



**DEHRA DUN CLUB LTD.**  
15, R.B. UGRASEN ROAD, DEHRA DUN. 248 001  
Phones: 0135 2656660, 7505775750  
CIN - U91110UR1957NPL000040  
www.dehradunclub.com, email: [secretary@doonclub.com](mailto:secretary@doonclub.com)

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### **NOTICE OF 01/25-26 EXTRA ORDINARY GENERAL MEETING**

To,  
The Members,  
Dehra Dun Club Ltd.

Notice is hereby given that 1<sup>st</sup> Extra Ordinary General Meeting (EOGM) of the FY of 2025-2026 of the Members of Dehra Dun Club Ltd. shall be held to transact Special Business as per following schedule:

Day : Sunday

Date : 31<sup>st</sup> August, 2025

Time : 5.00 PM

Venue: The Dehradun Club Ltd, 15, RB, Ugrasen Road, Dehradun- 248001 (Uttarakhand)

Members are cordially requested to make it convenient to attend the aforementioned meeting by being physically present at the designated venue.

**Mode of Voting:** The Company is pleased to inform its esteemed members that the facility for casting votes on the resolutions proposed in the Notice of the EOGM shall be made available through electronic voting as well as ballot.

Members may choose either of the aforementioned modes to record their votes. Detailed instructions and procedural guidelines pertaining to both modes of voting are enclosed with this notice and are also be available on the club's website: <https://dehradunclub.com/> for the convenience of members.

#### **SPECIAL BUSINESS:**

##### **ITEM NO.1**

**TO CONSIDER AND APPROVE THE CAPITAL BUDGET FOR ADMIN. DEVELOPMENT FOR THE PERIOD 01.07.2025 TO 30.06.2026.**

*To consider and, if thought fit, to pass with or without modification(s), the following resolution as a Special Resolution:*

"RESOLVED THAT pursuant to the applicable provisions of the Companies Act, 2013 read with the provisions of the Articles of Association of the company, and in accordance with the recommendation of the Managing Committee at its meeting dated 08.08.2025 by passing resolution, the proposed capital budget for Admin. Development of ₹38,00,000/- (Rupees Thirty-Eight Lakhs only) for the period commencing from July 01, 2025 to June 30, 2026, be and is hereby approved and adopted as the Capital Budget of the Company for the aforesaid period."

"RESOLVED FURTHER THAT Mr. Manoj Suri (DIN: 01763148), President, be and is hereby authorized to take all such steps, actions, and measures as may be necessary or incidental in



connection with the implementation of the aforesaid resolution, including but not limited to execution and filing of requisite documents, applications, forms, and returns with the concerned authorities, to give effect to this resolution."

#### **ITEM NO.2**

#### **TO CONSIDER AND APPROVE THE CAPITAL BUDGET FOR EFFLUENT TREATMENT PLANT FOR THE PERIOD 01.07.2025 TO 30.06.2026.**

*To consider and, if thought fit, to pass with or without modification(s), the following resolution as a Special Resolution:*

"**RESOLVED THAT** pursuant to the applicable provisions of the Companies Act, 2013 read with the provisions of the Articles of Association of the company, and in accordance with the recommendation of the Managing Committee at its meeting dated 08.08.2025 by passing resolution, the proposed capital budget for Effluent Treatment Plant of ₹ 5,00,000/- (**Rupees Five Lakhs only**) for the period commencing from **July 01, 2025 to June 30, 2026**, be and is hereby approved and adopted as the Capital Budget of the Company for the aforesaid period."

"**RESOLVED FURTHER THAT Mr. Manoj Suri (DIN: 01763148), President**, be and is hereby authorized to take all such steps, actions, and measures as may be necessary or incidental in connection with the implementation of the aforesaid resolution, including but not limited to execution and filing of requisite documents, applications, forms, and returns with the concerned authorities, to give effect to this resolution."

#### **ITEM NO.3**

#### **TO CONSIDER AND APPROVE THE CAPITAL BUDGET FOR GARDEN DEVELOPMENT FOR THE PERIOD 01.07.2025 TO 30.06.2026.**

*To consider and, if thought fit, to pass with or without modification(s), the following resolution as a Special Resolution:*

"**RESOLVED THAT** pursuant to the applicable provisions of the Companies Act, 2013 read with the provisions of the Articles of Association of the company, and in accordance with the recommendation of the Managing Committee at its meeting dated 08.08.2025 by passing resolution, the proposed capital budget for Garden Development of ₹5,00,000/- (**Rupees Five Lakhs only**) for the period commencing from **July 01, 2025 to June 30, 2026**, be and is hereby approved and adopted as the Capital Budget of the Company for the aforesaid period."

