MINUTES OF THE ANNUAL GENERAL BODY MEETING OF THE SOCIETY HELD ON THE 11TH OCTOBER, 2026

The Annual General Body Meeting of the Delhi EPDP CGHS was held in the premises of the Society at Plot No. 19 Sector 4 Dwarka on Sunday, the 11th October 2026. The meeting was scheduled to be convened at 2:15 p.m. but due to lack of quorum even at 2:45 p.m. it was further adjourned by 15 minutes and reconvened at 3:00 p.m.

79 members signed the attendance register and joined the proceedings.

Shri Alok Mukhopadhyay, President presided over the meeting.

The President welcomed the Members to the Annual General Meeting on behalf of the Managing Committee and he wished a very Happy and enjoyable Durga Puja - Sharod Shuveccha for the Silver Jubilee celebration.

He remembered those members / residents and their relatives whom we lost during the past one year since last AGM. Silence was observed as a mark of respect to the departed souls before commencement of business. He further wished that we will have a well-informed, constructive discussion leading to wise and judicious decisions on various important issues listed in the Agenda. He informed that he need not elaborate on the methodology to be adopted by the members who wants to participate in the discussion. Secretary, in his introductory address will mention about protocols to be followed.

Thereafter he requested the Secretary, Col Satchit Kumar Basu (Retd) to proceed with the Agenda items.

At the outset, Secretary on behalf of the Managing Committee warmly welcomed all the members to the Annual General Body Meeting of Delhi EPDP CGHS Ltd. and thanked them for taking part in the meeting.

He enumerated the salient points of protocol to be followed during AGM as under :-

a) Not to disturb a member when he is speaking.
b) Since the entire proceedings are being video graphed, the proceedings will not have every word spoken by every individual but the essence of discussion will be recorded.

He requested the General Body to approve the protocol.

Resolution: The General Body unanimously approved the Protocols and the methodology of recording of minutes.

Thereafter, the Secretary presented the listed agenda items of the Annual General Body Meeting, through power point presentation.

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Agenda Item No. 1

Confirmation of the proceeding of the last meeting of the General Body held on 5th October, 2025.

Secretary intimated that the proceedings was circulated to all members and the Managing Committee has not received any comment / observation from any member on the proceedings till date. He, therefore, requested the House to confirm the proceedings.

Resolution : The General Body unanimously confirmed the minutes of the Annual General Body Meeting held on 05.10.2025.

Agenda Item No. 2

Action Taken Report (ATR) on the decisions taken in the AGM on 5th October, 2025.

Secretary updated the House on the ATR is as follows :-

Sr. No.	Agenda Item No.	Issues		Action Taken / To be Taken
1	2 (i)	Repairs to outer surface grit.	:	Being done selectively. At present the work is under progress at block no. 1 & 6.
2	2 (viii)	Matter related to financial power of the Managing Committee	:	Already approved by the General Body. The same should continue for F.Y. 2027-28.
3	3 & 14	Replacement of Internal Water Pipeline.	:	Shri Roop Mukherjee (Flat No. 553) has submitted the study. The same will be presented during the meeting.
4	4	(i) Shri Shibnath Chakraborty (M. No. 27) pointed out that at Para 2 (page no. 42) of the Audit Report, the Auditor mentioned "Trustees" and "Trust" instead of "Managing Committee". This should be informed to the Auditor & RCS.	:	(i) Action completed.
8		New Policy of Rainwater Harvesting	:	Rainwater Harvesting project as per current policy of DJB stands approved by the General Body held on 20/10/2024 which can be financed through BMF / BRF (Rs. 45 lakhs). However, expenditure and implementation has been pended since Federation of CGHS Dwarka has taken up the case against DJB. We will wait till the judgement arrives **to save hard earned money of the residents.**

