



PARAM PUNEET COOP. GROUP HOUSING SOCIETY LTD.

PLOT NO. 27, SECTOR 6, DWARKA, PHASE-1, NEW DELHI-110075, PH.: 011-47541996
E-mail : parampuneetcghsltd@gmail.com Website : www.parampuneetsociety.com

To,
The Registrar Of Societies
Old Court Building.
Parliament Street
New Delhi-110001

Date : 28th October., 2025

Respected Sir,

Re : Minutes of Annual General Body Meeting dt 12/10/2025

With reference to above we are enclosing here a copy of minutes of AGBM held on 12th October, 2025 along with recorded proceedings on pendrive for your kind information. Please acknowledge the same.

Thanking you.
Yours faithfully,
For PARAM PUNEET CGHS LTD


(SUDHIR SONI)
Secretary



Cc : The Asstt Registrar, West Zone, O/o Registrar of Societies, Parliament street, New Delhi.



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Minutes of Annual General Body Meeting held on 12th October, 2025 at 11:00 AM at Community hall of the Society.

1. Mr. S Nasim Ahmad, president was elected Chairman of the meeting.
2. The minutes of the last meeting held on 20th October, 2024 though circulated, were read by Mr. Chiranjeet Lal and confirmed by voice.
3. Progress report was read by the Secretary as below:-

It gives me immense pleasure to present the Progress Report of our Society for the financial year 2024–25. The Management Committee, during the year, has made consistent efforts to maintain and improve the infrastructure, ensure compliance with statutory requirements, and enhance the overall living experience of the residents. The major works and developments undertaken during the year are summarized below:

a. Replacement of GI Pipes and Repair of Overhead Water Tanks

To ensure uninterrupted water supply and prevent recurring leakage problems, all the 4” G.I. pipes installed on the rooftops of both building blocks have been replaced with durable CPVC pipes. Further, the overhead water tanks of both blocks were inspected and necessary repairs were carried out to fix water seepage and leakage issues. These measures have significantly improved the water distribution system and reduced maintenance complaints.

b. Cleaning of Internal Sewerage Lines

The internal sewerage lines, which had become blocked over time, were thoroughly cleaned by M/s Yug Enterprises. This preventive maintenance activity has improved drainage flow and reduced the risk of sewage overflow during monsoon seasons.

c. Replacement of Drain Covers

In order to enhance safety and improve the aesthetics of the premises, the broken and damaged drain covers throughout the society have been replaced with new, sturdy covers.

d. Compliance with DJB/DPCC/NGT Notices

During the year, the Society received certain notices and communications from the Delhi Jal Board (DJB), Delhi Pollution Control Committee (DPCC), and the National Green Tribunal (NGT) regarding the functioning of the Rain Water Harvesting (RWH) system and waste disposal arrangements. The Management Committee took timely and appropriate actions in response to all such notices, ensuring compliance with the respective statutory provisions and avoiding any penalties or adverse actions.

e. Adequacy Certificate from DJB

The *Adequacy Certificate* from the DJB is presently pending as the NGT has proposed a revised design for the Rain Water Harvesting pits. The Management Committee has initiated necessary



correspondence and follow-up with the concerned authorities. The certificate shall be obtained once the new design is finalized and approved.

f. Membership Updates

We are pleased to inform the members that during the year, two new members have joined our *Param Puneet* family:

- Mr. Harjeet Singh, R/o A-1/501
- Mr. Dinesh Arora, R/o A-1/203

The Management Committee extends a warm welcome to both new members and their families and looks forward to their active involvement in society matters.

New Proposals and Initiatives

a. Installation of Boom Barriers with RFID System

On the request of several members and keeping in view the need for enhanced security and efficient vehicle management, the Management Committee is proposing the installation of Boom Barriers with RFID tags at the society gate. This system will help in regulating vehicle entry and exit and strengthen overall access control. Quotations have been received from various vendors and are being placed before the AGBM for discussion and approval.

b. Proposal for Installation of Speed Breakers

Requests have been received from residents to install speed breakers within the society premises to ensure safe movement of vehicles, particularly near play areas and pedestrian crossings. The proposal is being placed before the AGBM for consideration and appropriate decision.

c. Repair of Chipped-off Grit Wash in Flats

Some members have reported damage and chipping of grit wash on portions of their flats. A discussion is proposed in the AGBM to decide whether the cost of such repairs should be borne individually by respective flat owner/s.

