EXTRAORDINARY GENERAL BODY MEETING

Explanatory Note and Proposed Resolution

Mantri Manyata Lithos Apartment Owners Welfare Association (MMLAOWA)

Meeting Date and Place	6pm IST at 13th September ,2026 Multipurpose Hall at Mantri Manyata Lithos. Online link for members joining remotely will be shared in due course
Agenda Item	Approval of proposed resolutions for Interim funding for uninterrupted operation of essential services, and any strictly related resolutions which might appear, if crucial to the subject matter with the permission of the Chair.
Purpose	To obtain approval of members for a six-month interim financial arrangement, subject to the safeguards and reporting requirements set out below.

Dear Lithonians,

Greetings.

1. Why this Extraordinary GBM is being called

A new Management Committee of MMLAOWA was elected on 16 August 2026. As notified by the Returning Officer, operations are to transition from the outgoing team to the newly elected team over a period of 30 days.

The incoming Management Committee considers it necessary to place before members an interim arrangement to ensure that essential services at Lithos continue without interruption while the financial position, outstanding liabilities, owner collections and the respective responsibilities of MMLAOWA and Propcare are reconciled.

The immediate objective is continuity of essential services. The proposed interim arrangement is not intended to determine or permanently alter the contractual liability of Propcare, MMLAOWA, individual owners, or any other party.

2. Background

During May, June and July 2026, there was a significant change in the manner in which certain recurring expenses at Lithos were being met. MMLAOWA commenced billing owners directly for Security and Garbage Disposal. The outgoing Management Committee has recorded in minutes published on MyGate that this followed an arrangement with Propcare under which responsibility for certain expenditure heads was proposed to move from Propcare's scope to MMLAOWA because the interest income on owners' IFRMD was stated to be inadequate to meet the full expenditure scope.

Accordingly, in addition to utility billing by Propcare towards BESCOM electricity, diesel and water, MMLAOWA began raising bills for Security and Garbage Disposal. Collection against these bills and other expenses items that MMLAOWA will be making have not been complete. It is therefore necessary to provide for temporary cash-flow gaps so that essential services are not exposed to interruption.

3. Current financial and operational exposure

Area	Position requiring attention
Utility cost base	Last invoice for BESCOM electricity, diesel and water together have been ₹1.522 per sq. ft.
Security and Garbage Disposal	Past records indicate that these two heads together amount to approximately ~ ₹1.35 per sq. ft.
Electricity continuity	Common-area BESCOM accounts have remained in arrears. In May 2026, the DG set had to be operated for several days and diesel had to be procured by the Management Committee.
Dependence of essential systems	Electricity and diesel are critical to water supply, sewage disposal, lifts, firefighting systems and other essential common-area operations.
Outstanding collections	Propcare has represented that approximately ₹60 lakh of amounts billed to owners remain unpaid. The incoming Management Committee proposes to reconcile and verify this figure as part of the transition.
Operational gaps	The incoming Management Committee has also had to approach Propcare regarding diesel, routine housekeeping and plumbing supplies. These and other operational issues require structured reconciliation rather than ad hoc firefighting.

4. Proposed six-month interim arrangement

Pending completion of the transition and reconciliation exercise, the Management Committee proposes that members authorise a six-month interim funding arrangement exclusively for continuity of essential common services.

- The six-month period shall run from 15th September, 2026 to 15th March, 2027.
- The approved expenditure heads shall be limited to essential services such as common-area electricity, diesel, water-related operations, security, garbage disposal, housekeeping consumables, plumbing/electrical consumables, statutory payments (including fines and penalties) and other directly necessary inputs required to avoid disruption of normal life and safety systems.
- The estimated requirement for the six-month period is ~ approximately ₹2.5 crores on the best information presently available. The contribution proposed from owners is ₹4.5 per sq. ft.(plus

applicable GST) per month from Sept 2026 to Feb 2027 with another ₹4.5 per sq. ft (plus applicable GST).for the month of August 2026 as nothing has been billed for August 2026 either.

- Payments shall be made only against supporting bills, invoices, statutory demands or other appropriate records, subject to the Association's normal approval controls.
- A statement of collections and expenditure under this interim arrangement shall be circulated to members at least once every month.
- Any unspent balance at the end of the six-month period shall remain separately identified and shall not be repurposed without approval in accordance with the Association's applicable governance requirements.
- Any amount subsequently recovered, reimbursed, adjusted or credited by Propcare or any other responsible party against expenditure met under this arrangement shall be accounted for separately and reported to members.

5. Reservation of rights

This approval is proposed strictly as an interim continuity measure and without prejudice. Neither the collection of funds nor payment of any expenditure under this resolution shall, by itself, constitute an admission by MMLAOWA or its members that any expenditure head contractually or otherwise payable by Propcare or another party has permanently become the liability of MMLAOWA or individual owners. MMLAOWA shall remain free to reconcile accounts, question past billing, seek supporting documents, claim adjustment or reimbursement, and pursue any rights or remedies available to it or its members.

6. Proposed Resolution

"**RESOLVED THAT** the members of MMLAOWA hereby approve a six-month interim financial arrangement for meeting the cost of uninterrupted operation of essential services at Mantri Manyata Lithos for the period from 15th September, 2026 to 15th March, 2027, up to an aggregate amount of ₹2.5 crores, to be funded by a contribution of ₹4.5 per per sq. ft.(plus applicable GST) per month with another ₹4.5 per sq. ft (plus applicable GST).for the month of August 2026 , and authorize the Management Committee to collect and apply such funds only towards the essential expenditure heads described in the explanatory note placed before this meeting with a 10% payment allowed towards items not specifically covered, if the Management Committee deems such payment necessary and enters into any contracts, arrangements on behalf of MMLAOWA for the same ."

"**RESOLVED FURTHER THAT** all collections and expenditure under this arrangement shall be reported to members through a monthly statement of collections, expenditure and balance."

"**RESOLVED FURTHER THAT** this interim arrangement is approved without prejudice to the rights of MMLAOWA and its members in relation to Propcare, IFRMD, maintenance charges, past collections, contractual obligations, recoveries, reimbursements, adjustments or any amounts that may be found payable by any other party after reconciliation."

"**RESOLVED FURTHER THAT** any unspent balance or any subsequent recovery, reimbursement, credit or adjustment attributable to expenditure met under this arrangement shall be separately disclosed and dealt with in accordance with further decision of the Association and applicable governance requirements."