"**RESOLVED FURTHER THAT Mr. Manoj Suri (DIN: 01763148), President**, be and is hereby authorized to take all such steps, actions, and measures as may be necessary or incidental in connection with the implementation of the aforesaid resolution, including but not limited to execution and filing of requisite documents, applications, forms, and returns with the concerned authorities, to give effect to this resolution."

#### **ITEM NO.4**

#### **TO CONSIDER AND APPROVE THE CAPITAL BUDGET FOR HOUSE & BUILDING FOR THE PERIOD 01.07.2025 TO 30.06.2026.**

*To consider and, if thought fit, to pass with or without modification(s), the following resolution as a Special Resolution:*



**"RESOLVED THAT** pursuant to the applicable provisions of the Companies Act, 2013 read with the provisions of the Articles of Association of the company, and in accordance with the recommendation of the Managing Committee at its meeting dated 08.08.2025 by passing resolution, the proposed capital budget for House & Building of **₹17,00,000/- (Rupees Seventeen Lakhs only)** for the period commencing from **July 01, 2025 to June 30, 2026**, be and is hereby approved and adopted as the Capital Budget of the Company for the aforesaid period."

**"RESOLVED FURTHER THAT Mr. Manoj Suri (DIN: 01763148), President,** be and is hereby authorized to take all such steps, actions, and measures as may be necessary or incidental in connection with the implementation of the aforesaid resolution, including but not limited to execution and filing of requisite documents, applications, forms, and returns with the concerned authorities, to give effect to this resolution."

#### **ITEM NO.5**

#### **TO CONSIDER AND APPROVE THE CAPITAL BUDGET FOR INFRASTRUCTURE DEVELOPMENT FOR THE PERIOD 01.07.2025 TO 30.06.2026.**

*To consider and, if thought fit, to pass with or without modification(s), the following resolution as a Special Resolution:*

**"RESOLVED THAT** pursuant to the applicable provisions of the Companies Act, 2013 read with the provisions of the Articles of Association of the company, and in accordance with the recommendation of the Managing Committee at its meeting dated 08.08.2025 by passing resolution, the proposed capital budget for Infrastructure Development of **₹39,00,000/- (Rupees Thirty-Nine Lakhs only)** for the period commencing from **July 01, 2025 to June 30, 2026**, be and is hereby approved and adopted as the Capital Budget of the Company for the aforesaid period."

**"RESOLVED FURTHER THAT Mr. Manoj Suri (DIN: 01763148), President,** be and is hereby authorized to take all such steps, actions, and measures as may be necessary or incidental in connection with the implementation of the aforesaid resolution, including but not limited to execution and filing of requisite documents, applications, forms, and returns with the concerned authorities, to give effect to this resolution."

#### **ITEM NO.6**

#### **TO CONSIDER AND APPROVE THE CAPITAL BUDGET FOR LIBRARY DEVELOPMENT FOR THE PERIOD 01.07.2025 TO 30.06.2026.**

*To consider and, if thought fit, to pass with or without modification(s), the following resolution as a Special Resolution:*

**"RESOLVED THAT** pursuant to the applicable provisions of the Companies Act, 2013 read with the provisions of the Articles of Association of the company, and in accordance with the recommendation of the Managing Committee at its meeting dated 08.08.2025 by passing resolution, the proposed capital budget for Infrastructure Development of **₹2,50,000/- (Rupees Two Lakhs Fifty Thousand only)** for the period commencing from **July 01, 2025 to June 30, 2026**, be and is hereby approved and adopted as the Capital Budget of the Company for the aforesaid period."

**"RESOLVED FURTHER THAT Mr. Manoj Suri (DIN: 01763148), President,** be and is hereby authorized to take all such steps, actions, and measures as may be necessary or incidental in connection with the implementation of the aforesaid resolution, including but not limited to



execution and filing of requisite documents, applications, forms, and returns with the concerned authorities, to give effect to this resolution."

