



ਗੁਰੂ ਸਿੰਘ ਕੌਰੀ-ਅਪਰੋਟਿਵ ਸੋਸਾਇਟੀ ਲਿਮਿਟਡ

ਗੁਰਸਿੱਖ ਹਾਊਸਿੰਗ ਕੋ-ਅਪਰੇਟਿਵ ਸੋਸਾਇਟੀ ਲਿਮਿਟਡ  
**GurSikh Housing Co-operative Society Limited**

(Registered under Karnataka Co-operative Societies Act 1959 with Govt. of Karnataka)

## Board of Advisors

Sr. Chiranjiv Singh, IAS

Col. M.S. Khaira

Dr. Charan Singh

Dated: 21<sup>st</sup> Sept 2025

**10<sup>th</sup> Annual General Body Meeting (AGM) of Gursikh Housing Co-operative Society Ltd. held on Sunday, September 21<sup>st</sup>, 2025 @ 12.30 am at Amrit Hall, Gurdwara Sri Guru Singh Sabha, Halasuru, Someshwarpura, Bengaluru, Karnataka 560008.**

## President

Mahendar Pal Singh  
9844019711

## Vice President

Paramjeet Singh  
9740014531

## Board of Directors

Jarnail Singh  
9945775663

Amanprit Singh Arora  
7760975111

Dr.Jaspal Singh H  
Tehalia

9448139330

Paramvir Singh  
9945211553

Kavinder Singh Dusanj  
9741784908

Mandeep Kaur  
9986869195

## Attendees :

1. 69 out of 641 members of the society including Directors.
2. 6 out of 8 appointed Directors

## Agenda:

1. President's Message.
2. Reading and approval of the minutes of the previous AGM (9<sup>th</sup> AGM).
3. Presentation of Annual Report and Financials for the financial year 2024-25.
4. To approve the proposed Budget for period 2025-2026.
5. Associates and Partners for 2025-26.
6. Share project details and way forward for Guru Nanak Enclave
7. Bye Law Amendment
8. Discuss plans for Guru Nanak Enclave Phase-2
9. Questions from members to be answered.
10. Vote of thanks

## Minutes of the meeting:

Meeting started with recitation of the holy –Mool Mantar Paath led by Sr. Jarnail Singh. He welcomed the members and took everyone through the agenda and sequence of sessions.

1. The President appreciated and thanked the members for showing confidence in the society's functioning and the efforts put in by the Directors, Partners and the Volunteers.

The President felicitated the following people for their extreme commitment to the cause of the society:

- a. S. Jasbir Singh Dhody Ji : Ex-President – Gurdwara Sri Guru Singh Sabha
- b. S. Pritpal Singh Bhatia Ji : President - Gurdwara Sri Guru Singh Sabha
- c. S. Harminder Singh Ji : Secretary - Gurdwara Sri Guru Singh Sabha

President also thanked the volunteers of the society for their contribution.

He shared the key features of the Annual Report and under project progress change permit to Plan the progress since the last AGM. The summary of his speech is as follows:

*Waheguru Ji Ka Khalsa, Waheguru Ji Ki Fateh!*

*With the blessings of Waheguru, I extend a warm welcome to all members and guests at our 10th Annual General Meeting. I hope this message finds you in Charhdi Kala—high spirits and optimism.*

#### Gratitude and Felicitations

*First, my heartfelt gratitude for your continued support and active participation. Our progress is a testament to the selfless service of our Board, committees, and volunteers. Special felicitations to those who have gone above and beyond in service to our Society—your dedication is deeply appreciated.*

#### A Year of Progress

*Reflecting on the past year, we have achieved significant milestones together:*

- *Project Progress: Guru Nanak Enclave now stands as a model of quality, sustainability, and community spirit. Cemented roads, boundary walls, automated streetlights, rainwater harvesting, and green spaces are now a reality. Our infrastructure is future-ready, with provisions for gas banks, optical fibre, CCTV, and energy efficiency.*
- *Legal and Regulatory: All major legal formalities—Sale Deed execution, Land Conversion, and Revenue Record updates—are complete. The Society holds full ownership of the amalgamated land parcel, and BMRDA approval has been secured for our sites.*
- *Financial Health: Despite increased expenses in AGM, office, and site visits, our balance sheet remains healthy. Member deposits have grown, and our reserves and surplus continue to show an uptrend. We are well-positioned to meet current and future liabilities.*