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Sr. No.	Agenda Item No.	Issues		Action Taken / To be Taken
9		Retrofitment of Coloumns, Beams & Staircase	:	9 Coloums (Ground to Top), 1 beam, 1 waist slab of **Block No. 1**, 1 Staircase Beam of **Block No. 2**, 5 staircase beam, 7 landing slab, 9 waist slabs of **Block No. 5**. Entry Gate, 7 staircase beams (inside), 4 staircase beam (outside), 7 lift lobby beams, 7 landing slab, 5 waist slabs of **Block No. 6** and 5 columns, 1 staircase beam of **Block No. 8** have been completed in addition to number of Mortar repair. **Block nos. 3 & 4** will be taken up along with other works during F.Y. 2026-27 & 2027-28.
10		Installation of Rooftop Solar Plant	:	The shadow study of Sub-Station-I and Sub-Station-II is required before installation of Solar Panel. Hence, it is pending.
11		Closing of Shaft Area	:	The Pilot project could not be taken up due to its low priority as compared to jobs mentioned above.
12		Lift Lobby Guard Wall	:	The Pilot project could not be taken-up due to its low priority as compared to jobs mentioned above.
13		Parking Charges	:	Action completed.

Resolution : **The Action Taken Report of the Managing Committee on various points were noted and approved by the General Body unanimously with the continuance of financial power as approved by the previous General Body meeting held on 05/10/2025.**

Agenda Item No. 3:

Report of the Managing Committee.

Secretary presented the Report of the Managing Committee through power point presentation. First for the works done for residents of Dwarka in general and thereafter he enumerated the achievements of the Managing Committee as under :-

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(a) Restoration of CNG Facility at Sec 24, Dwarka Crematorium
(b) Replacement of Drain Cover for Pedestrians on sector 4 footpath
(c) Retrofitment Work, Repair of Staircase Beams (inside & outside)
(d) Procurement of Sintex Water Tanks
(e) Change of Kitchen / Toilet Pipelines
(f) Upgradation of OTIS Lifts,
(g) Achievements of Dakshinayan Natya Goshti,
(h) Identification, Servicing and Marking on Earthing Pits for buildings and Lifts
(i) Publication of New Telephone Directory with large number of useful information
(j) Bamboo Fencing of adjacent DDA Park
(k) Installation of new water pump along with replacement of old pipes,
(l) NRV etc. with 4" pipe, New NRV & Gate Valves
(m) Purchase of Electric Meters (Single Phase)
(n) Purchase of Merry Go Round (MGR) 4-seater with fibre seat installed in the Toddlers Park
(o) Replacement of Drain/Sewer Covers
(p) Procurement of Water Meter
(q) AMC for Fire-Fighting System
(r) Doctors for OPD
(s) Celebration of Netaji's Birthday
(t) Lohri Celebration
(u) New Car Stickers
(v) B Check completion of new Generator Set
(w) Calendar of Events
(x) Replacement of SAFAL Kiosk by installation of "Freshly Grown" outlet or any other (This was highly appreciated by the General Body)
(y) Conduct of Theatre Workshop
(z) Celebration of Rabindra – Nazrul Sandhya
(aa) Property Tax Collection Camp,
(bb) Reduction of Building Insurance Premium & increasing the asset value
(cc) Celebration of International Day of Yoga
(dd) Repairing & Painting of Boundary Wall (from Badrinath Society to Gate No. 1),
(ee) Bhog Area Upgrade
(ff) Intercom Facility to Mother Dairy Kiosk
(gg) Status of the Legal Cases
(hh) Repair of Gate No. 2

Resolution : The Report of the Managing Committee on various works were noted, appreciated and approved by the General Body unanimously.

Agenda Item No. 4

Consideration of the Audited Accounts of the Society for the F.Y. 2025-26 along with the Report of the Auditors and Audit Compliance Report.

Secretary informed the House that the audited accounts of the Society for the year 2025-26 along with Compliance Report was sent to all members. He informed the House that clarification could be asked till 30th September 2026, but no query was received from any member till date. Hence, he requested the August House to approve the same.

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Members enquired about various issues like

(i) whether Service Tax is applicable,
(ii) Revenue Budget should be made or not,
(iii) whether submersible pump which is not in use should be discarded.

Secretary clarified all points raised to the satisfaction of the members.

Decision : The General Body thereafter approved the Audited Accounts and Compliance Report for the year 2025-26 unanimously.

Agenda Item No. 5

Work Programme, Revised Budget for the FY 2026-27 & Proposed Budget Estimates for the F.Y. 2027-2028.

