

THE TALAGANG CO-OP GROUP HOUSING SOCIETY LTD. (Regn. No. 799)

Plot No. 49, Sector-13, Rohini, New Delhi - 110085.

Phone No.: 011-46017386, 9599001951

MINUTES OF THE SPECIAL GENERAL BODY MEETING Held on 03.05.2026 (Sunday) in the Basement of Block No. 13, Neelkanth Apartment, Sector 13, Rohini, Delhi 110085.

The Special General Body Meeting (SGBM), was held on 03.05.2026. The meeting commenced at 10:30 A.M., however, due to lack of quorum, it was adjourned until 10:45 A.M. The meeting finally commenced at 11:00 A.M. with 51 members present, which finally reached to 105 members present during the course of whole meeting.

The Secretary, Sh. Sunil Garg, and the President, Sh. Rajesh Garg, welcomed the members present in the House. The President requested the Secretary, Sh. Sunil Garg, to proceed with the agenda items.

**AGENDA ITEM NO. 1**

**Confirmation of Minutes of the Previous AGBM**

The Minutes of the Annual General Body Meeting (AGBM) held on 14.09.2025 were placed before the House and were approved unanimously.

**AGENDA ITEM NO. 2**

**Update on Road Project**

The following members raised queries and observations regarding the Road Project:

1. Sh. Gopal Dass Mandana (M.S. No. 1045)

- Requested an update regarding the completion timeline of the Road Project.
- Sought clarification regarding the original project value.

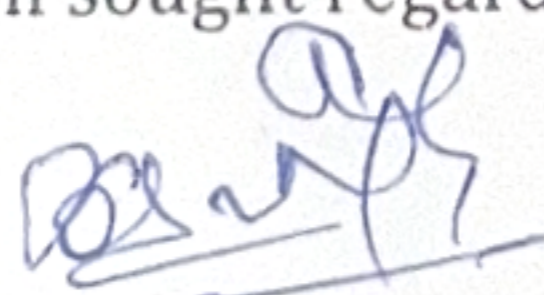
2. Sh. Lokesh Garg (M.S. No. 1071)

- Asked about the members of the committee handling the project.
- Requested details of the agreement executed with the contractor company.
- Seeks clarification regarding SSC clause number 31 and 32
- Clarification sought regarding interlocking paver block and pipe work.