The M C places on record its sincere appreciation to all members for their continued cooperation, support, and trust during the year. We also acknowledge the dedicated efforts of our maintenance staff, security personnel, and service contractors for their valuable contribution in keeping the Society premises clean, safe, and functional.

4. Adoption of Annual Accounts and Auditor's Report for the year ended 31st March, 2025

The Annual Accounts of the Society for the year ended 31st March, 2025, along with the Auditor's Report, were placed before the House for approval.

During the discussion, members suggested that the Society's Fixed Deposits be placed with private banks to earn higher interest. The Chairman informed the House that necessary action has already been taken, as deposits with cooperative banks are no longer beneficial to the Society due to the omission of exemption under Section 80P(2)(d) of the Income Tax Act. Accordingly, the Society has shifted its Fixed Deposits to a Government Bank, namely Union Bank of India.



The matter of pending dues from certain flat owners was also discussed. The House of the AGBM insisted on knowing the details of such outstanding dues. The Chairman informed that the Managing Committee has been regularly sending reminders to the concerned members. However, upon insistence from the House, the Chairman disclosed before the House the flat numbers of members whose dues are pending for a long time, namely Flat Nos. A2/202, A2/301, and A2/601. The House further requested that legal notices be issued to these flat owners for recovery of dues. The chairman assured that the matter would be discussed with the Society's legal advisor after issuing one final reminder to them.

After due deliberations and clarifications, the Annual Accounts and Auditor's Report were unanimously adopted, proposed by Major General B. P. Singh (Flat No. A1/102) and seconded by Mr. Ajay Gupta (Flat No. A1/101).

5. BUDGET : Chairman put the budget for the year 2026-27 as below:-

PARAM PUNEET CGHS LTD., NEW DELHI
BUDGET 2026-27

EXPENDITURE	AMOUNT	INCOME	AMOUNT
Bank Charges	2000.00	Maintenance Charges	2520000.00
Conveyance Expenses	5000.00	Interest On Saving Bank A	50000.00
ESS & Generator Maint.	75000.00	Misc. Receipts	100000.00
Gardening Expenses	35000.00	Penal Intt. Charges	50000.00
General Body Meeting Exp.	40000.00	Intt on FDRs	200000.00
Lift Maint. & License Fee	225000.00	Car Pool Contribution	100000.00
Intercom Expenses & CCTV	70000.00	Water Charges Collection	600000.00
Misc. Expenses	25000.00	Common Electricity	180000.00
Postage & Courier Exp.	1000.00	Festival Contribution	210000.00
Repair & Maintenance	600000.00		
Salaries Paid	1025000.00		
Security Guard Expenses	650000.00		
Stationery & Printing	10000.00		
Water Expenses	600000.00		
Subscription & Membership	2000.00		
Telephone Expenses	5000.00		
Insurance Building & Others	45000.00		
Legal & Professional Chg.	30000.00		
Common Electricity	200000.00		
Audit Fees	30000.00		
Rainwater Harvesting	150000.00		
Festival Expenses	210000.00		
Website Maintenance	5000.00		
TOTAL RS	4040000.00	TOTAL RS	4010000.00

Shortage 30000.00



It was highlighted that there is a shortage of only Rs. 30,000/-, and therefore, no increase in maintenance charges or other levies is proposed for the coming year. The corpus contribution will be collected as per the decision of the last AGBM. The House took note of the proposal.

6. Proposal for Installation of Boom Barrier with RFID System.

On the request of certain members, the Management Committee proposed the installation of a Boom Barrier with RFID tags at the Society's main gate for better regulation and management of vehicle entry and exit.

The Chairman informed the House that quotations had been received from two vendors- M/s Park Plus and M/s Speedgatz and the brief details of their proposals, along with cost comparisons, were placed before the House for consideration.

