

The Talagang Cooperative Group Housing Society Ltd.
(Regn No. 799)
Plot No. 49, Sector-13, Rohini, Delhi -110085
Tel. 46017386, 9599001915

Dated: 01.09.2024

NOTICE OF ANNUAL GENERAL BODY MEETING

All the members of The Talagang Co-op. Group Housing Society Ltd. are hereby informed that a Annual General Body Meeting of the Society is to be held on **Sunday, the 22nd September 2024 at 10.00 a.m. at Stilt of Block 14 of the society** to transact the following business, which has been finalised by the Managing Committee.

Agenda of the meeting is enclosed. Meeting will be followed by lunch.



Sunil Garg, Secretary

For Distribution:

All Members of the Society;
All Notice Boards of Society;

Copy to:

RCS for Information.

Quorum:

The quorum for the Annual 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 Annual 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 Annual 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, if any, is having any query regarding agenda items requiring attention in the meeting may submit the same in writing by 15th September, 2024 before closing hours of the society office.

NOTE:

Only members shall be allowed to attend meeting. Joint members may attend the meeting on written request from the first member confirming his/her inability to attend the meeting. RCS has also advised to allow only member or joint member to attend the meeting.

The Talagang Cooperative Group Housing Society Ltd.

AGENDA

Agenda item No. 1: Confirmation and Approval of Minutes of Meeting of Last Special General Body Meeting:

Confirmation and Approval of minutes of Meeting of Special General Body meeting held on 26th May, 2024.

Agenda item No. 2: Presentation and approval of Audited Financial Statements for the year ended 31.03.2024.

To Discuss and approve the Audited Financial Statements covering Balance Sheet, Income & Expenditure account and Receipts & Payments Account alongwith Auditor's Report thereon, is enclosed at Annexure-1.

Agenda item No. 3: Approval of the Budget for Financial Year 2025-26

To discuss and approve the Budget for the financial year 2025-26. A detailed worksheet of the Budgeted Income and Expenditure is enclosed at Annexure-2.

In spite inflationary impact, expenditure on security, Cleaning, Gardening, salaries and maintenance, we are pleased to inform that Managing Committee is **NOT** proposing any impact and increase in the maintenance for the financial year 2025-26.

Agenda item No. 4: Upgrading and re-installation of swings in Children's Park.

MC received some requests from parents of small children regarding upgradation of children's park. MC assessed the request propose to spend Rs. 10.00 lakh for upgradation of Children Park, thereby seek approval of budget thereof. All costs shall be met out of internal savings and no extra demand envisaged from members. Estimated time of completion is November 2024.

Agenda item No. 5: Installation of Water Harvesting System.

As the time demands about preservation and recharge of ground water, Water harvesting is utmost needed to maintain ecological system. This summer residents faced water scarcity a lot.

MC proposes to spend Rs. 25.00 Lakh on installation of Water Harvesting System and sought approval thereof.

All costs shall be met out of internal savings and no extra demand envisaged from members. Estimated time of completion is January 2025.

Agenda item No. 6: Construction of New Roads in Society.

We all are aware that the society internal roads have gone into extensive wear and tear in past 30 years of its construction. MC invited suggestion from domain experts to make an estimation on cost of construction of road.

In this regard, our two members and resident of society Sh. Pradeep Naik ji and Sh. Ravi Mahajan Ji agreed to supervise the project from designing till its final handover. These members will be accompanied by two MC members – Sh. Naresh Jain Ji and Smt. Babita Garg Ji to execute the project.

The Agenda is being put before the house for discussions and deliberations.

As per current suggestions, it is proposed to lay 3 inches concrete road on over and above the existing road, increasing height of drains and other related works. Estimates are as under:

- Cost: Rs. 86.50 Lacs (Incl of GST)
- Time: 3 months from date of start
- Start Date: February 2025

The above said project will be funded by members of society by providing financial support as follows:

<u>Category of flat</u>	<u>Amount</u>
'A'	Rs 32,000/-
'B'	Rs 26,500/-
'C'	Rs 20,500/-
'D'	Rs 14,000/-

Amount to be collected in two instalments of 50% in the month of December, 2024 and balance 50% in the month of April, 2025

MC hereby sought approval before the house.

Agenda item No. 7: Enquiry Committee Report on Light Project.

MC hereby disclosing findings of Enquiry Committee on light project expenses.

MC seeks approval for recovery of financial loss to the society and further necessary actions, as may be deem fit.