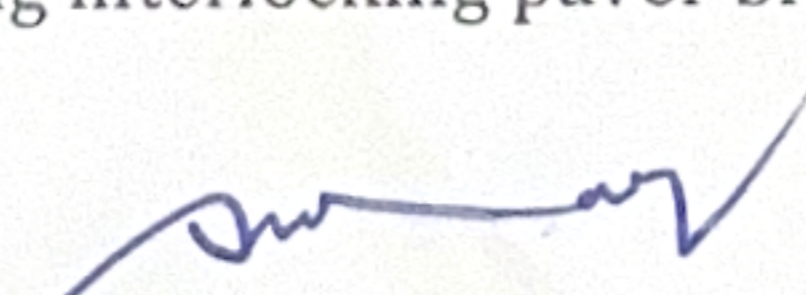
Rajesh Garg

{President}



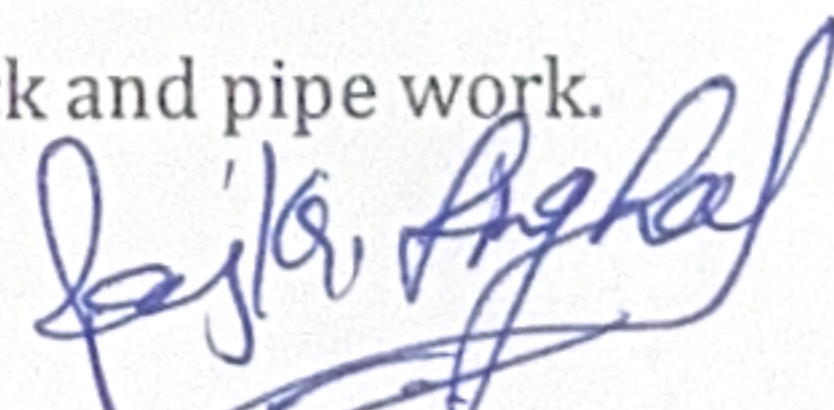
Balbir Singh

{Vice President}




Sunil Garg

{Secretary}



Rajkumar Singhal

{Treasurer}



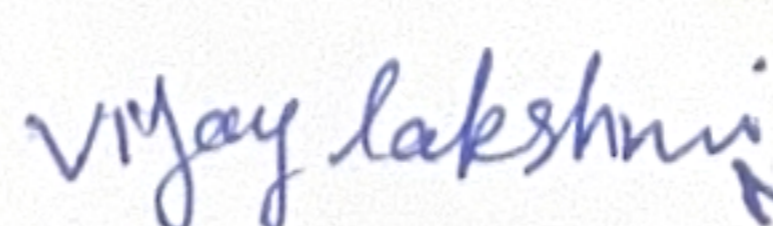
Rupan Bansal

{Joint Secretary}



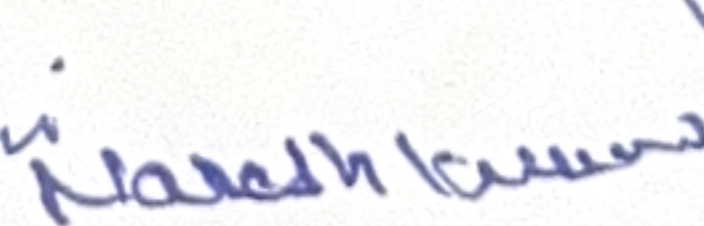
Murti Bansal

{Member}



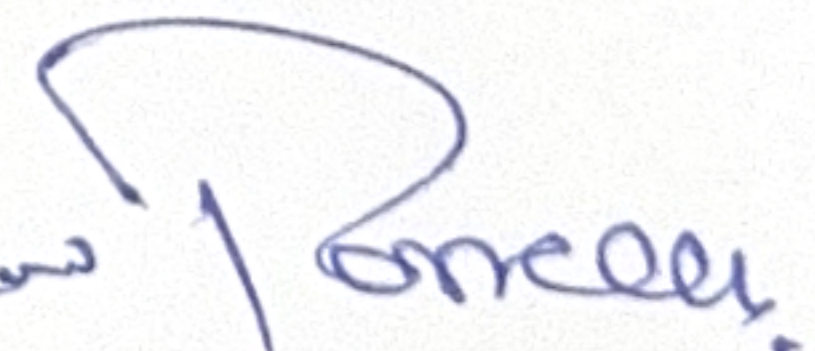
Vijay Laxmi Goyal

{Member}



Naresh Jain

{Member}



Parveen Jain

{Member}

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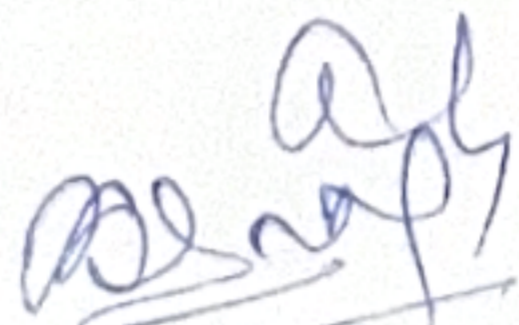
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- e) Asked about the role of the Management between M/s Rajat Construction Co. and M/s K.K. Concrete Products Pvt. Ltd.
3. Sh. Sunder Lal Pruthi (M.S. No. 746)  
Sought clarification about the pigment used in bricks and suggested re-examining the pigment mixture.
4. Sh. Ashok Kumar Bhatia (M.S. No. 464)  
a) Sought clarification regarding the penalty clause in the contractor agreement.  
b) Asked about the original project cost.  
c) Observed that only 25% of the project work had been completed.
5. Sh. Pramod Kishan (M.S. No. 1025)  
a) Asked about the originally approved project area and the subsequent increase in area.  
b) Enquired about how the old bricks are being reused.
6. Sh. Ram Avtar Shah (M.S. No. 1042)  
a) It is said that the initial project cost was around ₹129 lakh.  
b) whether the cost of the project was increased by about Rs.20 lakhs due to change in the design of the pit prescribed by Government authority?  
c) Sought clarification from members about the possibility of any additional financial demand in future.
7. Sh. Bhura Ram Chaudhary (M.S. No. 1018)  
Responded to other member query that the management did not give any figure about % completion of project.
8. Anita Goel (M.S. No. 968)  
Responded to other member as to why a new contractor be engaged at this stage, as it will increase financial burden on the members.
9. Sh. Neeraj Garg (M.S. No. 962)  
Responded to other members about general pattern of any project being delayed due to varied reasons, out of owner's control.



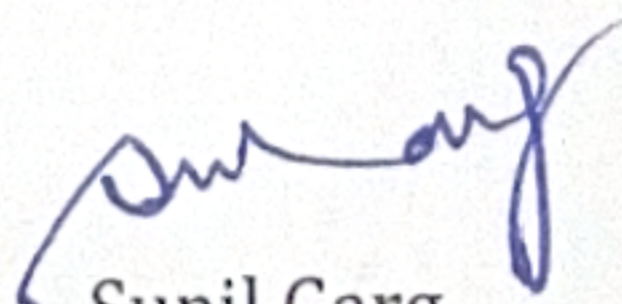
Rajesh Garg

{President}



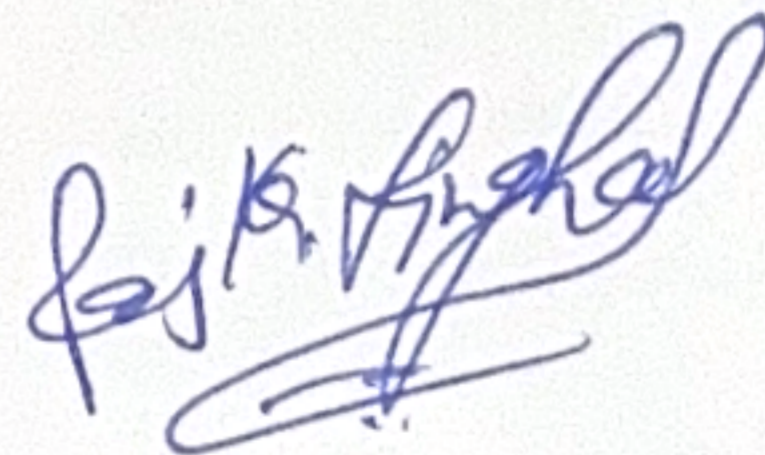
Balbir Singh

{Vice President}



Sunil Garg

{Secretary}



Rajkumar Singhal

{Treasurer}



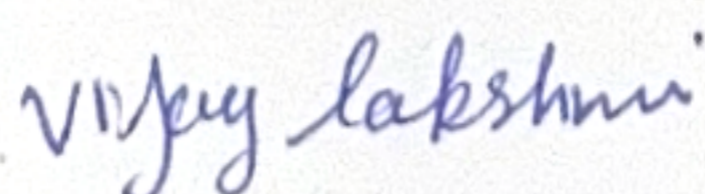
Rupam Bansal

{Joint Secretary}



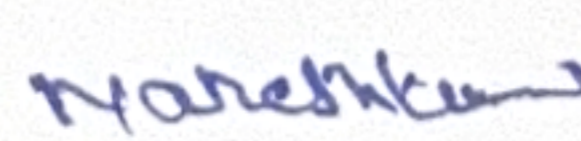
Murti Bansal

{Member}



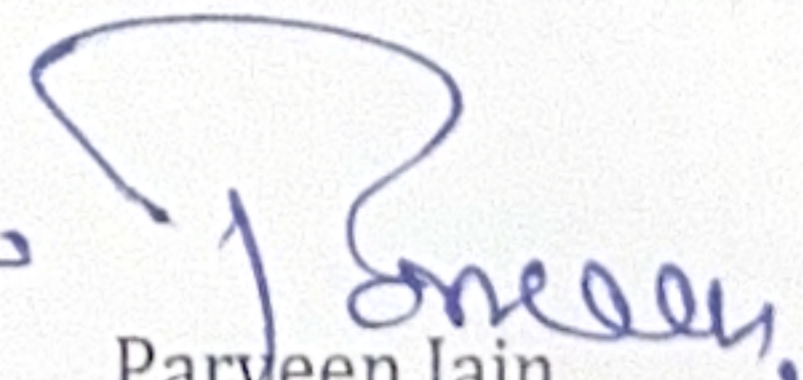
Vijay Laxmi Goyal

{Member}



Naresh Jain

{Member}



Parveen Jain

{Member}

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10. Sh. Anuj More (M.S. No. 1047)

Responded to other member and enquired if any vendor leaves the work without completion of work, what should be the action of this management.