#### The Big Milestone: Registration & Handover

*I am delighted to announce that the Society is now ready to register and hand over plots to the owners. On 2nd November, we will celebrate the launch of Guru Nanak Enclave with Sehaj Paath, Kirtan, and Guru Ka Langar. Members will receive a comprehensive docket containing the Allotment Letter, Khata, Legal Clearance Certificate, Draft Sale Deed, Approved Plan Copy, Bank Approval Letter, Valuation Certificate, and a pen drive with all documents. Transport seva will be arranged from Gurudwara Sahib to Guru Nanak Enclave.*

#### Looking Ahead: Key Roadmap Items

*Our roadmap for the coming year includes:*

- *Individual plot Khata and RoCS approval*
- *RERA registration and clear title reports*
- *Corpus fund for maintenance and support structure*

- *Handover to Resident Welfare Association*

*Initiation of Phase-2: Construction of around 30 residential units for Society members, ensuring a vibrant, like-minded community*

*Support and Participation*

*I urge all members to:*

- *Join support groups and volunteer in activities*
- *Share best practices and help build the Resident Welfare Association*
- *Be brand ambassadors for our Society*
- *Complete document submissions as requested*

*In Closing*

*Thank you for your patience, trust, and unwavering support. Together, we are not just building homes—we are nurturing a thriving, harmonious community. Let us move forward with renewed energy, unity, and purpose.*

*Waheguru Ji Ka Khalsa, Waheguru Ji Ki Fateh!*

Sr. Jasbir Singh Dhody ji, the ex- President of Sri Guru Singh Sabha and member of Gursikh Housing Cooperative Society also addressed the members. His message covered the following points:

*Waheguru Ji Ka Khalsa, Waheguru Ji Ki Fateh!*

*It is truly heartening to witness the remarkable journey our Society has undertaken over the past year. Today, as we gather for the 10th Annual General Meeting, I am reminded of the strength that comes from unity and shared purpose.*

- *I want to reaffirm the importance of coming together as a community. Our collective spirit and sense of belonging have grown stronger through each initiative, event, and milestone. Let us continue to nurture this feeling and build an environment where every member feels valued and connected.*
- *My sincere compliments to the Directors, volunteers, and all contributors for the tremendous progress made on our strategic goals. The successful completion of legal formalities, infrastructure enhancements, and the imminent registration and handover of plots are achievements that reflect your dedication and vision.*
- *I encourage every member to actively participate and contribute to the Society's ongoing and future endeavors. Whether it is volunteering, sharing best practices, or supporting new initiatives like the Resident Welfare Association and Phase-2 development, your involvement is vital to our continued success.*
- *As we celebrate the launch of Guru Nanak Enclave and look forward to new opportunities, I wish the Society and all its members the very best. Please be assured of my continued support and guidance as we move forward together.*

*Let us keep the spirit of seva and collaboration alive, and work towards an even brighter future for our community.*

*Waheguru Ji Ka Khalsa, Waheguru Ji Ki Fateh!*

2. S. Jarnail Singh read out the last Minutes of the Meeting. Updates on the Action Items were shared. Proposed by S. Gulshan Kinra (membership no. 105) and seconded by S. Gurminder Singh (membership no. 97), the minutes were passed.
3. S. Paramjeet Singh presented the audited Annual report and the Financials of the society for the financial year 2024-25. These were already shared by mail and in printed form before the AGM as a pre-read. Proposed by Sdn. Mandeep Kaur (membership no. 607) and seconded by S. Kamal Jeet Sachdeva (membership no. 644), the Financial Accounts were passed.
4. Proposed budget for the year 2025-26 was presented. The members asked a few clarifications which were duly answered. Proposed by S. Swaranjit Singh (membership no. 579) and seconded by S. Pramit Singh Chhabra (membership no. 488) respectively, the budget was passed.
5. Appointment of Statutory Auditors and Service providers for the financial year 2025-26 were proposed and discussed. The efforts put in by our vendor and partners ensuring transparency, visibility and proper tracking of progress were detailed out. Proposed by S. Minoo Pal Singh (membership no. 584) and seconded by Sdn. Harkirat Kaur (membership no. 650) respectively, the appointment of statutory Auditors was passed.
6. S. Paramjeet Singh gave a detailed presentation on the project – Guru Nanak Enclave. The following topics were shared and discussed:
  - a. Guru Nanak Enclave stands as a testament to the collective effort and dedication of the Gursikh Housing Society. Over the past year, the team has delivered a sustainable, future-ready living environment, featuring cemented roads, boundary walls, automated streetlights, rainwater harvesting, and green spaces. The enclave is designed for peaceful co-living, with energy-efficient systems, Vastu compliance, and BMRDA-approved sites. Amenities such as provision for gas banks, optical fibre, CCTV have been taken into account. A planned budget for Gurudwara Sahib construction further enhance the value and reputation of the community, ensuring not just a plot but a vibrant, well-planned neighborhood for all members.
  - b. Looking ahead, the Society's roadmap includes key administrative and regulatory steps such as individual plot Khata creation, RoCS and RERA approvals, and issuing allotment letters. Financial and legal processes are being finalized, including payments to partners, corpus fund establishment, and sale deed registrations. The transition to a Resident Welfare Association is underway, and Phase-2 development will soon begin, offering new residential units to members. These next steps are designed to secure clear titles, enable bank loans, and foster a supportive, well-governed community, ensuring continued growth and shared prosperity for all residents.
  - c. Several members, including S. Satpal Singh Bhambra (Membership no. 413), have suggested that the commercial area (CA site) should remain under the ownership of the Society, with all members collectively bearing the associated costs. The amount already collected (₹147 per sq. ft.) for the CA site will be utilized to secure and retain the CA site for the Society.