Agenda Item No. 8: Concealment / Non-Disclosure of Income Tax Demand of Rs.39.60 Lacs plus penalty.

On perusal of Income tax records, it revealed that certain income tax demands were raised during past 7 years and are still pending against society, for which details are as under:

S. No.	Astt Year	Demand Raised	Case Status
1	2017-18	22,00,567/-	Under Appeal
2	2018-19	9,94,320/-	Under Appeal
3	2020-21	7,64,708/-	Rectification filed
Total		39,59,595/-	

MC has appointed Mr. Vinay Bahl, senior advocate and tax expert to appear before Appellate authorities / income tax department and get the matter represented for settling the matter.

Agenda item No. 9: Updation on New MC activities in past 6 month.

- Upgradation of 11 Old Lifts with ARD System (Automatic Rescue Device) and modernization of remaining four lifts at the total cost of Rs. 15.46 Lacs only.
- Repair and Maintenance of Building structure of Blocks 1, 4, 6, 7, 9, and 16 at a total estimated cost of Rs. 4.00 Lacs.

All the above costs are met out of current year savings and no additional recovery has been envisaged from members.

Agenda item No. 10: Updation on Policy matters and deviations observed.

MC has observed certain issues related to deviation of existing policy by members of society related to Encroachment of common area / Illegal construction etc.

In this regard, MC proposes to upgrade Standard Operating Procedure on repairs and maintenance in flats.

Any other Agenda, as may be proposed, with the permission of Chair.

Members are requested to kindly make it convenient to attend the meeting.



Sunil Garg, Secretary

For Distribution:

All Members of the Society;
All Notice Boards of Society;

Copy to:

RCS for Information and record.

Enclosed:

Audited Financial Statements with Audit report thereof for Financial Year ended on 31.03.2024.

BUDGET PROPOSAL FOR THE YEAR 2025-26					
Sr. No	EXPENDITURE		2025-26 AMOUNT	INCOME	2025-26 AMOUNT
	DISCOUNT ON MAINT. COLLECTION		5.00	MAINT. CHARGES	
	DISCOUNT ON CAR PARKING COLLECTION		0.50	Flat	134.00
	SECURITY EXPENSES		34.55	Shop	2.00
	GARDENING EXPENSES - Salary & Other		13.53	Sub Total	136.00
	SWEEPERS EXPENSES - Salary & Other		17.70	CAR PARKING CHARGES	6.00
	STAFF SALARY		20.02	ADVERTISEMENT FEE	2.50
	ELECTRICITY EXPENSES			MALBA REMOVAL CHARGES	2.50
	NDPL Electricity Exp.	20.00		Other Maint Charges	
	SOLAR - Expenses	12.50		Common Area Maint Charges	0.50
	Sub Total		32.50	Function Park Maint Charges	0.20
	ANNUAL MAINT. CONTRACT (AMC)			Stilled Area Maint Charges	0.30
	LIFT	10.00		Sub Total	1.00
	CCTV	0.50		INTEREST FROM BANK DEPOSITS	
	FIRE FIGHTING	0.25		On FDR's	10.50
	Sub Total		10.75	On Saving a/c	0.10
	FESTIVAL EXPENSES		5.50	Sub Total	10.60
	INSURANCE EXPENSES		2.90	MISC INCOME	1.00
	LEGAL & PROFESSIONAL		6.00		
	MALBA REMOVAL EXP		3.00		
	REPAIR & MAINT.- EXPENSES				
	Repair & Maint - Building	15.55			
	Repair & Maint - Sanitary	8.00			
	Repair & Maint - Electricity	2.50			
	Repair & Maint - Lift	1.20			
	Repair & Maint - Gen. Set	1.50			
	Repair & Maint - CCTV	0.25			
	Repair & Maint. - Fire Fighting	0.25			
	Repair & Maint. - Computers	0.25			
	Repair & Maint - Others	0.50			
	Sub Total		30.00		
	ADMINISTRATIVE EXPENSES				
	POSTAGE & COURIER EXP.	0.10			
	PRINTING & STATIONARY	0.30			
	TELEPHONE EXPENSES	0.25			
	OFFICE EXPENSES	1.50			
	CONVEYANCE EXPENSES	0.50			
	AUDIT FEE	0.50			
	AGBM/SGBM	2.50			
	BANK CHARGES	0.10			
	MISC EXPENSES	1.00			
	Subt Total		6.75		
				SHORT FALL	29.10
	Total		188.70		188.70