11. Mrs. Meenakshi Bansal (M.S. No. 158)

Enquired about questions raised by other members on cost escalation of road project as cost escalation in light project was more than 10 times as against NIL in road project.

12. Sh. Vineet Garg (M.S. No. 1014)

Agreed about inordinate delays in road project due to unforeseen circumstances and suggested to continue with same contractor. Further suggested to get voting done as to whether the society should continue with same contractor or to replace.

13. Sh. N K Jain (M.S. No. 572)

Informed the house that there are govt guidelines about provision of variance to the extent of 10%.

The President informed the house that there is a Road Project Team, comprised of the following members:

1. Sh. Ravi Mahajan
2. Sh. Pradeep Naik
3. Sh. Rajesh Gupta
4. Sh. Naveen Mittal

The President Requested Sh. Ravi Mahajan for briefing to the Members

Sh. Ravi Mahajan gave a brief update on the progress of the project and stated as under:

a) The tender for the project was opened in December 2024.

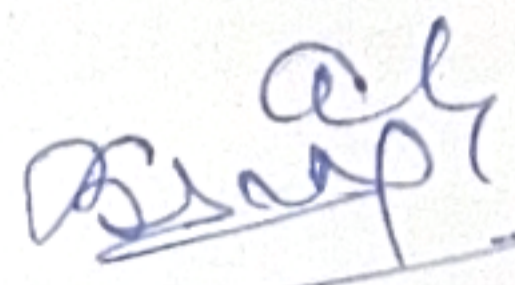
b) The estimated project cost was approximately ₹127 lakhs for the Road Project and Pipe Rain Water Harvesting Project collectively.

c) The Delhi Jal Board (DJB) did not approve the proposed modular pit method and instead directed the adoption of the conventional pit system. As a result, the cost of the project increased to around Rs 168 lakh.



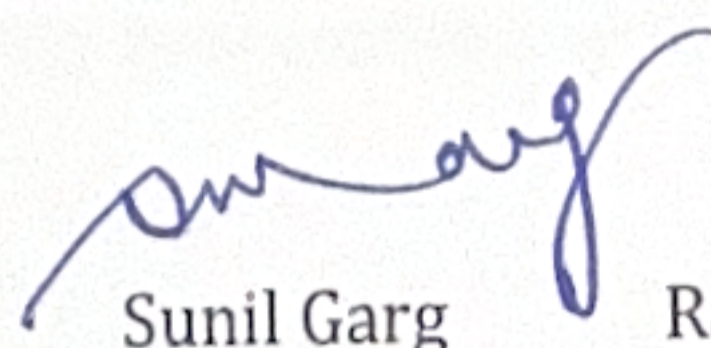
Rajesh Garg

{President}



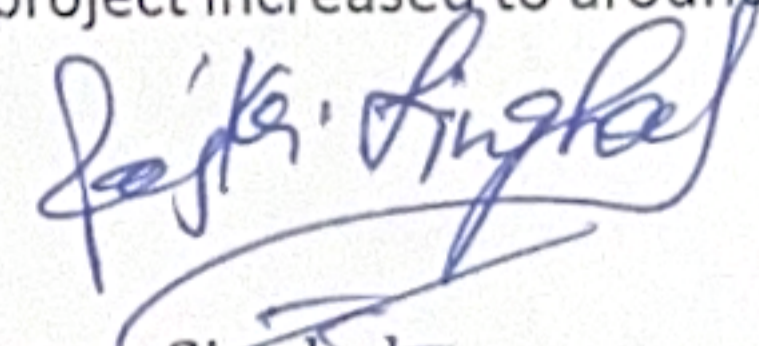
Balbir Singh

{Vice President}



Sunil Garg

{Secretary}



Rajkumar Singhal

{Treasurer}



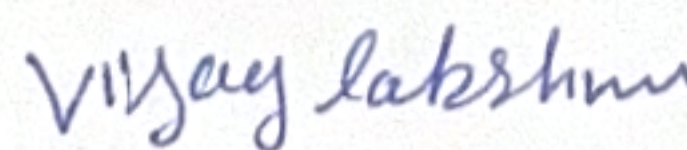
Rupan Bansal

{Joint Secretary}



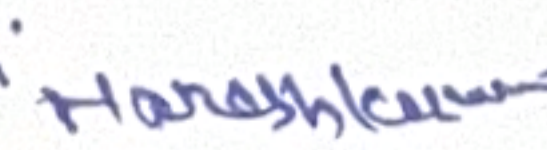
Murti Bansal

{Member}



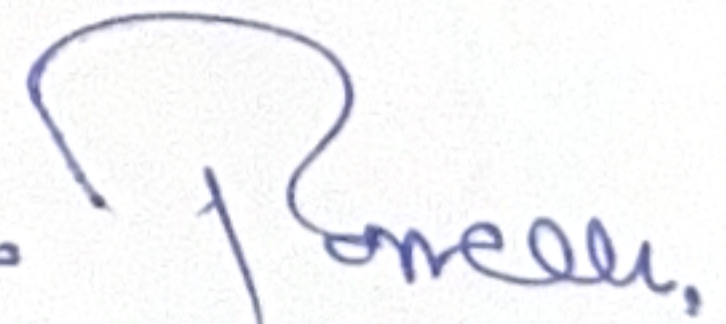
Vijay Laxmi Goyal

{Member}



Naresh Jain

{Member}



Parveen Jain

{Member}

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d) Three rain water harvesting pits with capacities of 50, 50, and 20 cubic meters respectively were proposed, constructed and completed.

e) Quotations were obtained from 2-3 companies, out of which M/s K.K. Concrete Products Pvt. Ltd., Faridabad, was finalized.

f) Suggested that the delay by contractor should be appropriately dealt with by issuing notice to them.

g) Although there is delay, but **AFTER COMPLETION OF THE PROJECT, THE SOCIETY WOULD LOOK SIGNIFICANTLY IMPROVED AND AESTHETICALLY BETTER.**

Further, The President Sh. Rajesh Garg, provided following updates and clarifications to the House, as under:

a) It was informed that approximately ₹81 lakhs had already been spent collectively on both projects, while the balance amount remaining was approximately ₹87 lakhs.

b) Under the Road Project, approximately 7,081 square meters of tile work was planned, out of which nearly 2,000 square meters had already been completed.

c) It was informed that M/s K.K. Concrete Products Pvt. Ltd. had been registered since the year 1976.

d) It was confirmed that there is NO relation between the contractor - M/s Rajat Constructions and supplier of Paver Blocks - M/s K.K. Concrete Products Pvt. Ltd.

e) It was informed to the house that all the decisions regarding road project were taken collectively by all members of project committee, management committee and contractor.

