

THE PRINTERS CO-OPERATIVE GROUP HOUSING SOCIETY LTD.



PLOT NO. 18, SECTOR - 13, ROHINI, DELHI-110085

Ref. Proceedings of General Body Meeting (G.B.M) Dated 29 March 2026

Date : 03/04/2026

With the permission of the chair the Annual General Body Meeting was called to order at 10.30 A.M

As the Quorum was not completed as per Rule 48 (1) of the DCS Rules 2007 hence the meeting was adjourned for half an hour. The adjourned meeting was called to order at 11.15 A.M.

At the very outset before taking up agenda items two minutes silence was observed to pay respect to the residents who passed away during the period from the last GBM till date.

There after regular meeting started and the agenda items were discussed as under: -

AGENDA 1: Approval of Balance Sheet (2024-25)

The Balance Sheet for the financial year 2024-25 was circulated to all residents in PDF format and was also made available on the Society's website. The same was placed before the General Body Meeting (GBM).

The Balance Sheet was approved unanimously by the House by a show of hands.

AGENDA 2: Approval of Budget (2026-27)

The proposed budget for the financial year 2026-27 was circulated along with the GBM agenda to all residents.

The budget was read out and explained in detail during the GBM. After discussion, the budget for the year 2026-27 was approved unanimously by the House by a show of hands.

AGENDA 3: New Roads Construction and Stilt Parking Repairing

A proposal was presented to undertake construction of new roads and repair of stilt parking work in a phased manner, with an estimated cost of Rs. 20 lakhs for the first phase.

One member suggested that the work be executed through funds from the MLA. The Managing Committee (MC) clarified that efforts had already been made in this regard, but no support was received.

After discussion, the House unanimously approved by a show of hands that the work should be carried out using Society funds.

Residents of B Block and other A Blocks raised the issue of similar development of stilt parking in their respective blocks, on the lines of A-1 Block. The House was informed that in the GBM held on 26/04/2024, vide Resolution No. 9, it was resolved as follows:

"Any development work desired by residents in their respective blocks shall be undertaken by the Society, provided that the Society office receives approval from 75% of the residents of that particular block, who are also willing to bear the cost and

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[Signature]
03/04/2026

(Honorary Secretary)

For The Printers CGHS Ltd.

[Signature]
31/4/26

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execute the project. In case 75% residents agree and are willing to pay, the Society shall raise demand from the remaining 25% residents of that block.”

Residents of B and A Blocks expressed that the requirement of consent from 75% residents is too high and requested that it be reduced to a two-thirds majority.

After due deliberation, it was unanimously resolved by the House that the required approval shall be reduced to a two-thirds majority, with other conditions of Resolution No. 9 (GBM dated 26/04/2024) including raising of demand from that particular block. It was further noted that this reduction in the consent requirement would facilitate residents of various blocks in undertaking development of stilt parking similar to A1 Block. The House also agreed that any assistance, support, or facilitation to be provided by the Society office shall be decided at the time of execution, depending upon the specific requirements of the concerned block.

AGENDA 4: Approval of Installation of Additional CCTV Cameras

The proposal for installation of 32 additional CCTV cameras, at an estimated cost of Rs 3.50 lakhs, in all the Lifts and at uncovered and sensitive locations in the Society, was placed before the House.

It was explained that:

12 cameras would be installed in the lifts, and

20 cameras would cover remaining dark/vulnerable spots not covered under the earlier installation of 48 cameras.

The proposal was approved unanimously by the House by a show of hands.

AGENDA 5: Beautification and Restoration of Building Façade

The proposal for carrying out grit wash on the outer surfaces of the blocks was placed before the House.

It was resolved that the work shall be undertaken by the Society, and the cost shall be recovered from the members responsible for the condition necessitating such work.

The same was approved unanimously by the House by a show of hands.

AGENDA 6: Provision of a Guest House in the Society

The proposal to develop the available area in Flats No. C1/19–20 as a Guest House was discussed.

It was explained that the estimated expenditure for the first phase (civil work) would be approximately Rs 7 lakhs. Further development shall be undertaken in phases, subject to availability of funds.

The proposal was approved unanimously by the House by a show of hands.

AGENDA 7: Approval of Installation of Diwali Decorative Lighting in Society Blocks

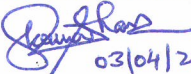
The proposal for installation of Diwali lights on all blocks, as carried out in the years 2023 and 2024, was placed before the House and it was approved unanimously by a show of hands.

It was further decided that a committee comprising:

Mr. Mukesh Zombade (R/o B-608)

Mr. Arun Goyal (R/o A3-605)

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shall evaluate whether the lights should be purchased by the Society or installed on a rental basis through contractors.

In case the above members are unable or unwilling to participate, the Managing Committee shall proceed with the arrangement deemed most suitable in the interest of the Society.

Estimated cost : 4.50 lacs.

AGENDA 8: Clarification of Powers of the Management Committee

The House was informed that earlier CCTV footage access was available to some members of the Management Committee but the same was discontinued few months ago because of the objection of a resident and as there is no provision defined in the Act, or Rules regarding this, the approval of the GBM is sought. It was unanimously approved by the House by a show of hands that members of the Managing Committee may be granted access to CCTV footage through their mobile devices as this is highly required for the sake of maintaining security in the society.

AGENDA 9: Review and Further Course of Action regarding FAR Project

The FAR Extensions Project was unanimously approved in the GBM held on 16/07/2023, subject to obtaining written consent from 80% of members/flat owners. It was also resolved that Special GBMs would be convened at each stage to address members' concerns.

The House was informed that response had been received from 64% of residents, out of which 81% were in favour of the project.