Secretary intimated the House that the Work Programme, Revised Budget for the F.Y. 2026-27 and Proposed Budget Estimates for the F.Y. 2027-28 were sent to all members and requested the August House to approve the same.

Members suggested the following :-

(i) Action for defaulters may be taken as per Bye-laws of the Society besides action being initiated by the Managing Committee.

(ii) Break-up of the amount against Repair & Maintenance.

(iii) Security Agency should be changed.

(iv) Revenue Budget is required.

Secretary informed that the Managing Committee will examine the feasibility of taking further action on defaulters as described in the Bye-laws. For break-up of every repair & maintenance the member should visit to Society office for the details or ask before commencement of AGM within the stipulated time mentioned therein.

Secretary asked the opinion of the House for change of security contractor. All other residents were of the opinion that the contractor should not be changed due to good service provided by the present security staff.

With regard to revenue budget, Secretary intimated that the budget has been prepared as per the requirement of RCS and RCS approved Auditor.

Secretary further intimated that every year we have to give increment to staff, bear increased cost of repair material, increase cost of security contract, housekeeping contract, labour cost etc. In addition, every year all AMCs like that of EPABX System, OTIS Lifts, Pest Control Agency, Fire-fighting AMC, Rainwater Harvesting Servicing cost increases by 5-7 %.

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He pointed out that thus there is a shortfall of Rs. 19,18,050/- in the budget of F.Y. 2026-27. He suggested the House to adopt any of the following options :-

- Compensate the above deficiency by increasing Maintenance by Rs. 440 / per month / per flat.
- 7% yearly increase in Maintenance and manage the balance by cost cutting.
- Alternately, this may be taken from the Reserve Fund and will review in next General Body Meeting.

After detailed discussion including that of depreciation following was resolved :-

Decision : **The General Body unanimously approved both the Work Programme and Revised Budget for the Financial Year 2025-26 and Proposed Budget Estimates for the Financial Year 2026-27, annexed at Annexure-1 & 2 respectively and an increase in the present monthly Maintenance Charges by 5% on Rs. 3,100/- i.e. by Rs. 155/- only w.e.f. 1st November, 2026.**

Agenda Item No. 6

Statement of Loan, if any, given to any of the Members of the Managing Committee.

Secretary informed that this point is compulsory as per Chapter IV Para 31 (3) of Delhi Cooperative Societies Act 2003.

He confirmed that no loan has been given to any member of the Managing Committee at any point of time by the present Managing Committee.

Resolution : **The General Body noted the Point.**

Agenda Item No. 7

Matter related to Parapet & Roof Repair

Secretary intimated that the progress of work has already been elaborated in ATR. Further action will continue as per limit of expenditure given to the Managing Committee in the previous General Body Meetings (Agenda item no. 7 of last AGM) and provision of funds required.

Member raised issues like the pilot repair of roof though completed had given rise to some electrical problem. The member requested that the same contractor should not be awarded further contract.

This was readily agreed by the Secretary.

Resolution : **The General Body unanimously approved the work and allotment of budget as per limit of expenditure and fund given to the Managing Committee in the previous General Body Meetings.**

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Agenda Item No. 8

Matter related to Compliance with Duties of Bulk Waste Generators under the Solid Waste Management Rules, 2026.

Secretary informed that a new policy letter on the Solid Waste Management was enclosed at Annexure – E1 along with Agenda Notes. He further informed the House that the Federation of CGHS Dwarka has taken-up the issue with MCD and we will await the outcome for further action by us.

Resolution : The General Body approved the suggestion of the Secretary.

Agenda Item No. 9

Matter related to retrofittment of new cracks in columns & beams and staircase waists as identified after April, 2026.

Secretary intimated that we had employed M/s. Cortex Construction as our consultant for structural safety during 2020. Based on their report and recommendations, M/s. Anil Kumar Sharma (Contractor) have done retrofitted coloumns & beams. The Completion Report and Structural Safety Certificate was submitted to DDA on 7th November, 2023.

However, now new cracks are visible and those had to be retrofitted on priority during 2026-27. We have now discovered another 35 numbers of crack developed in Coloums of Basements. Some of the photographs were shown to the House.

