

The Talagang Co-Op. Group Housing Society Ltd.

"NEELKANTH APARTMENTS"

Plot No. 49, Sector-13, Rohini, Delhi-110 085

Email : neelkanth.apartments.rohini@gmail.com

TCGHS/2024-25/66

Date: 10th Jan 2025

The Assistant Registrar (Sec VIII/GH)
Office of The Registrar of Cooperative Society
Old Court Building
Parliament Street
New Delhi-11001

Sub.: Information about implementation of decisions taken in the AGBM held on 22.09.2024

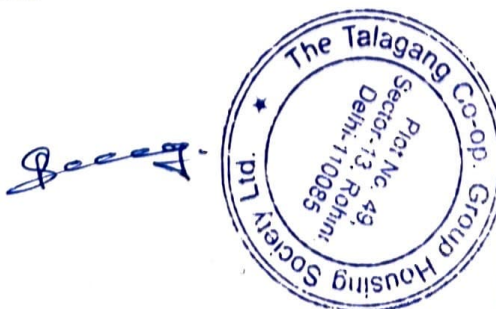
Dear Sir,

The Managing Committee of the Talagang CGHS Limited would like to apprise you about implementation of various decisions on agenda items of AGBM held on 22.09.2024, approved by 90 members present in AGBM.

It is submitted that the members of The Talagang CGHS Limited approved all items of Agenda by majority from 95% to 100% and MC noted the same for execution of the same before next AGBM of year 2025. We now submit item wise progress in past 3 months hereunder:

- 1. SGBM of 26.05.2024 Minutes Confirmation:** The house unanimously confirmed the minutes of SGBM held on 26.05.2024. Hence, any reservations raised were overruled by majority of the house instantly.
- 2. Confirmation of Audited financial Statements for the year ended 31.03.2024:** The house approved the same with 100% majority and asked the MC to clarify on following issues observed:
 - (i) Loss of Rs. 34,487/- be verified;
 - (ii) Income Tax Refund of Rs. 4,79,114/- be expedited.
 - (iii) Reserve Fund of Rs. 31,11,675/- be explained.

The President of the society duly clarified the issues with facts and figures and were accepted by the members.



Contd...2

EDIX1991969TH IVR:6948131981989
CO PRACHANT VIHAR SO (110085)
Counter Mail: 11/01/2025 12:39
To: ASSISTANT REG. OLD COURT BUILD
PIN: 110001, New Delhi SPD
From: THE TALAGANG CO OP SEC13
Wt: 25gms
Amt: 17.78, Tax: 2.78, Amt. Paid: 19.56 (Cash)
<Track on www.indiapost.gov.in>
<Post 19032666060 <Dear Maska, Stay Safe>



: 2 :

3. Approval of Budget for FY 2025-26: The members unanimously approved the budget and sought clarification on source of incremental expenses without enhancing recoveries from members for maintenance (as the MC had already decided NOT to enhance any amount in yearly maintenance of flats, payable by members). The president explained and provided following solutions to meet the expenditure without enhancing any revenue:

- (i) Members reserve fund (created in FY 2023-24) will be used for any shortfall;
- (ii) Saving on funds from leakages
- (iii) Recovery of Old dues from members
- (iv) Recovery from erstwhile president on account of embezzlement of funds made during her tenure.

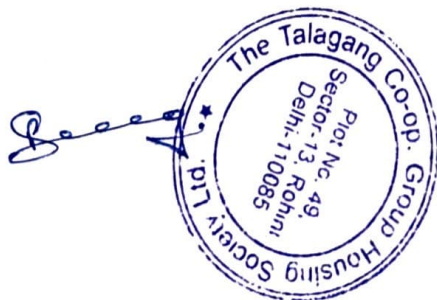
4. Restoration of Swings in Children Park: Being Unanimously approved by members, MC is on final stage of awarding contract to the eligible company for its restoration. The expenses on the same will be made out of previous year accruals and savings from leakages.

5. Rain Water Harvesting: Unanimously approved by members. Bids have been invited by MC for executing this work. The process of finalization of contractor and award is at final stage. The expenses on the same will be made out of previous year accruals and savings from leakages.

6. Project for Reconstruction of Internal Road: The project was approved by majority constituting 95% of members present in the meeting. Till writing of this letter, 95% members have already deposited their first installment towards road project. The remaining amount is expected to come within next few days.