**ITEM NO.7**

**TO CONSIDER AND APPROVE THE CAPITAL BUDGET FOR SOLAR POWER PLANT FOR THE PERIOD 01.07.2025 TO 30.06.2026.**

*To consider and, if thought fit, to pass with or without modification(s), the following resolution as a Special Resolution:*

"**RESOLVED THAT** pursuant to the applicable provisions of the Companies Act, 2013 read with the provisions of the Articles of Association of the company, and in accordance with the recommendation of the Managing Committee at its meeting dated 08.08.2025 by passing resolution, the proposed capital budget for Solar Power Plant of ₹35,00,000/- (**Rupees Thirty-Five Lakhs only**) for the period commencing from **July 01, 2025 to June 30, 2026**, be and is hereby approved and adopted as the Capital Budget of the Company for the aforesaid period."

"**RESOLVED FURTHER THAT Mr. Manoj Suri (DIN: 01763148), President**, be and is hereby authorized to take all such steps, actions, and measures as may be necessary or incidental in connection with the implementation of the aforesaid resolution, including but not limited to execution and filing of requisite documents, applications, forms, and returns with the concerned authorities, to give effect to this resolution."

**ITEM NO.8**

**TO CONSIDER AND APPROVE THE CAPITAL BUDGET FOR SPORTS DEVELOPMENT PLANT FOR THE PERIOD 01.07.2025 TO 30.06.2026.**

*To consider and, if thought fit, to pass with or without modification(s), the following resolution as a Special Resolution:*

"**RESOLVED THAT** pursuant to the applicable provisions of the Companies Act, 2013 read with the provisions of the Articles of Association of the company, and in accordance with the recommendation of the Managing Committee at its meeting dated 08.08.2025 by passing resolution, the proposed capital budget for Sports Development of ₹31,50,000/- (**Rupees Thirty One Lacs Fifty Thousand only**) for the period commencing from **July 01, 2025 to June 30, 2026**, be and is hereby approved and adopted as the Capital Budget of the Company for the aforesaid period."

"**RESOLVED FURTHER THAT Mr. Manoj Suri (DIN: 01763148), President**, be and is hereby authorized to take all such steps, actions, and measures as may be necessary or incidental in connection with the implementation of the aforesaid resolution, including but not limited to execution and filing of requisite documents, applications, forms, and returns with the concerned authorities, to give effect to this resolution."

**ITEM NO.9**

**TO CONSIDER AND APPROVE THE CAPITAL BUDGET FOR PROFESSIONAL CHARGES PAYMENT FOR MASTER PLAN DEVELOPMENT FOR THE PERIOD 01.07.2025 TO 30.06.2026.**



*To consider and, if thought fit, to pass with or without modification(s), the following resolution as a Special Resolution:*

**"RESOLVED THAT** pursuant to the applicable provisions of the Companies Act, 2013 read with the provisions of the Articles of Association of the company, and in accordance with the recommendation of the Managing Committee at its meeting dated 08.08.2025 by passing resolution, the proposed capital budget for professional charges payment for master plan development of **₹3,00,000/- (Rupees Three Lakhs only)** for the period commencing from **July 01, 2025 to June 30, 2026**, be and is hereby approved and adopted as the Capital Budget of the Company for the aforesaid period."

**"RESOLVED FURTHER THAT Mr. Manoj Suri (DIN: 01763148), President**, be and is hereby authorized to take all such steps, actions, and measures as may be necessary or incidental in connection with the implementation of the aforesaid resolution, including but not limited to execution and filing of requisite documents, applications, forms, and returns with the concerned authorities, to give effect to this resolution."

**ITEM NO.10**

**TO CONSIDER AND APPROVE THE REVENUE BUDGET FOR THE PERIOD 01.07.2025 TO 30.06.2026.**

*To consider and, if thought fit, to pass with or without modification(s), the following resolution as a Special Resolution:*

**"RESOLVED THAT** pursuant to the applicable provisions of the Companies Act, 2013 read with the provisions of the Articles of Association of the company, and in accordance with the recommendation of the Managing Committee at its meeting dated 08.08.2025 by passing resolution, the proposed revenue budget of **₹6,61,48,000/- (Rupees Six Crore Sixty-One Lakh Forty- Eight Thousand only)** for the period commencing from **July 01, 2025 to June 30, 2026**, be and is hereby approved and adopted as the Revenue Budget of the Company for the aforesaid period."

**"RESOLVED FURTHER THAT Mr. Manoj Suri (DIN: 01763148), President**, be and is hereby authorized to take all such steps, actions, and measures as may be necessary or incidental in connection with the implementation of the aforesaid resolution, including but not limited to execution and filing of requisite documents, applications, forms, and returns with the concerned authorities, to give effect to this resolution."

