed herewith the Minutes of Annual General Body Meeting of "The Krishi Co-operative Group Housing Society Limited", Plot No.15, D-Block, VIKASPURI, New Delhi-110018 held on Sunday, the 26th October, 2025 for your information.

Thanking you,

Encl: As above.

Yours Sincerely,

(S.D. SHARMA)

Secretary

Secretary

Krishi Co-op. Group Housing Society Ltd.
D-Block, Vikas Puri, New Delhi-110018

To: All Members of the KCGHS Ltd.

Copy to: The Asstt. Registrar {West}
Office of the Registrar Co-operative Societies,
Govt. of NCT of Delhi, Old Court Building,
Parliament Street,
New Delhi-110 001.

THE KRISHI CO-OPERATIVE GROUP HOUSING SOCIETY LTD.
REGD. OFFICE : KRISHI APARTMENTS, D-BLOCK, VIKAS PURI NEW -110018.
Phone No. 011-40582788 E_Mail: krishiapartments@gmail.com

MINUTES OF THE ANNUAL GENERAL BODY MEETING OF THE KRISHI CO-OPERATIVE GROUP HOUSING SOCIETY LIMITED HELD ON SUNDAY, THE 26th OCTOBER, 2025

The Annual General Body Meeting (AGM) of the Krishi Co-operative Group Housing Society Ltd. was held on Sunday, the 26th October, 2025, in the Main Lawns of Krishi Apartments, D-Block, Vikaspuri, New Delhi-110018 in terms of Notice dated 10th October, 2025.

Registration of the meeting commenced at 10:00 A.M. only 15 (Fifteen) members registered their presence up to the stipulated time i.e. 10:30 A.M. which was less than required quorum. In the absence of requisite quorum, the President adjourned the meeting for 15 minutes. The proceedings of the A.G.M. were resumed at 10:45 A.M.

The President welcomed the members on behalf of the Managing Committee. He informed to the members/residents about some members who left this world since conclusion of last AGM and requested the House to observe two minutes silence as a mark of respect to those members.

The General Body then proceeded to discuss and deliberate on the agenda listed in the Notice dated 10.10.2025.

Agenda Item No.1 : Confirmation of the Minutes of the A.G.M. held on 27th October, 2024:

The President informed the General Body that the Minutes of the A.G.M. held on 27.10.2024 had been circulated to the members vide Society's letter No.KCGHS/GB/2024 dated 10th November, 2024.

As there were no objection/observation on the minutes, the Chairman with the consent of all the members present, the Minutes of the A.G.M. held on 27.10.2024 as already circulated were approved and confirmed.

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Agenda Item No. 2 : Consideration of the Report of the Management Committee:

The President informed the members that the Report of the Management Committee had already been circulated to the members vide Notice dated 10.10.2025. He then read out the report to the members present in the general body and invited the members to share their views on the any issue arose out of the report. None of the members present raised any issue arising out of the report of the Management Committee. Accordingly, with the consent of all the members present, the report of the Management Committee was adopted.

Agenda item No.3 : Adoption of the Audited Financial Statement for the Financial Year 2024-25:

The President informed the members that the audited Balance Sheet, Income & expenditure Account and Receipts & Payments Account for the year ended 31.03.205 had already been circulated among the members vide Notice dated 10.10.2025. He mentioned that the Statutory Auditor's have given a clean report.

The President, then invited the members present, if they have any query with regard to the audited financial statements. Sh. V.K. Singh (proxy for M.No 209) and Sh. Anil Arora (M. No 298) mentioned about the provision for Website and the allocation of collection of Power Back-up charges The President clarified the position in this regard. The audited Balance Sheet ,Income & Expenditure Account and Receipts & Payments Account for the year ended 31.03.2025 was approved and adopted.

Agenda Item No.4: Approval of Maintenance Budget :

The President informed the members present that the Maintenance Budget of the Society for the period 01.04.2025 to 31.03.2026 had already been circulated among the members and invited the members present to seek any clarification with regard to any item of the budget or allocation of projected expenditure, which is Rs. 1,05,91,000/- It was mentioned by the President that there was no proposal to increase the Maintenance Budget for this year. He also informed that this was the 2nd consecutive year when no increase was proposed and thus the Managing Committee had set new standards by

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maintaining the maintenance charges at the same level. The Maintenance Charges were last revised in the year 2023-24. With the consent of all, the Maintenance Budget for the financial year 2025-26 was approved unanimously.

Agenda Item No.5: Approval for Monthly Charges, Power Back-up Charges and Parking Charges:

The monthly Maintenance Charges payable for FY 2025-26 w.e.f. 01.04.2025 for different categories of Flats shall be as under:-

| Tower No | Category | Monthly Maintenance Charges for the Fianancial Year 2025-26 (Rs.) |
|----------|----------|---|
| 1 | A2/A3 | 2,902/- |
| 2 | CII | 2,110/- |
| 2 | D | 1,892/- |
| 3 | A1 | 2,875/- |
| 4 | CII | 2,110/- |
| 5 | B | 2,724/- |
| 6 | D | 1,892/- |
| 7 | A2/A3 | 2,902/- |
| 8 | CI | 2,573/- |

The President further informed that the Power back up charges and parking fee were proposed to be kept unchanged i.e. 100/- p.m. for Power Back-up and Rs. 500/- p.m. per car for every additional car beyond two per Flat. He further informed that the members holding Flats on lease-hold basis would continue to pay lease rent additionally.

