

# The Khattar Co-op. Group Housing Society Ltd.

## (ARJUN APARTMENTS)

(Regd. No. 1374)

Ref. No. KCGHS/03/2026

Date 12 Jan 2026

Regd No:-1374

Date: 28.12.2025

A G B M CONDUCTED ON 28-12-2025 at 10:30AM IN THE SOCIETY PREMISES ARJUN APARTMENTS, THE KHATTAR CGHS LTD, PLOT NO 8C, SECTOR-7, DWARKA, NEW DELHI - 110075

### Minutes of the meeting:-

The meeting was held under the chairmanship of Sh. KR Assija President of the society to discuss on the agenda points mentioned in the notice dated 07/12/2025, which was put up on the notice board, informed through speed post/ email to all members and also posted on the official WhatsApp group/website of the society and copy endorsed to Learned RCS, Parliament street, New delhi-110001.

At the scheduled commencement time of 10:30am the quorum was found to be incomplete, so the meeting was adjourned for 30 minutes twice.

At 11:30AM, the strength of the house increased and as per attendance register 48 members were found to be present and the AGBM commenced.

### Agenda No. -1

Shri KR Assija president welcomed all the members present in the AGBM. The president asked all the members to stand at their place to observe two minutes silence in the memory of the members/ residents of the society who left for heavenly abode in the last one year.

### Agenda No.-2

The meeting (MOM) of previous AGBM held on 15.12.2024 was discussed and as there was no query from the house, the minutes of the AGBM held on 15.12.2024 have been approved by the house.









**Agenda No.-3**

**Approval of the audit report of the society for the FY 2024-25**

General secretary Shri B.K. Varma presented and discussed the audit report for the FY 2024-25 which was already submitted to learned RCS office. It was informed that audit report was further uploaded on the society website and also posted in the official WhatsApp group of the society. Summarily he explained the receipt and expenditure incurred, FDR balances, other bank balances, surplus/ income etc. Queries raised were satisfactorily replied and the audit report was approved.

**Agenda No.-4**

**Ground rent payment of Non-Free hold flats**

Society has been paying Ground Rent to DDA Office for non- freehold flats till date. There are 89 flats which are already freehold and don't require to pay any ground rent.

House has decided that the flat owners, which are non-free hold, are requested to deposit ground rent directly to DDA office w.e.f. July 2026. As a good gesture, the forth coming Ground Rent installment in January 2026 will be deposited thru society on behalf of non-free hold flats.

**Agenda No.- 5**

**(a) Update on "Fire Fighting Work" in the society**

Shri B.S. Bhatia, M.C. Member apprised the firefighting system installed at The Khattar CGHS Ltd was non-operational and the associated motors, water line and other fitments etc were not in usable condition. MC decided to rectify and make it operational as per previous GBM. In this regard, a Tender was floated on 23-Feb-2025 for making the firefighting system operational at the society. Three bids were received in response to the tender and order was placed on the lowest bidder after negotiating the quoted rates. The hydrants, hose reels, Non-Return-Valves (NRV), butterfly valves, hooters, fire control panels etc., were replaced. The underground pipelines have corroded and were not fit for reuse; hence the underground pipes were replaced and installed above ground, along the society boundary wall. All the floors in all the three towers have pressured water outlets ready to fight fire incident. Fire hoses along with hydrants are also placed at strategic locations along the boundary wall to meet any fire eventuality. Multiple four-









way and two-way outlets are provisioned for providing connection for fire tenders. The water sprinkler system at the basement parking is also energized. NOC for the firefighting system at the society is applied online and inspection of the system is expected to be carried out in near future.

As per decision taken in the GBM dated 19/5/2024, 50% of the amount spent on fire fighting system will be recovered from the members and 50% will be paid from the society fund.

It is planned to conduct firefighting demonstration and awareness session for the society residents by the contractor.

The vendor will impart demonstration/ training about how to use fire fighting system. The vendor will also inspect and check the system quarterly by conducting mock drill. Society will be required to pay for AMC after two years, up to two years vendor will provide service free of cost.