1. A video showing the manufacturing process of the paver blocks was shared in the official Society group.

f) During the AGM held on 14.09.2025, the modular pit system comprising two pits was costing approximately ₹25 lakhs had been discussed, and an additional third pit costing approximately ₹12.50 lakhs had also been approved.

g) It was further informed that the tile cost had increased by approximately ₹35 per square meters.

h) The project area had subsequently increased to approximately 8,600 square meters.

Rajesh Garg

{President}

Balbir Singh

{Vice President}

Sunil Garg

{Secretary}

Rajkumar Singhal

{Treasurer}

Rupam Bansal

{Joint Secretary}

Murti Bansal

{Member}

Vijay Laxmi Goyal

{Member}

Naresh Jain

{Member}

Parveen Jain

{Member}

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- i) Upon voting, the majority of the members present agreed to continue the project through M/s Rajat Construction Co.
- j) It was clarified that there will be **NO Additional Financial demand** from members.
- k) However, The House approved an increase of road project cost till completion the work. However, 10% increase in with in the norms.
- l) Finally, the president invited any / all members to visit office for clarifying their doubts / queries, if any.

**RESOLUTION:** The House approved continuation of the road project with a single contractor by a majority of the members and confirmation about increase in execution cost for completion of work whatever comes.

**AGENDA ITEM NO. 3**

**Shaft Repair Project**

The President informed the House that due to the urgent necessity of shaft repairs, the work had been undertaken simultaneously along with the Road Project without raising any additional financial demand upon the members.

The President further informed the House that the cost incurred on Shaft Repair Project was approximately ₹20 lakhs.

**RESOLUTION:** The House unanimously granted post-facto approval, by raising hand in confirmation for Shaft repair project and expenses incurred thereon by management committee.

**AGENDA ITEM NO. 4**

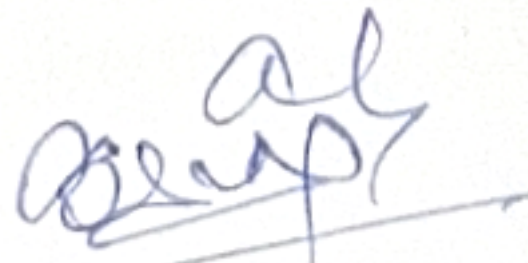
The chair read the agenda regarding recovery proceedings undertaken by society against matters relating to Ex-President Mrs. Seema Agarwal and invited members for further deliberations.

a) Sh. Swinder Pal Chandok (M.S. No. 840) reminded his earlier suggestion to get a special audit conducted by a committee of internally selected members in order to save funds of society.



Rajesh Garg

{President}



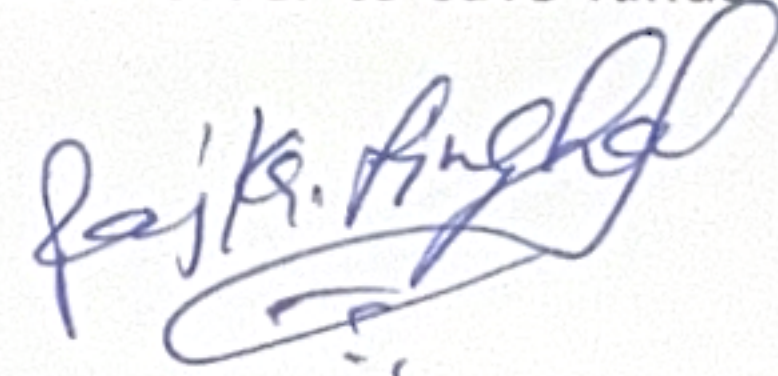
Balbir Singh

{Vice President}



Sunil Garg

{Secretary}



Rajkumar Singhal

{Treasurer}



Rupam Bansal

{Joint Secretary}



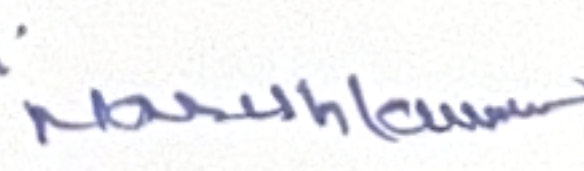
Murti Bansal

{Member}



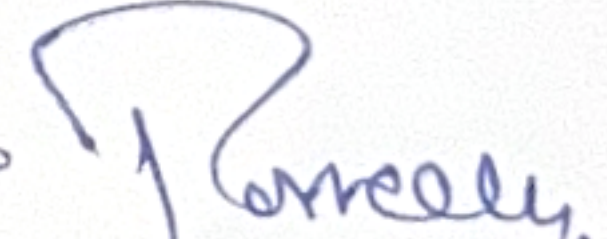
Vijay Laxmi Goyal

{Member}



Naresh Jain

{Member}



Parveen Jain

{Member}

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legal expense and are being incurred by society; (iii) Further appreciated present management efforts in recovering of funds around Rs. 50.00 lacs from members in old pending cases and pointed out that ex-president Sh. Pardeep Hans did not initiate any proceedings for recovery of funds despite securing orders from H'ble High Court.

c) Sh. Lokesh Garg (M.S. No. 1007) asked about the period for which the Special Audit would be conducted and suggested that the audit should cover period from the year 2012 till 2025.

d) Smt. Meenakshi Bansal (MS No. 158) suggested that the House should remain specific and the Special Audit should be limited to only four projects.

e) Sh. Pardeep Hans (M.S. No. 838) apathetically made a factual statement where he wanted that all members should live in peace and harmony. He cited some old matters of his tenure where hardly any action was got initiated despite having orders from Court / RCS. In order to keep tranquility amongst society members and residents, he also offered mediation between ex-president and present MC to get the matter resolved and also offered apologies on behalf of ex-president Mrs. Seema Agarwal. He again requested ex-president Mrs. Seema Agarwal to come forward and tender her apology in the best interest of society.

f) Sh. Bhura Ram Chaudhry (M.S. No. 1018) countered the statement of Sh. Pardeep Hans to get old pending legal matters involving himself (Pardeep Hans) should be resolved first.