*By Order of Managing Committee,  
For and on behalf of Dehra Dun Club Ltd.*

  
(Manoj Suri)

Director

DIN: 01763148

Date: 08.08.2025

Place: Dehradun



## **NOTES:**

1. The members can also refer the Agenda and Notice of EOGM which is being uploaded on the website of the Club [www.dehradunclub.com](http://www.dehradunclub.com).
    - a) In line with the Ministry of Corporate Affairs (MCA) Circulars, the Notice calling the EOGM is being uploaded on the website of the Company at [www.dehradunclub.com](http://www.dehradunclub.com). The Notice will also be available on the website of NSDL (agency for providing the Remote e-Voting facility) i.e. [www.evoting.nsdl.com](http://www.evoting.nsdl.com)
  2. Explanatory Statement pursuant to Section 102 of the Companies Act, 2013 ("the Act") setting out material facts concerning the special businesses of the Notice is annexed hereto as "**Annexure A**".
  3. The detailed Capital Budget is annexed hereto as "**Annexure B**".
  4. The detailed Revenue Budget is annexed hereto as "**Annexure C**".
  5. **Voting through electronic means (E-voting):** Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended) and the Circulars issued by the Ministry of Corporate Affairs the Company is providing facility of remote E-Voting to its Members in respect of the business to be transacted at the EOGM. For this purpose, the Company has entered into an agreement with NSDL for facilitating voting through electronic means, as the authorized agency. For the remote E-Voting the Company has entered into Bipartite Agreement with NSDL.
  6. The copy of agenda, book of Article of Association of the Club and other relevant documents if any, which is to be considered at the meeting, can be inspected by the members of the club during working hours from **11:00 AM to 05:00 PM till Thursday 14<sup>th</sup> August, 2025 at 15 RB, Ugrasen Road, Dehradun-248001 (Uttarakhand)**.
  7. The route map of place of Extra-ordinary General Meeting is annexed as "**Annexure- D**" hereto and forms part of the notice.
  8. Members should bring the attendance slips duly filled in for attending the meeting as annexed as "**Annexure-E**".
- A. THE INSTRUCTIONS FOR MEMBERS FOR REMOTE E-VOTING ARE AS UNDER:**
1. Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended) the Company is pleased to offer **remote e-voting facility** to its Members.
  2. The remote e-voting period **commences** on Wednesday, **27<sup>th</sup> August, 2025** at 9:00 A.M. and **end** on Friday, **29<sup>th</sup> August, 2025** at 5:00 P.M.



3. Members may cast their vote electronically through the e-voting platform provided by **NSDL**.
4. The Permanent Members, whose names appear in the Register of Members as on the record date (cut-off date) i.e., **08<sup>th</sup> August, 2025**, may cast their vote electronically through remote e-voting system OR by ballot paper voting system at EOGM.
5. A person who is not a member as on the cut-off date should treat this notice for information purposes only.
6. **The Procedure for voting electronically using NSDL Remote e-Voting system are as follows:**
  - b) Open an email sent from NSDL on your registered email id and open PDF file viz; "e-Voting.pdf" with your Membership no. as password. The said PDF file contains your user ID and password for e-voting.
  - c) Launch internet browser by typing the following URL: [www.evoting.nsdl.com](http://www.evoting.nsdl.com)
  - d) Click on Shareholder/ Member – Login
  - e) Put user ID and password/PIN noted in step (a) above. Click Login. Password change menu will appear. Change the password/PIN with new password of your choice with minimum 8 digits/characters or combination thereof. Note new password. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential.
  - f) Home page of e-voting opens.
  - g) Select "Dehradun Club Ltd" to proceed for voting.
  - h) Now you are ready for remote e-voting as Cast Vote page opens.
  - i) Cast your vote by selecting appropriate option and click on "Submit" and also "Confirm" when prompted.
  - j) Upon confirmation, "Vote cast successfully" message will be displayed.

In case of any TECHNICAL queries, you may contact NSDL by email at [evoting@nsdl.com](mailto:evoting@nsdl.com) or call on NSDL toll free number: **022 – 48867000**.

**NOTE: Voting is allowed only once per EVEN. If you have voted for the resolution/candidates for a particular EVEN you will not be allowed to modify/cast vote again for the same EVEN. Please note that member can cast vote for any EVEN in any sequence.**

If you face any problems or experience any difficulties, please feel free to contact the Club Office.