MC has invited bids from experienced contractors to execute the project. A Technical cum Tender Committee of 7 persons / members was formed (other than MC members) to finalize the **NIT, Road Map, Specifications, BOQ etc.** and to supervise the work till completion. Bids were opened in front of 12 Block Representatives. Tender will be awarded to the company meeting bid criteria very shortly. The process of bidding and execution is being carried out with utmost high transparency to ensure best quality with lowest cost. The tendering process was witnessed by many senior residents and has been dully appraised on Whatsapp groups of society.

Contd...3-



: 3 :

Some of the members raised concerns about water logging in Blocks 8 to 12. All such residents were duly satisfied after they witnessed execution plan and thereafter deposited their first installment with society office. Hence all residents / members are satisfied with the work and the transparent process adopted in its execution.

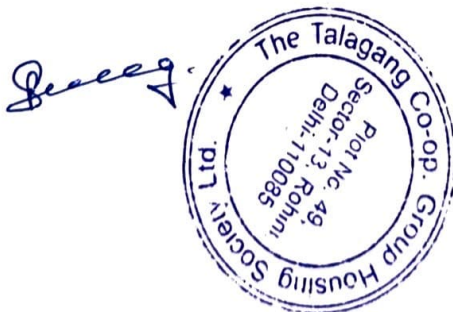
7. Recovery of Dues due to misappropriation of funds from erstwhile president Mrs. Seema Agarwal: There has been huge misappropriation of funds by the erstwhile president Mrs. Seema Agarwal in her last 2 terms of president- ship. On sensing of being caught red handed, she resigned from president post and dissolved the erstwhile MC by submitting her resignation with other members to the RCS office. The RCS office appointed an Administrator-Cum-RO to conduct fresh elections. Elections held on 10.03.2024 and new MC come to existence. Subsequently SGBM was held on 26th May'2024 wherein 94 members wanted to conduct an Inquiry into allegations leveled against erstwhile president. Accordingly, Inquiry Committee consisting eminent residents of the society was formed which found financial irregularities committed by her with evidences thereof. The Inquiry Committee in its report also fixed the amount of recovery to be made with interest thereof.

Further in the AGBM held on 22.09.2024, all present 90 members unanimously confirmed recovery of loss caused to the society. Various show cause notices were served to Mrs. Seema Agarwal but she failed to submit the reply or to appear before MC in all such occasions to present her case. Hence, recovery notice served upon her for recovery and a final notice Dated 30.11.2024 was served upon her before initiating legal actions for recovery. No response received from her on any of the notices served on her in past 6 months.

8. Income Tax Demands: The house unanimously approved the appointment of a lawyer to pursue the appeals before CIT(Appeals) and ITAT for cancellation of Income tax demands.

9. Updation / Post-facto approval of critical works undertaken: The members unanimously approved the following works undertaken on highest priority:

- (i) Minor and urgent repair in all blocks of the Building.
- (ii) Up gradation of 11 lifts and modernization of 4 lifts.



Contd....4-

10. Creation of Policy documents for smooth operation of Affairs of Society and its management: The members unanimously approved the creation of Policies and Standard Operating Procedures (SOP) for staff to work in time so that harmony, peace and tranquility is maintained amongst members / residents of the society. Following policies have been prepared and adopted:


- (i) Accounts
- (ii) Purchase
- (iii) Tender
- (iv) Security
- (v) Human Resource
- (vi) House Keeping

All the proposals suggested by MC were duly approved by the members present in AGBM. In addition to above, the MC has also taken following initiatives in past 9 months:

- (i) Poling Station established by Election Commission of India: The ECI took a decision to establish a polling booth in premises of Cooperative housing society and choose The Talagang CGHS Limited (Neelkanth Apartments), first time in state of Delhi;
- (ii) Cyber Crime Drive organized jointly by Cyber Crime Branch of Delhi Police and Dainik Jagran in which Addl DCP North, Delhi Police presided over the function;
- (iii) Election Campaign by Election Commission of India through SDM, Shahdara, Delhi;
- (iv) Aadhar Card Camp;
- (v) Voter Card Camp;
- (vi) Regular upgrading of website for awareness of members

This letter is for information of your good self and also for the members / residents of the society by placing a copy on the website of the society.

With Regards,


(Rajesh Garg)
President
For The Talagang CGHS Ltd