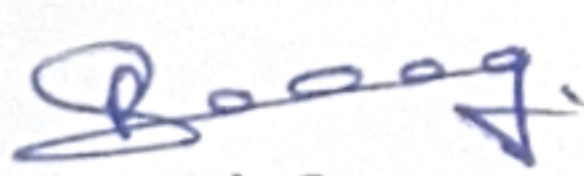
g) Sh. Neeraj Garg (M.S. No. 962) deliberated with certain logics and suggested to settle the matter like a family by obtaining apology along with some amount, if it is recoverable.

h) Mrs. Jalpa Jain (M.S. No. 1044) raised question before MC as to whether any member has submitted a written request with society office to raise any query in the aforesaid SGBM?

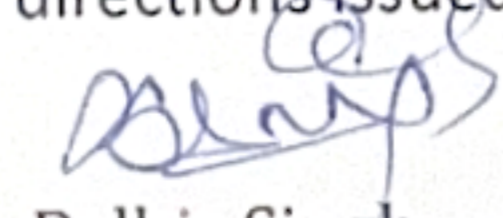
i) Mrs. Seema Agarwal (M.S. No. 921) Ex. President **addressed the House** and stated that she had come to interact with the members and not with the Management Committee. It was a dishonor to the chair as this was a special general body meeting called by MC to provide update on certain matters and is governing by rules defined in DCS Act where members are required to state their grievances and / or suggestions to the chair for acceptance by the house.

However, Mrs. Seema Agarwal took liberty to present her version of facts to the members only.

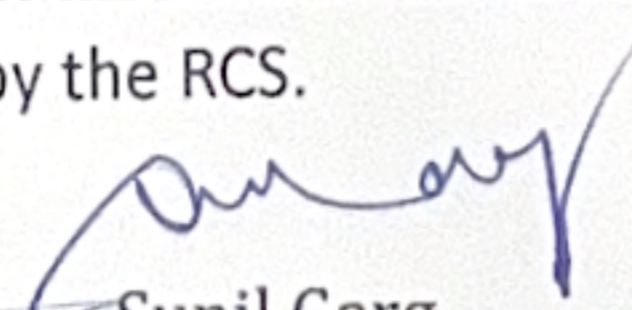
She claimed that the present MC has lost all cases before RCS and H'ble DCT and there has been no adverse remarks passed against her by the said authorities. She further stated that she had requested the RCS to **Appoint an Administrator** in case Management Committee fails to comply with directions issued by the RCS.

  
Rajesh Garg

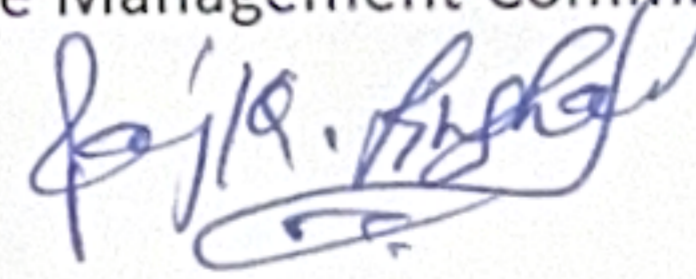
{President}

  
Balbir Singh

{Vice President}

  
Sunil Garg

{Secretary}



Rajkumar Singhal

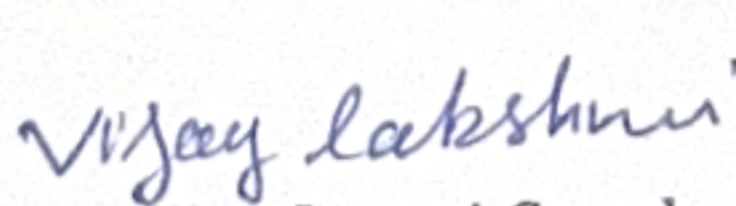
{Treasurer}

  
Rupam Bansal

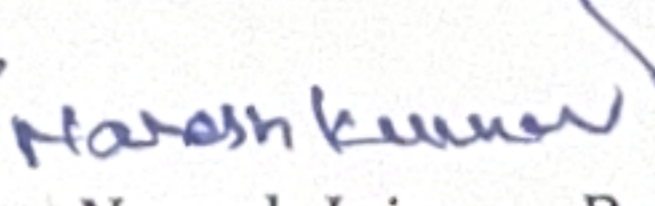
{Joint Secretary}

  
Murti Bansal

{Member}

  
Vijay Laxmi Goyal

{Member}

  
Naresh Jain

{Member}

  
Parveen Jain

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j) Sh. Vinay Mittal (M.S. No. 1059) questioned why she repeatedly is inclined to get an administrator appointed?

k) Sh. Bhura Ram Chaudhry (M.S. No. 1018) also raised questions to Mrs. Seema Agarwal (i) that she had been elected by the members of the Society and that the members of the society had investigated the Light Project, hence as to why she does not believe in the findings of such members? (ii) that why she had previously placed the society's control under Administrator without convening a Meeting of members.

l) Mrs. Neelam Jain (M.S. No. 733) informed the house that she had raised question to Mrs. Seema Agarwal as to why she had resigned and got an administrator appointed? To this, Mrs. Seema Agarwal threatened to her by saying "*Akeli rehti Hai, thoda sambhal ke reh*".

The house was shocked on the words and noted the statement made by respected senior female member.

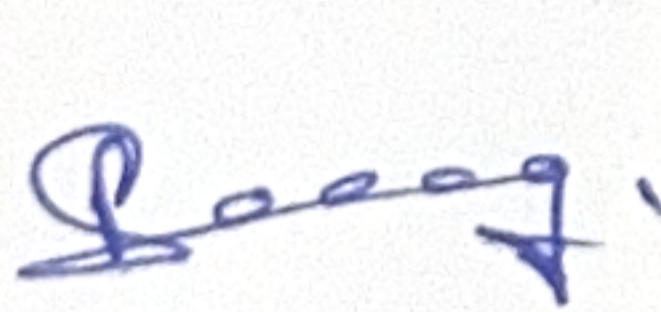
m) Mrs. Seema Agarwal (M.S. No. 921) and Mrs. Seema Singhal (M.S. No. 842) sought proof regarding the said allegation.