**B. THE INSTRUCTIONS FOR MEMBERS FOR VOTING BY BALLOT PAPER ON THE DAY OF THE EOGM ARE AS UNDER:**

The facility for **voting through Ballot Paper System** shall also be made available at the Extra Ordinary General Meeting at Registered office situated at 15, RB, Ugrasen Road, Dehradun-248001 (Uttarakhand) on Sunday, **31<sup>st</sup> Day of August, 2025** commence from 6.00 PM and end to 9.00 PM and permanent members of the Company as on cut-off date i.e., 08<sup>th</sup> August, 2025, attending the meeting who have not already cast their vote by REMOTE E-VOTING SYSTEM shall be able to exercise their voting right at the meeting.

**The Instructions for voting by ballot paper are as follows:**

- a. The EOGM will start at 5:00 PM sharp in the evening.
- b. That after conclusion of the EOGM the committee or any authorized person may address the members/house and formally initiate the ballot paper voting system.
- c. That for voting the member has to receive the No Dues Clearance Receipt from the Club counter established at the entry point of meeting area.
- d. That slip shall be verified by the polling officer's team at the entry of voting area.
- e. That after verification/checking the polling officer's team will allow the respected member to enter in the voting area.
- f. That after entrance of the respected member; the polling officer's team will issue the ballot paper to the member for voting.
- g. After voting kindly drop the ballot paper in the drop box.
- h. After voting the respected member may kindly leave the room from the exit gate.
- i. That it is mandatory to collect the no dues clearance receipt from the counter before 8:30 PM, after which the counter will not provide the receipt.
- j. Only eligible voters, polling team and the scrutinizer will be allowed in the voting area. Strict actions will be initiated by the Club against any other person who enter in the voting area without permission of election officer.

**C. SCRUTINIZER FOR THE EOGM**

1. **M/s. Archit & Associates** has been appointed by the managing committee of the Company, as the Scrutinizer to scrutinize the voting at EOGM and the remote e-voting process in a fair and transparent manner. (Email ID: [architandassociates@gmail.com](mailto:architandassociates@gmail.com) Mobile No.: 7088010778).
2. The Committee, at the EOGM, at the end of the discussion on the resolutions on which voting is to be held, allow voting, with the assistance of the scrutinizer, by using the ballot paper voting system for all those members who are present at the EOGM but have not cast their vote by availing the remote e-voting system.



3. For the purpose of ensuring that members who have cast their votes through remote e-voting do not vote again at the general meeting, the scrutinizer shall have access, after the closure of period for remote e-voting and before the start of general meeting, to details relating to members, such as their names and such other information that the scrutinizer may require, who have cast votes through remote e-voting but not the manner in which they have cast their votes.
  4. The Results declared, along-with the Scrutinizer's Report, shall be placed on the Company's website [www.dehradunclub.com](http://www.dehradunclub.com) and on the website of NSDL and the results shall also be displayed on the notice board at the Registered Office of the Company, immediately after the declaration of the result by the Committee or a person authorized by him in writing.
  5. The Scrutinizer shall, after the conclusion of voting at the EOGM, first count the votes cast during the EOGM and, thereafter, unblock the votes cast through remote e-Voting, in the presence of at least two witnesses not in the employment of the Company and shall make, not later than three working days from the conclusion of the EOGM, a Consolidated Scrutinizer's Report of the total votes cast in favor or against, if any, to the Committee or a person authorized by him in writing, who shall countersign the same and declare the result of the voting forthwith.
- D. Mr. Prashant Kochhar (M. No. 0033)** has been appointed by the Managing Committee as the **Chief Polling Officer**.
- E.** Any query in respect to agendas shall be entertained in writing by mail or in hard copy till **Thursday, 14<sup>th</sup> August, 2025 till 05:00 PM**.
- F.** For casting vote (through Remote E-voting) kindly clear the payment of all outstanding club bills raised till June, 2025 on or before 5:00 PM Thursday, 14<sup>th</sup> August, 2025.
- G.** For casting vote (through ballot paper at the EOGM) kindly clear the payment of all outstanding club bills raised till June, 2025 on or before 08:30 PM Sunday, 31<sup>st</sup> August, 2025.
- H.** For better understanding all important dates in respect to the EOGM are mentioned herein below in the tabular format.