**(b) Update on lifts**

The decision of installation of new lifts in the society was taken in the AGBM Dated 17/09/2023. Further in brief, Mr. BK Varma explained about the details of contract given to M/s Kone Elevator India Private Ltd. covering the value, timeline, manner and mode of payment for installation of total 6 no's of new lifts and updated on the installation of Phase-I - three new lifts, one in each A, B & C block and the progress of Phase -II work of the balance three new lifts one in each A, B & C block. The House was further informed about receiving of the lift license from the concerned authority and inauguration of lifts of tower A & C on 2<sup>nd</sup> October 2025 and of tower B on 9<sup>th</sup> November 2025 respectively. MC also informed that installation of phase-II is expected to be completed by end of March 2026. The president expressed serious concern about the amount of 17,64,000/-recoverable from defaulter members and also explained the situation that by March 2026 end all the new lifts are likely to be installed and remaining payment is required to be made to M/s Kone. Majority of members present applauded and appreciated the efforts made by the MC for installation of new lifts. The president and Secretary have requested the members those have defaulted in making the payment of outstanding dues towards new lifts and extend their co-operation in the development of the society in this regards.



It was highlighted that well being of the society purely depends on the cooperation of members only by making requisite payments on time to give shape and enable society to complete all the essential projects.

Few members asked the president about the steps taken by the MC for recovery of the outstanding dues from the defaulters. The president apprised that the aspect of initiation of Legal Proceedings against the Defaulter members of the society had already been decided in the GBM Dated 19/05/2024 and accordingly the legal action for recovery has been initiated. Some of the present members suggested/requested that all the legal expenses incurred towards contesting / defending society should be recovered from the defaulter members only, along with the principal and interest from defaulter members. Few Members, who have not been paying the outstanding dues requested house that interest to be waived off and legal expenses should not be charged from defaulter members. House requested for Voting on this issue from the members present to get the opinion in this regards. Voting was held by raising of hands and majority of members voted in favor that interest should be charged on principal amount as per the decision taken in GBM held on dated 19/05/2024 and all legal expenses should also be charged only from defaulter members as legal expenses have occurred only due to non-payment of contribution amount by the defaulter members. Based on the result of the voting, it was resolved and decided that the interest on the principal amount should not be waived off or reduced and all legal expenses spent/incurred in the past and future on the legal proceedings shall be recovered from defaulter members or from the members those who have initiated unwarranted or superfluous proceedings/steps against the society.

One of the defaulter members namely Col. Kapoor Singh (Retd.) (Flat No. A-901) has told house that every member, who is in default in making the payment towards New Lift Installation, will have to pay sooner or later, which was appreciated by members present & the house.

The Secretary requested to the defaulter members with folded hands to clear the outstanding dues towards Lift Installation on or before 31/01/2026 to avoid any further interest/legal charges.

**Agenda No.-6**

**Status of Legal matters pending**

- BB Khattar case- next date Feb-02-2026 for final arguments.
- Recovery suits against the defaulter members has been filed.



Mr. Vivek Kumar Tandon Advocate has been engaged to represent the society in all the above mentioned cases.

**Agenda No.-7**

**Review of fixed maintenance charges**

The Secretary apprised the house , that the society will save approximately Rs. Three lakhs every year on a/c of AMC of lifts because M/s Kone is providing Lift maintenance without any charges for the first two years as per contract. The money saved will be used for compensating the deficit in fixed maintenance charges and for enhancing the security level by appointing another agency.

**Agenda No.- 8**

**(a) Repair and maintenance of common area**

The Secretary apprised the house regarding the steps taken in the past to control the leakage problem of the basement by engaging a vendor and the same has been largely solved but the leakage problems in the basement areas is still existing and the same is a big threat to the building structure of the society. Civil contractors earlier engaged have suggested that the problem may be solved if the mud of the central lawn is removed and extensive water proofing is done on the terrace of basement piling on Central lawn area. This problem was also discussed with a few civil engineers, who also gave the same opinion. The house was informed that a competent person/company will be engaged to give the proper solution . Suggestions were sought from the house and very large majority of the members agreed to remove mud from the terrace of the basement (central lawn area) to not only get rid of seepage issues causing threat to the basement area but also to develop central lawn area in such a way that the water flows out through the drain around, to do the extensive water proofing of the terrace and also suggested that play area for children may be developed and area should be beautified. The house was requested to review and accord the approval. The above mentioned suggestion, based on the approval by the majority of members was approved.