He further informed the House that **on 1st October 2026 we have received another Circular from RCS** asking societies to certify following :-

(a) Structural Safety Audit through qualified Structural Engineer.
(b) Verification of Fire Safety Certificate.
(c) Verification of Lift Inspection / Safety Certificate.

The Compliance Report to be submitted within a period of 3 weeks.

On this issue Shri Somnath Banerjee (Mem. No. 662) informed the House about the possible causes of such failure, giving instances of USA and his own experience.

Secretary intimated that the following sequence may be followed for this work :-

(i) Preferably employ M/s. Cortex Construction for audit of retrofitment and certification.
(ii) Preferably employ M/s. Anil Kumar Sharma the same contractor who had earlier undertaken the retrofitment works.
(iii) Generate fund for retrofitment.

The approximate estimated cost is Rs. 53.00 lakhs.

He thereafter requested the House to exercise one of the following options for raising fund :-

a) Rs. 5,000/- contribution per quarter per flat for 3 quarters.
b) Rs. 1,250/- contribution per month per flat for 12 months.
c) Pray to GOD for our Safety.

In the context of the Circular dated 1st October 2026 received from RCS, Shri Alok Mukhopadhyay, President urged the members / residents to refrain from making any unauthorized construction in their flats because maintaining structural safety cannot be the sole responsibility of the Managing Committee. Individual flat owners are equally responsible for maintaining structural integrity of society flats. He readout some portion from a circular, he intends to issue shortly.

After discussion the following was resolved :-

Decision: It was resolved unanimously that Rs. 1,250 / per month / per flat will be charged for a period of 12 months towards newly identified retrofitment work w.e.f. 1st April, 2027.

Agenda Item No. 10

Matter related to Study undertaken to set our defect prone water pipeline right.

Secretary informed that a study was carried by Shri Roop Mukherjee (Flat No. 553), M. Tech (Environment Engineering) having 30 years' of experience in Water Supply Systems and presently engaged in consultancy services to projects funded by World Bank, Royal Government of Bhutan etc. He has kindly consented to provide free consultancy services to Dakshinayan.

Col Satchit Kumar Basu (Retd), Secretary proposed that the change in water pipeline may be taken up during this financial year as per already approved project to be undertaken out of DRF fund (Refer resolution of Agenda Item No. 14 of AGM held on 05/10/2025 with the continuation of enhanced financial power of the Managing Committee).

Decision: The General Body unanimously approved the project, the budget allotment and the enhanced financial power of the Managing Committee.

Agenda Item No. 11

Matter related to allotment of funds for all projects.

Secretary intimated that there will be need for funds in order to address the following :-

(a) Replacement of Lifts after a period of say five years. Col Basu intimated that as approved in General Body held on 05/10/2025, an amount of Rs. 175/- has been added in DRF and the fund has accumulated an additional amount of Rs. 3,78,000/- from April, 2026 to September, 2026. This will not be sufficient for replacement of new lifts.

(b) Retro fitment of Columns & Beams which have developed cracks. The point has already been covered in Agenda Item No. 9 and fund position clarified.

(c) Fund will be required for Redesigning of RWH (Rainwater Harvesting) if the case taken-up by Federation of CGHS Dwarka is not accepted by the Hon'ble Court.

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He thereafter proposed that RWH if required to be taken up will be taken up as per already approved Rs. 24 lakhs out of DRF fund (As per resolution of Agenda Item No. 14 of AGM held on 05/10/2025) and the enhanced financial power of the Managing Committee.

Decision : The General Body unanimously approved the proposal, the fund allotted and the enhanced financial power of the Managing Committee for completing the above works.

Agenda Item No. 12

Matter related to amendment of Bye-laws as per new notification from Registrar, Co-operative Societies.

Secretary explained the Policy Notification on the amendment of Bye-laws received from office of the Registrar, Co-operative Societies by means of a PPT.

He further informed the House that a Sub-Committee consisting of Shri Alok Mukhopadhyay, President, Shri Syamal Das Sarma, Vice-President and Smt. Nilanjana Mukherjee have gone through the Bye-laws and found that there was no need to amend any of the Bye-laws.

Notwithstanding above, there is a need to brainstorm for introduction of new Bye-laws.

Decision : The General Body noted the points explained by the Secretary.

Agenda Item No. 13

Matter related to complaint regarding stray Cats & Dogs.