The President again requested the House to deliberate on the issue of Special Audit.

Mrs. Seema Agarwal went on to state on record that she did not agree with the conclusions drawn by members and commented "*main members ko kyu Manu, members to Kuch Bhi Bolenge*".

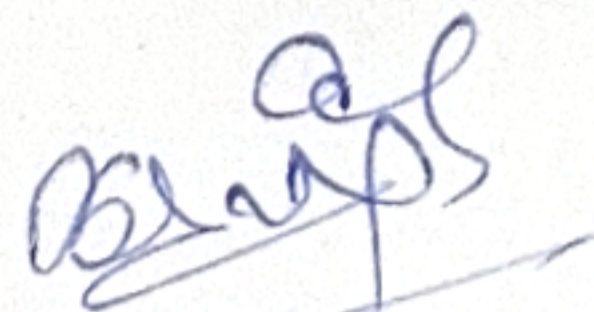
The chair again landed in confusion as to how to understand various statements made by ex-president Mrs. Seema Agarwal. In the starting of her submissions before the house, she commenced to address the members only and not to the chair whereas, when the same members raised questions in response to her statement, she immediately switched her address to the chair and disregarded members there forth.

n) Mrs. Anita Goel (M.S. No. 968) objected to remarks of Sh. Pardeep Hans by questioning as to whether the members of the Management Committee entered office for financial gain. She further raised concerns regarding sale of air conditioners at a lower price as those were purchased from Society funds. Mrs. Anita Goel appreciated the present Management Committee for recovery of approximately ₹50 lakhs and for placing the matter transparently before the members.



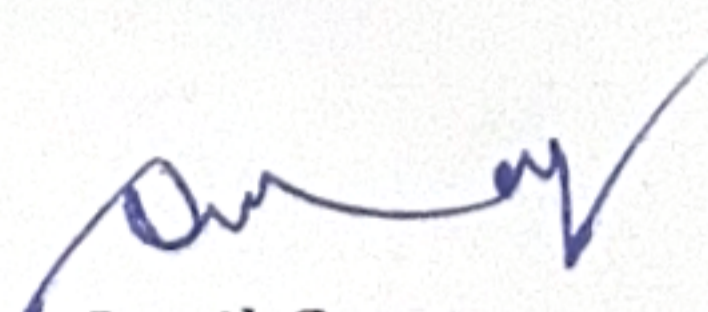
Rajesh Garg

{President}



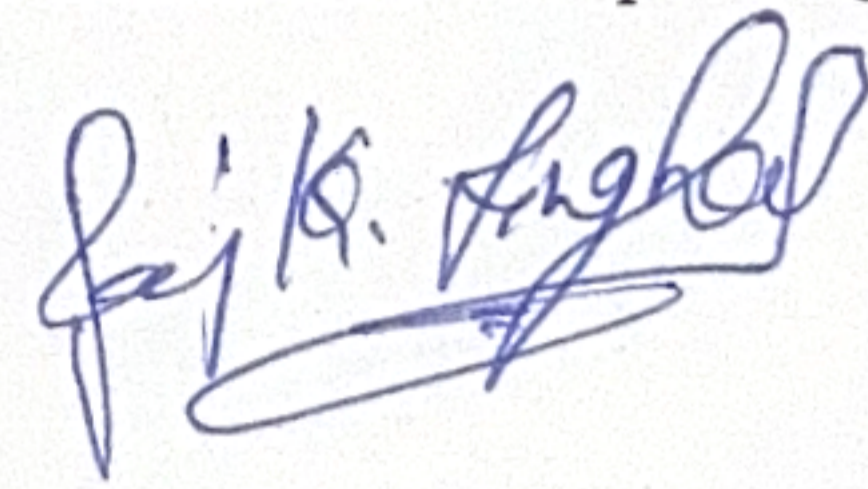
Balbir-Singh

{Vice President}



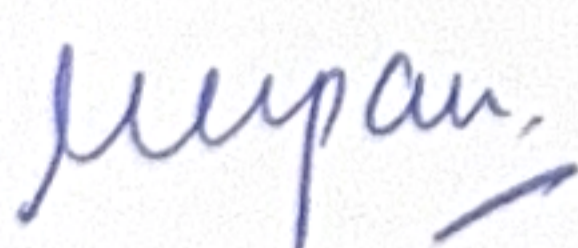
Sunil Garg

{Secretary}



Rajkumar Singhal

{Treasurer}



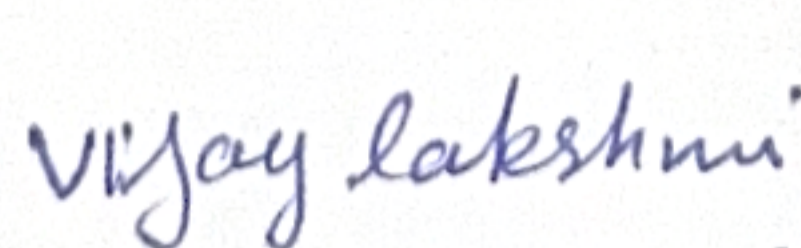
Rupam Bansal

{Joint Secretary}



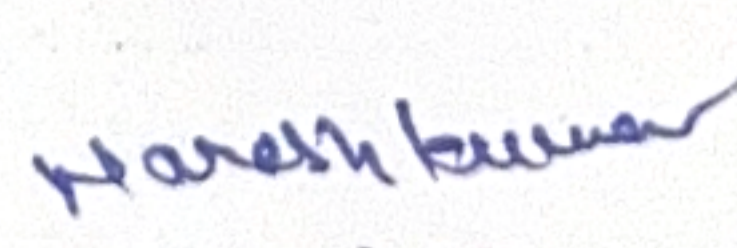
Murti Bansal

{Member}



Vijay Laxmi Goyal

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o) Mrs. Deepa (M.S. No. 1054) stated that if any proposal regarding appointment of an Administrator was ever considered, the same should first be placed before the General Body for collective decision-making.

p) Sh. Pardeep Hans again addressed the House and condemned that appointment of Administrator had not been in the best interest of the Society. He also condemned the alleged threats made to Mrs. Neelam Jain, By the Ex. President.