**(b) Toilet for ladies near guard room and extra toilet**

MC observed that there is a dire need of separate toilet for ladies staff/workers to maintain health & hygiene. Considering this including safety & security of lady workers, it has been decided without any question/ objection from any member of the house to make a toilet near the guard room, only to be used by ladies besides adjacent gents toilet.

Few members suggested that there is a need for an extra toilet for emergency on the ground floor for use by the residents/ members of the society. It has been unanimously decided that one toilet near guardroom for ladies worker and one for society residents may be constructed.

**(c) Common area road patch work**

Road in the society common area is damaged and needs to be remake. President informed the house that the matter was discussed with area MLA to help the society to get it done from MLA fund. So let us wait for the scheme launched by MLA. However society may carryout minor repair wherever it is necessary.

**(d) RO system lying in unserviceable and beyond repair condition**

The Secretary informed the house that the parts of RO System partially installed have never been used and functional. Two number tanks of common RO system are totally rusted and beyond reparable & use. Further, it fell down on the electric motor, used for water supply and fire fighting system in last rainy season. The motors were got repaired by the fire fighting vendor. As per prevailing rules & regulations RO cannot be installed in the society.

The fallen tanks were very heavy and so the fire fighting vendor had to cut the tanks in pieces. The waste content of the tanks has no commercial value and the pieces of the tanks are lying in the pump house. The secretary suggested that the house may review and accord approval for disposal of these waste along with Tank pieces to be disposed off. There was no query from the house on the above mentioned suggestion and was unanimously approved.



**(e) Problem of wrongly parked vehicles**

One member of the society brought to the notice of the house, the problem of vehicles parked wrongly, causing problem to the residents of the society. It has been unanimously decided that the MC may arrange clamping of such vehicles and impose fine on the owner of the vehicle to create civic sense. MC has suggested to form a committee at the earliest to implement the decision of GBM.

**(f) Risk developing due to fall of grit plaster**

President informed the house that due to fall of grit plaster from the façade of tower-B car of the owner of flat no-1008 got damaged two to three times. He further informed that the society buildings are approximately 20 years old and at some places cracks are occurred. Treatment of grit on the façade will take time, so till that time MC may allot (temporarily) another parking to the owner of flat no.1008.

**(f) Threat causing due to leaning of trees on boundary wall-**

As discussed in the previous GBM that few trees adjacent to the boundary wall of the society are dangerously leaning over the wall and the road behind, creating serious threat of damage to property and life of residents/members and users of the road. Pursuant to the same, working with this regard was carried out by the MC members by consulting appropriate authority. In this regard, an application along with photographs of the dangerous trees has been filed in the office of Forest conservator, Mandir Marg, Delhi, thereafter, one Tree inspector from the concerned office had visited the society and advised the society to remove/head back such identified dangerous trees and also advised that the remains of the said trees should be collected and transported to the nearest cremation ground and deposit the same with receipt. During the course of discussion, the members present agreed to go ahead with the same at the earliest to avoid any mishap, damage to the boundary and passerby. It was also decided to engage a vendor for this job after negotiating the cost of removal in the similar terms as done by the other societies.

---

**Removal of Scrap and unattended material lying in the basement area.**

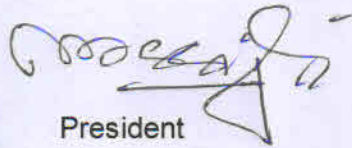
This agenda was discussed in the GBM as the same is an urgent matter of concern related to the health and fire hazard of the common area including the basement of the society informed by Fire Department & MCD. This aspect has been vehemently

*Handwritten signature*

*Handwritten signature*



discussed in the GBM and majority of the members present in the meeting were in favour of removal of all the scrap and unattended material dumped in the common area/basement area. In view of the same, it was decided that all the concerned members will cooperate and remove their dumped/ scrap material from the basement /common area within the time frame as given by MC. It was also decided that if any member does not cooperate/remove their scrap/dumped material from the said area, in that eventuality; society/MC is empowered to take appropriate steps to remove the same on the cost and expenses of the concerned members. Any amount so collected from the sale of such dumped material shall be deposited in the society fund.



President



Secretary



Treasurer