Members present expressed that the requirement of 80% consent was too high and proposed that it be aligned with government norms, i.e., two-thirds majority.

After due discussion, it was unanimously resolved by the House that the revised requirement for execution of the project shall be two-thirds majority of the owners in favour of the project.

AGENDA 10: Adopting measures concerning Stray / Pet Dogs

The issue of stray dogs was discussed. The Managing Committee assured the House that all necessary steps are being taken to ensure the safety and security of residents.

DISCUSSION ON OTHER MATTERS: -

1. Parking

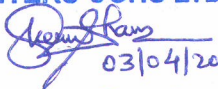
The issue of parking was discussed. The Society informed that all possible measures are being taken to ease the situation. Residents were advised to coordinate among themselves within their respective blocks to arrive at practical solutions.

It was further assured to the House that the Society office is in the process of collecting complete details of vehicles from each flat. Some details are still pending, and upon receipt of the complete information, the process for procurement and installation of car readers, scanners, and tags for the existing boom barriers shall be initiated.

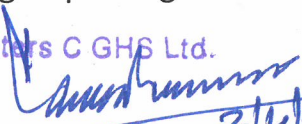
It was clarified that tags shall be issued strictly in accordance with the resolutions passed in earlier GBMs.

It was also informed that, in due course, the work of marking/drawing of parking lines

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within the Society shall be undertaken.

2. Installation of EV Charging Points

The proposal for installation of EV charging points had earlier been approved in the GBM held in February 2025.

The House was informed that Tata Power has proposed to install five (5) EV charging points of 7.4 KW AC capacity, including installation and commissioning.

Charges shall be recovered from the users on a per-unit basis. Tata Power will levy: Re. 1/- per unit as service charges, and

An additional Re. 1/- per unit, payable to the Society.

After detailed deliberations, it was approved by the House that the Management Committee shall proceed with Tata Power and deposit the required amount for the purchase and installation of the EV charging infrastructure.

3. Repair of Roof-tops

It was unanimously resolved that the urgent maintenance and repair of roof-tops shall be undertaken by the Society.

4. Relief for Super Senior Citizens

The House was informed that a super senior citizen resident had approached the Managing Committee (MC), stating that his wife is in a very serious medical condition and that he has no source of income. It was further informed that both he and his wife are facing severe hardship.

The matter was placed before the General Body Meeting for consideration.

After due discussion, the General Body unanimously approved a 100% waiver of interest on delayed maintenance payments and a discount of up to 25% (Future Maintenance charges) in the main amount for this particular super senior citizen resident, considering the genuine hardship involved.

5. Replacement of Lift

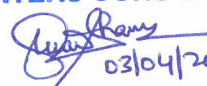
One member raised the concern that one of the lifts is approximately 14 years old and highlighted the need of a stretcher lift in the multi-storey block and that the old lift should be replaced by a new one which should be suitable for Stretcher as well.

The House was informed that Schindler has approached the Society, indicating that the existing lift systems are ageing and may require upgradation or replacement within the next 2-3 years.

It was further informed that the Society shall approach Otis, Schindler, and other reputed companies to obtain preliminary estimates and technical inputs for replacement/upgradation of lifts, including the feasibility and cost of installing a stretcher lift.

The outcome of the same shall be shared with the residents of the multi-storey block, and it was approved unanimously by the House that if any block wants to replace the lift as above, it can be done provided that the required approval is received from the two-thirds majority of the residents of that particular block, with other conditions of Resolution No. 9 (GBM dated 26/04/2024) and further action shall be taken accordingly including raising of demand from that particular block.

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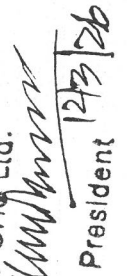

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Projected Budget 2026-27

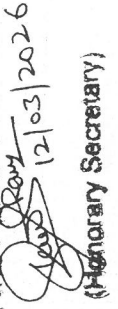
Expenditure	Current Budget Amount	Previous Budget	Income	Current Budget Amount	Previous Budget
Electric Charges	20,75,000.00	20,75,000.00	Maintenance Charges	87,91,200.00	87,91,200.00
Salary to Staff	17,50,000.00	16,80,000.00	Lift Charges	11,97,600.00	11,97,600.00
Wages (Safai staff)	13,94,000.00	6,00,000.00	Sweeper Charges	5,25,000.00	Nil
Festival & Sports Expenses	2,50,000.00	5,50,000.00	Other Income	11,00,000.00	9,00,000.00
Repair & Maintenance Exp					
Electrical	2,00,000.00	2,00,000.00			
Fire-Fighting	50,000.00	50,000.00			
General	2,50,000.00	2,50,000.00			
Generator	80,000.00	50,000.00			
Lift	13,00,000.00	10,00,000.00			
Sanitary	1,50,000.00	1,50,000.00			
Security Guards Exp	17,60,000.00	15,00,000.00			
Water Tank Cleaning	75,000.00	75,000.00			
Water Charges Contribution	3,00,000.00	6,00,000.00			
Repairs	6,00,000.00	6,00,000.00			
Income-Tax	2,00,000.00	3,00,000.00			
Excess of Income	11,79,800.00	12,08,800.00			
Total	1,16,13,800.00	1,08,88,800.00		1,16,13,800.00	1,08,88,800.00

The Excess Amount of Income over the Expenditure (as projected) has resulted due to the other Incomes being generated by the Society and this Amount will be utilised for the execution of the Proposed works / projects.

For The Printers CGHS Ltd.


President 12/3/26

For PRINTERS CGHS


12/03/2026
(Honorary Secretary)

For The Printers CGHS Ltd.


12/3/26
Treasurer