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He invited the members to offer their comments on the above proposals. Smt. Tripta Sharma (M. No.411) objected to the collection of maintenance charges in advance and levy of interest. It was clarified that the management has to pay the Salaries, Electricity Bills etc. every month and hence it is not possible to deviate from this practice and no revision can be allowed in the levy of penal interest for delayed payments which is as per DCS Rules and Act. The members present appreciated this fact and unanimously approved the maintenance charges, Power Back-up charges and parking charges at the same rate at which they were charged for the previous financial year i.e. 2024-25.

Item No.6: Revision of Proposal for Additionality:

The House was apprised that only 132 members have given consent and contributions @ Rs.2000/-. Since the response is poor, it was not viable to take up the project. It was therefore proposed to either refund or adjust the same against maintenance charges. There was detailed discussion on the issue. Sh. V.K. Singh (proxy for M. No.209), Sh. Sunil Chauhan (M. No.487), Sh. Anil Arora (M. No.498), Sh. Navjyot Singh (proxy for M.No.107, Sh. Sudhir Agarwal (M. No. 502), Sh. Vineet Sabharwal (M. No.513) Sh. Balwant Singh (proxy for M.No.107), Sh. Sanjeev Dewan (proxy for M.No.207), Sh. Manoj Agarwal (M.No.359) and others participated in the discussion. It was pointed out that most of the members are not aware of the layout and 'Modus- Operandi' of the project and are hence holding up their contribution. It was proposed that a Tower wise meeting of the residents may be conducted and obtain their opinion before refund of the contribution. This proposal was accepted.

Item No.7: Re-assesement of Strength/Repairs in Towers:

The House was informed that a comprehensive structural assessment is required to be carried out again as last assessment was done in 2020. It was apprised that Management have approached reputed agencies dealing with structural audit whose consultancy charges are high. However, the House proposed that structural audit may be conducted along with proposed additionality in the flats because structural audit will have to be carried out while implementing the additionality in the flats. Meanwhile, the House proposed that the usual repairs which management is carrying out on structural repairs be continued to avert further damage to the structure.

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A.O.B.:

(a) Charges on account of Provisions of Service Charges:

It was proposed by the President to levy service charges in the event of sale/purchase of the flats. It was proposed that a lump sum amount of Rs.10,000/- (Rupees ten thousand only) from the Buyer and that of Rs.5000/- (Rupees five thousand only) from the Seller may be charged on account of providing of various services viz., providing of NOC, transfer of share certificate and addition/alteration in various forms etc. The House approved the above proposal. It was agreed by the House that these charges will be applicable retrospectively from 1st April, 2025 from the Buyer and currently from the Seller.

(b) Streamlining of Parking:

Smt. Kuldip Kaur Bamrah (M. No.832) and some other members raised the issue of parking problems. After detailed discussion the House proposed that designated parking spaces may be created in the complex for which house suggested that Sub-Committees consisting of Members from the respective Towers and Members from the Management Committee may be constituted which will decide the lay out and space creation etc. in the various Towers.

(c) Re-furbishmnet of Electirc Meter Panel at Tower No.5:

Some of the residents of Tower No.5 apprised that they have been facing acute problem of power outage on account of frequent developing faults in the Electric Panel. The President informed that their Electric Panel requires up gradation which will further require the involvement of BSES to augment the supply cable from Sub Station (2) located at Tower No.7 to Electric Panel at Tower No.5. An Electric Meter panel having stainless steel framework/portal to install MCCB, Energy Meter, ELCB, Bus Bar, DP, MCB etc. will have to be provided. The Management agreed to carry out re-furbishment of the above panel for which expenditure shall

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exclusively be borne by the residents of Tower No.5. Sh. Amit Sahni (M. No.415) proposed that a sum of Rs.15,000/- (Rupees Fifteen thousand only) may be taken from each resident to pursue the proposal. This shall be a proto type and other Towers will follow.

(d) Generation of Sinking Funds for DG Sets:

Smt Tripta Sharma (M. No.411) proposed hat a Sinking Fund may be created for the D.G. Sets. The proposal was accepted by the House.

(e) Provision of Rain Water Harvesting Well:

The House was apprised that the efforts are being made to get the above work done from the MLA (LAD) Fund. In case, it is not carried out by MLA, the work will be taken up by the Management and raise demand of funds from the members. The Management will call quotations from the registered vendors and raise demand from the members.

(f) Repair of Over Head Water Tanks:

The Residents of Tower No.3 & 5 raised the issue of leakage in the over head Water Tanks. It was decided to carry out inspection of all Water Tanks and take up the work of repairs.

The meeting ended with a vote of thanks to the Chair.



(Dr. G.K Taneja)
President
President

Krishi Co-op. Group Housing Society Ltd.
D-Block, Vikas Puri, New Delhi-18