Secretary informed that this is the one area where Managing Committee could not do much to provide relief from the problems created by Stray Cats & Dogs in the Society.

He thereafter invited Ms Namita Roy, Advocate to inform the House as to the legal position on this issue.

After her presentation with the present legal position, it was clear that the only solution to get rid of this problem is to ensure that all members feed the stray dogs & cats at only the designated place outside the society premises. It was also proposed that true animal lovers may consider adopting such animals.

Secretary further intimated that there are a few members who are following this policy religiously for many years and others should follow the same.

Decision : The appeal of the Secretary was noted by the General Body.

Agenda Item No. 14

Any other matter under the provisions of Bye-laws, Acts and Rules, with the permission of the Chair.

Secretary intimated that three members had sent the following points for the AGM :-

(a) Col A.K. Ghosh (M.No. 209) vide his letter dated 01/10/2026 expressed his concern regarding (a) Fire Safety, (b) Sliding Wheel Chair, (c) Larger Size National Flag,

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(d) Specialty of Doctors visiting society & NA qualified in First Aid and Power failure

Secretary informed that we have now given AMC for maintenance of fire-equipments. He requested Shri Ashish Pal to call Col A.K. Ghosh during fire practice to build up his confidence.

With regard to Sliding Wheel Chair, Shri Basudeb Sinha explained the kind of available chairs and why it does not suit us.

With regard to National Flag, Col Satchit Kumar Basu (Retd) intimated that this is being followed as per the existing rule on the subject.

As for doctors and nursing assistant, if any specialist doctor or trained nurse agree to render their services, they will be welcome with open arms.

He regretted delay in switching of power to generator due to lack of skill of electricians. The same is being taken care of now.

(b) Shri Basudeb Majumdar (M. No. 170) raised all his points during discussion of Agenda Item No. 5. Therefore there was no need to separately take this up.

(c) Shri Somnath Banerjee (M. No. 662) wanted to highlight the requirement and urgency of undertaking retrofitment. Since he was given an opportunity to project his views during discussion on Agenda Item No. 9, it was not taken up once again.

There was no other point. The Meeting concluded with a vote of thanks to the Chair by the Secretary.

New Delhi
October 14th, 2026

Col Satchit Kumar Basu (Retd)
Secretary

Alok Mukhopadhyay
President

Encl.: Annexure-1 & 2

Annexure - 1

Delhi EPDP CGHS Ltd, Dwarka, New Delhi-110078

APPROVED BUDGET FOR THE F.Y. 2026-27 & 2027-28

EXPENDITURE	Approved Budget for 2026-27	Revised Budget 2026-27	Proposed Budget 2027-28
Expenditure			
Salary and Overtime allowance to staff	3,444,000	3,444,000	3,616,200
Printing and Stationert	36,750	50,000	50,000
Postage and Courier	6,300	3,000	3,000
Local Convayance	15,750	15,750	16,500.00
Professional Charges	70,000	70,000	70,000
Legal Charges	260,750	262,500	262,500
Housekeeping	745,500	765,000	803,250
Security Services	3,008,250	3,008,250	3,158,660
Office Maintenance	31,500	31,500	33,000
Repair and Maintenance	2,940,000	3,500,000	3,675,000
Annual Maintenance Charges (AMC)	1,102,500	1,102,500	1,157,625
Telephone Charges	5,250	5,250	6,000
Social Event Expenses	111,300	111,300	116,865
Expenses on Gen Body Meeting	105,000	120,000	120,000
Audit Fees	36,750	29,000	30,000
Library	-	-	10,000
Horticulture	21,000	5,000	10,000
Gymnasium	-		
Bank Charges	5,250	5,250	5,500
Misc. Expenses	31,500	31,500	31,500
Insurance Charges	15,750	15,750	15,750
COMMON AREA EXPENSES			
Electricity Charges	1,365,000	1,365,000	1,500,000
Water Charges	378,000	450,000	500,000
Diesel Consumption	10,500	10,500	10,500
	13,746,600	**14,401,050**	**15,201,850**
Electricity Charges	15,000,000	15,000,000	15,000,000
Water Line Repair & Water Tanker Charges	-	530,000	550,000
Diesel Charges	80,000	40,000	40,000
Insurance Charges	200,000	150,000	150,000
Provision for Depreciation	1,500,000	2,200,000	2,200,000
Ground Rent	270,000	250,000	250,000
Excess of income over Expenses	-		
Total Expenses	**30,796,600**	**32,571,050**	**33,391,850**
INCOME/RECEIPTS			
General Maintenance Charges	10,368,000	10,368,000	10,368,000
Addl Maintenance charges from Tenants	350,000	250,000	250,000
Parking Charges	400,000	400,000	400,000
Electricity Charges	15,000,000	15,000,000	15,000,000
Water Charges	1,000,000	1,500,000	1,500,000
Diesel Consumption	80,000	50,000	50,000
Insurance charges	200,000	135,000	135,000
Misc Income	1,000,000	1,200,000	1,200,000
Interest and late payment charges	1,500,000	1,500,000	1,500,000
Ground Rent	270,000	250,000	250,000
Total Income	**30,168,000**	**30,653,000**	**30,653,000**
Excess of expenditure over income	628,600	1,918,050	2,738,850
	30,796,600	**32,571,050**	**33,391,850**