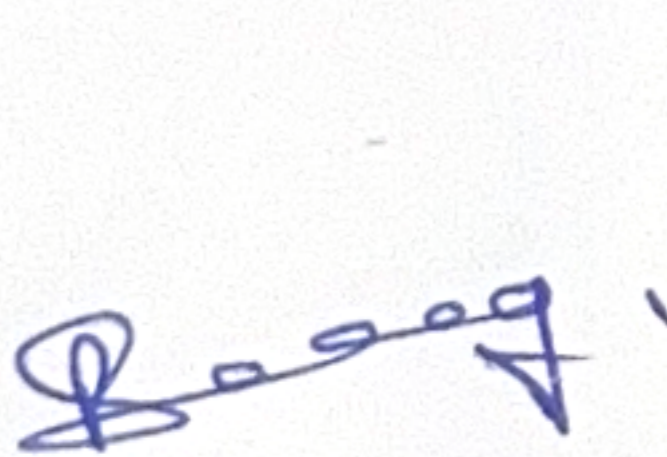
The President thereafter displayed her letter, submitted to RCS, seeking removal of the present Management Committee so as to have a fair inspection be conducted and thereafter appoint an Administrator. Mrs. Seema Agarwal acknowledged having submitted the said representation by saying "*haa Maine bilkul kaha Hai*".

The whole house unanimously condemned the act of ex-president and raised slogans of "*Shame*".

The President then referred to the minutes of the meeting dated **28.05.2023** and informed that the Management Committee had approved the sale of old AC units to the residents and employees of the society at the rate of ₹8,000 per unit. He further informed the House that two AC units had already been sold on 23.05.2023 before the MC meeting.

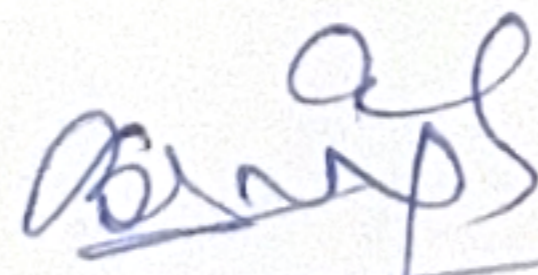
The President further informed the House regarding a receipt allegedly issued in the name of "**Worldwide India.**" He stated that members could verify details of the said entity independently and further alleged that payment had allegedly been received through mobile number **9971497607** belonging to **Sh. Navneet Singh**, who was stated to be associated with **M/s Odin System Pvt. Ltd. A Company owned by Ex. President, Mrs. Seema Agarwal.**

The deliberation on recovery of funds from ex-president, ended with walk out of ex-president from the meeting without any reason on request made by her for appointment of administrator and sale of air conditioners prior to approval of decisions from the then MC.



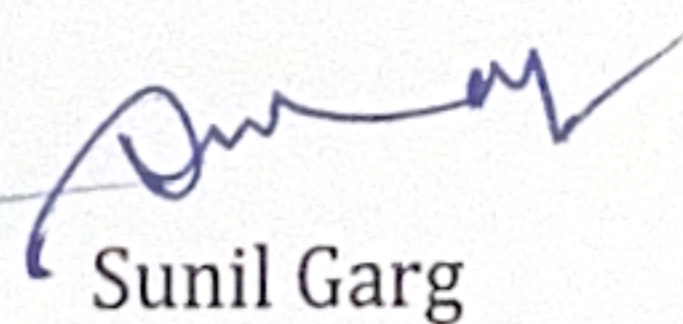
Rajesh Garg

{President}



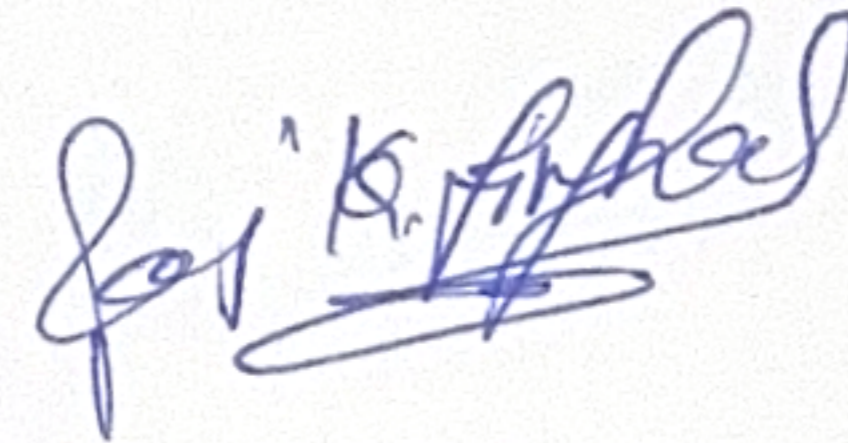
Balbir Singh

{Vice President}



Sunil Garg

{Secretary}



Rajkumar Singhal

{Treasurer}



Rupam Bansal

{Joint Secretary}



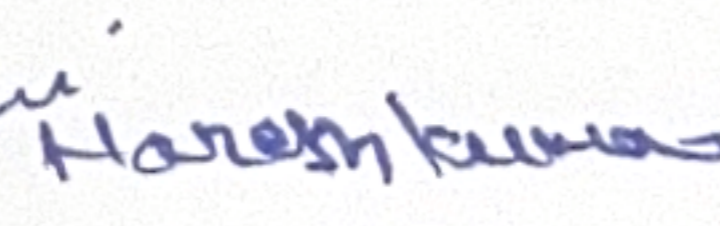
Murti Bansal

{Member}



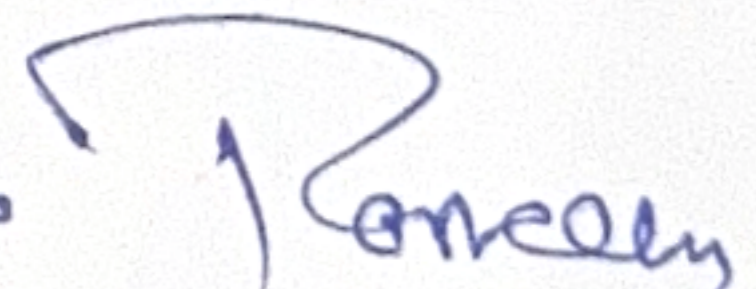
Vijay Laxmi Goyal

{Member}



Naresh Jain

{Member}



Parveen Jain

{Member}

THE TALAGANG CO-OP GROUP HOUSING SOCIETY LTD. (Regn. No. 799)

Plot No. 49, Sector-13, Rohini, New Delhi - 110085.