All members have agreed to pay the required amount for the CA site for the Society to initiate the paperwork to lease the site from the government, as per the rates and timeline determined by the authorities and the Society. Any late payments, including the last installment requested for the CA site and other additional expenses (₹187 per sq. ft.), or any outstanding dues, will incur an interest charge of 9% from the respective plot owners.

7. S. Mahendar Pal Singh suggested the Comprehensive Bye law update Supported by all members present and voting, with no objection or concern received this Bye law amendment was passed. The change was proposed and seconded approval by Member- Gulshan Kinra (GHCSL/0105) and seconded by Member- Kamal Jeet Sachdeva (GHCSL/0645) Respectively.
8. S. Mahendar Pal Singh put across the Guru Nanak Enclave Phase-2 which were discussed with all members and put across for voting:
  - a. Approximately 15,000 sq. ft. of residential land has been reserved for future sale.
  - b. Excess funds received (above ₹1675 per sq. ft.) will be allocated for Gurudwara construction and operationalization.
  - c. Plan to construct around 30 residential units (2 BHK and 3 BHK) on two land parcels.
  - d. These units will be offered for sale to Society members.
  - e. The Society will decide the 30+ owners from within the community basis the priority process, it will define.
  - f. This approach will help create a like-minded, well-populated community with shared resources.
  - g. Financially, this option is suitable for members who prefer ready units over plot purchase and self-construction.

Proposed by S. Gurmit Singh (membership no. 623) and seconded by S. Jatinder Singh Matharu (membership no. 615) respectively, the proposal was passed.

9. More than 1 hour of detailed question and answer session was conducted with active participation from all members. Members whole heartedly appreciated the voluntary selfless service by Directors and Volunteers. Few of the key questions that were answered:

- Q: Sdn. Madhu Gulati (Member No. 158) requested clarification on transferring ownership of a plot between members or to a joint co-owner, is this possible?  
A: Yes, this is possible with approved conditions as per the Society's guidelines.
- Q: S. Kavinder Singh Dusanj (Member No. 079) asked whether the CA site is being purchased or taken on lease, what is the status?  
A: It was clarified that the CA site can only be taken on lease from the government and cannot be purchased.
- Q: Sdn. Mandeep Kaur (membership no. 607) and another member Kamal Jeet Sachdeva (GHCSL/0645) raised concerns about linking the declared CA site amount with plot registry and Khata, what was the response?  
A: The Society acknowledged that paying the CA site amount at the time of plot registry could result in over expenses and additional tax liabilities, however it is in the best interest of the society to clear the maximum activities before registration.
- Q: S. Minoo Pal Singh (membership no. 584) asked when the plots will be handed over to the owners and requested an exact date to avoid confusion, what was the response?  
A: President confirmed that the handover of plots will take place on 2nd November 2025.
- Q: Members requested the creation of a WhatsApp group exclusively for plot owners, was this approved?  
A: Yes, this suggestion was unanimously approved and confirmed by President. To be done by Dec 2025.
- Q: Will plot allotment, Khata, registry documents, and all required certificates for house construction be handed over during the inauguration?  
A: Yes, President confirmed that the full set of documents and certificates will be handed over to plot owners during the inauguration function on 2nd November 2025.

- Q: What are the options being explored for front façade?  
A: President presented various facade options to owners, indicating that while the front design will remain uniform across the Society, owners will have choices for certain aspects. This is expected to be finalised by Dec 2025.

10. The AGM was concluded and S. Jarnail Singh proposed the vote of thanks.

Prepared by



S. Amanprit Singh  
General Secretary

Approved by



S. Mahendar Pal Singh  
President