After due deliberations and discussion, the House approved the proposal for installation of the Boom Barrier system and authorized the Management Committee to finalize the same and proceed with the execution of the work.

7. Proposal for Installation of Speed Breakers within Society Premises.

The chairman informed the House that requests have been received from several members for the installation of speed breakers within the Society premises to ensure the safety of children and residents.

The matter was placed before the House for discussion. After due deliberations, the House approved the proposal and authorized the Management Committee to install speed breakers at appropriate locations within the Society premises for the safety and convenience of residents.

8. Repair and Maintenance Work in Building.

The Chairman informed the House that a Committee had earlier been constituted comprising Mr. Baljeet Singh (Flat No. A2/703) and Major General B. P. Singh (Flat No. A1/102) to examine and prepare a report regarding the cracks appearing inside railings, parapet walls in balconies, fixing of tiles, and installation of grills in common areas. However, the said Committee has not taken any action so far.

After discussion, the members suggested that a new committee be formed, consisting of two members from each block and one member from the Management Committee, to look after the project and oversee its progress.

Accordingly, the new committee was constituted as under:

- Block A1/B1: Mr. Ajay Gupta (Flat No. A1/101) and Major General B. P. Singh (Flat No. A1/102)
- Block A2/B2: Mr. Baljeet Singh (Flat No. A2/703) and Mr. Sanjeev Mendiratta (Flat No. B2/504)
- MC Representative: Mr. Ravinder Singh, Treasurer

The Chairman assured the House that upon receipt of the Committee's report and completion of the tendering process, the Management Committee will extend full support to the new Committee and the appointed contractor for timely and proper execution of the repair work.



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It was further noted that the cost of the repairs will be borne by the affected members as per the previous decision of the AGBM, and the final cost details will be communicated to the concerned members in due course.

9. A member submitted a letter containing certain suggestions, which the Chairman read out and discussed with the House.

It was highlighted that water from air-conditioners is dripping onto the flats below, causing wetting of walls and potential damage. The Chairman informed the House that the newly formed Committee for building repairs will also take this matter into consideration while planning the repair work.

The member also requested that the space between cars at the rear side of the Society be increased. The Chairman assured the House that the Management Committee will examine the feasibility of this suggestion and take appropriate action wherever possible.

10. Members requested the Society to employ a part-time electrician. The Chairman informed the House that the Management Committee will explore this possibility and also requested members to suggest any suitable electrician known to them.

11. Members requested proper marking of the badminton court to ensure that debris and construction material (malba) are kept outside the court area. The Chairman assured the House that this would be done at the earliest possible time.

12. Some members requested the installation of a table tennis table. The Chairman informed the House that this facility had previously been provided in the stilt area of Block 1, and maintaining it elsewhere, including the Community Hall, was not feasible. The Chairman further agreed to continue providing the table tennis facility at the stilt area of Block 1, though no further response or suggestions were received from the members.

13. It was decided that parents should instruct their children to park bicycles only at the designated cycle stands.

14. Some members raised a concern regarding the Caretaker and staff not performing duties satisfactorily. The Chairman instructed the Caretaker to improve staff performance while maintaining discipline and harmony, and to visit both blocks daily, involving the Management Committee if necessary.

15. Members raised a query regarding the number of flats yet to be converted from leasehold to freehold in the society. The Chairman informed the house that only two flats, namely Flat No. B2/004 and Flat No. AII/301 in Block-2, are pending conversion. He further informed that the Society has already issued NOCs to these two flat owners, and henceforth, ground rent will not be collected from them.

16. Members present suggested that a mock drill be conducted in the society to check the functioning of the fire safety systems and emergency preparedness. The Chairman agreed to the proposal, and it was decided that a demonstration of the fire safety equipment, including how to operate the sprinklers, alarm, and fire extinguishers in case of a fire emergency, will be conducted on 26th October 2025 at 11:00 a.m. The same was unanimously approved by the members.

The meeting concluded with a vote of thanks to the Chair by Dr. P. S. Sarangi (B2/304).