ANNEXURE – 2

Approved Work Programme for the year 2027-28 (and remaining period of current year)

Sl. No.	Approved Work Programme 2026-27	Status	Proposed Rolling Work Programme 2027-28
1	Water Proofing Treatment on Roof of affected flats.	One roof treatment completed	Balance will be taken-up.
2	Installation of Rooftop Solar Plant.	Deferred.	--
3	Repair & Plastering of Parapet Wall for balance buildings.	Parapet repair along with painting of Block Nos. 1, 2, 4, 7, 8 & 6 (half portion) have been completed.	Action will be taken for block no. 5, 3 & 6 (half portion) shortly.
4	Redesigning & implementation of Rain Water Harvesting System as per latest policy.	Awaiting Court Order.	Will be taken-up as per Court Order.
5	Grit Repairs as ongoing project.	On-going.	On-going.
6	Kitchen Shafts – Change of Old Pipes as required basis.	03 Nos. completed.	Will be taken-up as and when required basis.
7	Refurbishment of Tank Pedestal when replaced.	14 New Water Tanks purchased & positioned on refurbished pedestal.	Total 26 New Water Tanks have been installed. More tanks will be replaced based on their actual condition (Total Tanks : 166 nos.)
8	Limited Internal Road Repair.	850 Sq.ft. completed.	Will be taken-up as and when required basis.
9	Replacement of Old C.I. to PVC pipes on as required basis.	03 Nos. completed.	Will be taken-up as and when required basis.
10	Repair of Staircase Waist Slab of all blocks.	14 Nos. completed.	Balance will be taken-up
11	Painting of Staircase Railing.	Block 1, 2, 6 7 & 8 (half) have been completed.	Balance will be taken-up

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Sl. No.	Approved Work Programme 2026-27	Status	Proposed Rolling Work Programme 2027-28
12	Repair of Staircase Railing.	Block Nos. 1, 2, 6, 7 & 8 have been completed.	Balance will be taken-up
13	Continuation of repairs of underground PVC water pipe system.	Study completed.	Repair will be taken-up as per study & approved budget of 35 lakhs in AGM held on 5th Oct., 2025.
14	Painting of Generator Room.	Completed (Inside).	Outside will be taken-up.
15	Flower Bed at ground floor level of all buildings need to be cemented over cinder filling.	Pilot Project undertaken.	Based on the result, further action will be initiated.
16	Making wheelchair-friendly pathway from lift lobby to paved level in all blocks.	Pended for study of more design.	--
17	Periphery of Pump Room Water Proofing.	Pended for next year.	Will be taken-up.
18	Replacement of broken kota stone of Lift Lobbies Floor and facelift of lift lobby wall with stone cladding as per requirement.	Pended.	--
19	Replacement/repair of broken kota stone of Staircase Tread as per requirement, if fund permits.	Pended.	--
20	Covering of Electrical Shaft Area.	Pended.	--

NB : Managing Committee may prioritize the work & add as per requirement. General Maintenance Funds will be utilized other than those for which BMF/ BRF fund is approved already during last AGM.