Phone No.: 011-46017386, 9599001951

AGENDA ITEM NO. 5

Any Other Item with Permission of the Chair

Shri Bhura Ram Choudhary (M.S. No. 1018) once again demanded for a special audit, he also suggested that the legal expenses of the members of the Management Committee should be borne by the Society only for a maximum period of six years, after which such expenses should be borne by the concerned MC member personally.

Sh. Vinay Mittal (M.S. No. 1059) stated that members should also consider the possible expenditure involved in conducting a Special Audit, which according to him could range from approximately ₹5 lakhs to ₹25 lakhs.

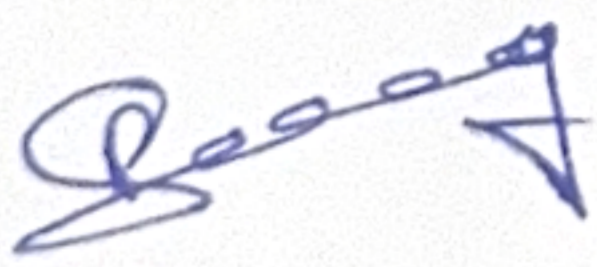
However, several members expressed disagreement with the said estimate.

Finally, the President sought approval of the House for conduct of a Special Audit limited to four specific issues only.

**RESOLUTION:** The House approved the proposal to get a Special Audit conducted limited to four issues, as referred in the order of H'ble DCT, by majority of members raising hand in confirmation.

Conclusion and Closure of the SGBM

There being no other business to transact, the President thanked all members present for sparing their valuable time and for their cooperation in ensuring smooth conduct of the proceedings of the SGBM.



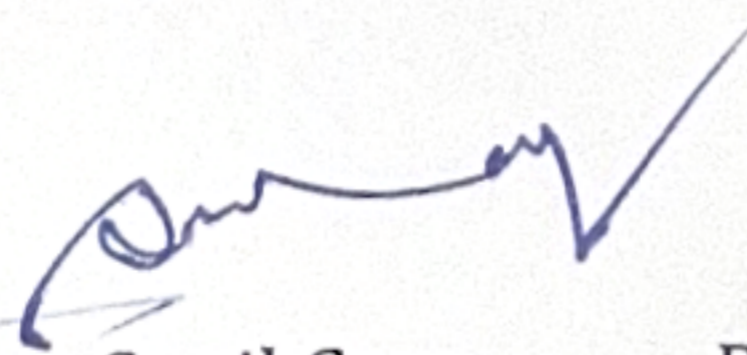
Rajesh Garg

{President}



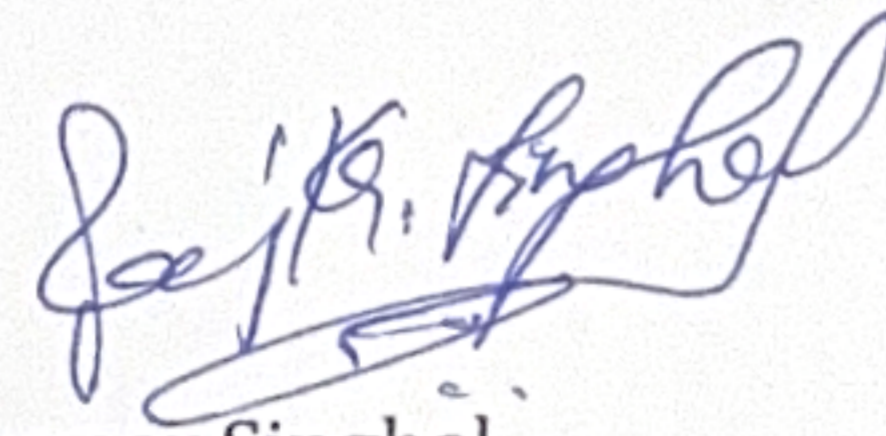
Balbir Singh

{Vice President}



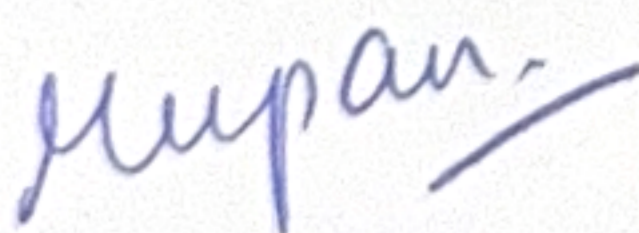
Sunil Garg

{Secretary}



Rajkumar Singhal

{Treasurer}



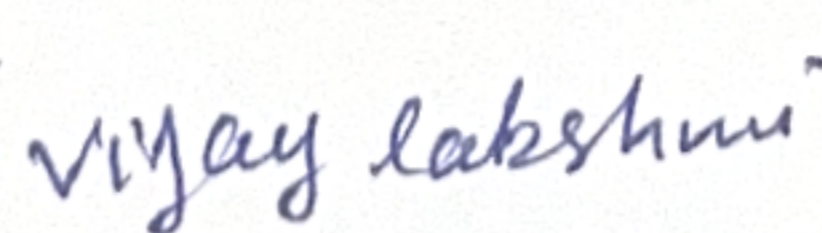
Rupan Bansal

{Joint Secretary}



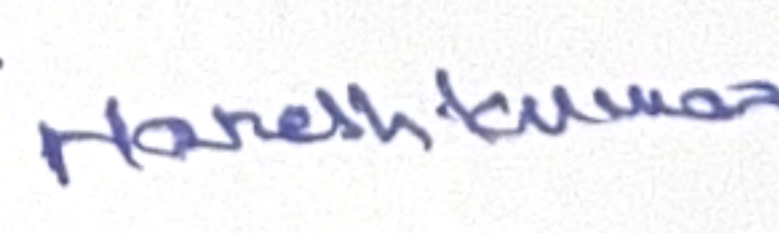
Murti Bansal

{Member}



Vijay Laxmi Goyal

{Member}



Naresh Jain

{Member}



Parveen Jain

{Member}