

The Talagang Co-op Group Housing Society Ltd. (Regn No. 799)
Plot No. 49, Sector-13, Rohini, Delhi-110085 Tel: 011-46017386, +91-9599001951

Dated: 17.04.2026

NOTICE OF SPECIAL GENERAL BODY MEETING

All the members of The Talagang Co-op. Group Housing Society Ltd. are hereby informed that a Special General Body Meeting of the Society is to be held on **Sunday, the 3rd May 2026 at 10:30 a.m. at Basement of Block No. 13 of the society** to transact the business as per agenda enclosed.

The purpose of this SGBM is to present complete, factual, and transparent details about the project, including planning, approvals, timelines, and execution. This will also be an opportunity for residents to raise questions directly and receive accurate responses from the Management.

Attendance of all members is highly encouraged to ensure clarity, transparency, and collective understanding.

The meeting will start by breakfast & will be followed by lunch.



Sunil Garg, Secretary

For Distribution:

All Members of the Society;

All Notice Boards of Society;

Soft copy to be shared at the official WhatsApp group and website.

Copy to:

The RCS for Information please.

Quorum:

The quorum for the Special General Body meeting shall be one third of the total number of members on the date of the notice of the meeting.

No business shall be transacted at the Special General Body meeting unless there is a quorum at the time when the business of the meeting is due to commence.

If within half an hour from the time fixed for the Special General Body meeting quorum is not complete, the meeting shall stand adjourned for fifteen minutes and after adjournment of the meeting, no quorum shall be necessary and the meeting will be held at the place specified above.

The members having any query regarding agenda items, requiring attention in the meeting, may submit the same in writing by **25th April, 2026**, before closing hours of the society office. All efforts will be made to the satisfaction of respective member so as to save time of discussion in the ensuing SGBM.

NOTE:

Only members shall be allowed to attend the meeting. Joint members may attend the meeting on written request from the first member confirming his/her inability to attend the meeting. As per guidelines or the RCS office only member or joint member can attend the meeting.

AGENDA

Agenda item No. 1:

Confirmation and Approval of Minutes of Last Annual General Body Meeting:

Confirmation and Approval of minutes of Annual General Body meeting held on 14TH September, 2025 is being sought hereby.

Agenda item No. 2:

Status Update on ongoing project.

Construction of New Roads: As all of you know that **ROAD PROJECT** is the **biggest project** being executed in society history. All residents are hereby informed that a Special General Body Meeting (SGBM) is being convened to address and clarify matters related to the ongoing internal road construction project within the society.

In recent days, certain unverified information and rumors have been circulating regarding this development. The Management strongly advises all members not to rely on hearsay or informal sources; as such misinformation creates unnecessary confusion and concern within the community.

The Management would like to firmly state that spreading or encouraging unverified information is against the spirit of community harmony and as management **we strongly condemn it.**

We request all residents to cooperate, attend the meeting, and rely only on official communication channels for updates.

Rain Water Harvesting System: The Managing Committee (MC) is delighted to share a proud milestone with all members—the **Rain Water Harvesting System has been successfully completed and is now fully operational.**

This is more than just a completed project; it is a **meaningful step toward a smarter, more sustainable future.** With this system in place, we are conserving precious water, reducing dependence on external supply, and actively contributing to groundwater recharge.

We request all members to play their part by keeping rooftop drains clean and unobstructed, especially during the monsoon, so the system performs at its best.

Agenda item No. 3:

Post-facto Approval of Shaft and Sewage Works.

Causing serious damage to the Building due to Seepage. It was observed that there had been some water leakages from shafts of various residential blocks. The condition was very bad and therefore the shaft at stilt areas was cut open to check the source of leakage. It was found that the pipes were broken at various points. Thereafter, shafts of other blocks were cut opened which required immediate and utmost necessary replacement of all the old pipes along with their sewage connection underneath.

After receiving a report from the society plumber, the matter was taken up with project Committee Members and Block representatives. All the representatives suggested immediate repair of the shafts.

Otherwise also, this work was long pending. Hence, it was decided by your MC to take of this work along with the Road project and has been done successfully. The cost of entire work amounted to Rs. 20.00 Lacs approximately which includes material and labour. This is the first time in 30 years (since the society building constructed) that the sewage pipes have been replaced and the sewage flows has been rectified at a minimal

Cost, which has been earlier estimated at around Rs. 2.00 Crore and would have entailed a very painful exercise.

Approval of the house is being sought.

Agenda item No. 4:

Updation about Ex. President Mrs. Seema Agarwal's case regarding-:

- A. Recovery of funds embezzled in the Light Project**
- B. Boundary wall**
- C. Sale of AC**
- D. Odin System Pvt. Ltd.**

The DCT has directed for inspection U/s-61 of DCS Act, 2003 to be completed within 3 months.

Agenda item No. 5:

Any other agenda, may be proposed with permission of the chair.


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