Important Dates to the EGM on Sunday, 31 <sup>st</sup> August, 2025			
Sr.	Particulars	Day/Date	Time
1	Last date of clearance of dues up-to Bill of June 2025		
a)	Members to be eligible for Remote E-Voting	Thursday, 14 <sup>th</sup> August'2025	On or before 05:00 PM
b)	Members to be eligible for Paper Ballot Vote	Sunday, 31 <sup>st</sup> August '2025	On or before 08:30 PM.
2	Remote E-Voting begins	Wednesday, 27 <sup>th</sup> August'2025	09:00 AM.
3	Remote E-Voting ends	Friday, 29 <sup>th</sup> August'2025	05:00 PM.
4	EGM called to Order	Sunday, 31 <sup>st</sup> August '2025	05.00 PM
5	Paper Ballot Voting begins	Sunday, 31 <sup>st</sup> August '2025	06.00 PM



6	Paper Ballot Voting ends	Sunday, 31 <sup>st</sup> August '2025	09.00 PM
7	Last date to submit any query in respect to agenda	Thursday, 14 <sup>th</sup> August'2025	5.00 PM_
8	Last date of inspection the documents relating to the mentioned business.	Thursday, 14 <sup>th</sup> August'2025 (during working day)	11.00 AM to 05.00 PM



## Explanatory Statement

(Pursuant to Section- 102 of the Companies Act, 2013)

**For Item No1 to Item No 9 for capital budget & Item No 10 for Revenue Budget.**

The Managing Committee of the Company proposes to undertake a series of developmental and infrastructural projects aimed at enhancing the overall functionality, utility, safety, and aesthetic value of the premises. These initiatives include renovation of existing structures, construction of new facilities, infrastructure modernization, sustainability-driven upgrades (such as solar power installation), and improvements in safety, sanitation, and member services.

### **1 ADMINISTRATIVE & FACILITY DEVELOPMENT**

#### **A. Parking Expansion & Storage Room Renovation**

With a total membership strength of 2788 members and including an increase of 424 members in last one year and a projected addition of 150 new members (including dependents) this year, the existing parking facilities are under severe stress. Parking overflow is regularly observed, particularly on weekends and event days. To address this:

- We propose removal of the temporary structure near Gate No.2.
- The existing store room, which suffers from leakage and water accumulation during rains, will be renovated.
- This will free up space for 40-50 additional cars, easing the parking congestion significantly.

#### **B. Communication & Connectivity System**

Currently, there is no reliable interconnectivity between guest rooms, club office, kitchen, gates, and other key areas. The defunct EPABX system cannot be repaired.

- Quotations have been received from BSNL and Airtel to install modern communication systems, including internet connectivity.
- This will improve guest services, internal coordination, and safety.

#### **C. Lobby Furniture & Air Conditioning Upgrade**

- The plastic chairs and tables in the lobby are outdated and present a poor image.
- Many Air Conditioners across rooms and other sections are old and inefficient.
- Replacement will enhance aesthetics and reduce maintenance and electricity expenses.

#### **D. Staff Quarters Renovation**

- The staff quarters are in dilapidated condition, raising serious safety concerns.
- Structural inspection confirms urgent need for roof and pillar reinforcement.
- Timely renovation is essential to prevent any mishaps and ensure staff welfare.

### **2 COMPLIANCE AND ENVIRONMENTAL MANAGEMENT**

#### **A. Installation of Effluent Treatment Plant (ETP)**

As per government guidelines, an ETP is mandatory for restaurants with seating capacity exceeding 22 persons. Our club exceeds this limit.

- Immediate installation of an ETP is compulsory to remain compliant and environmentally responsible.



### **3 GARDEN & LANDSCAPING DEVELOPMENT**

#### **A. Garden Upkeep & Enhancements**

- Our garden significantly contributes to the club's charm and ambiance.
- Regular maintenance, addition of water features, and improved landscaping are proposed to preserve its beauty and utility.

### **4 HOUSE & BUILDING IMPROVEMENTS**

#### **A. North Point Extension**

- North Point generated significant revenue last year.
- Proposal to extend the area by 650 Square feet towards the underutilized swimming pool area.
- A wooden opaque hedge will create an extended garden space, increasing overall revenue by 50-75%, including F&B income.

#### **B. Water System Upgrade**

- Ongoing issues with water pipelines and RO systems are financially draining.
- Installation of a water softener is expected to reduce operational and maintenance costs.

#### **C. Staff Toilet Relocation & Sanitation Improvements**

- The current staff toilet near Room No.214 emits foul smells, making the room unfit for guests.
- Badminton and TT areas are similarly affected.

Relocation of the staff toilet to the outer parking area will not only improve hygiene but free Room No.214 for bookings, adding approximately Rs. 4 lakhs per annum.

- Enclosure for garbage disposal is also proposed to maintain cleanliness.

#### **D. Driver Accommodation Facility**

- The driver's room is currently unusable.
- Providing proper lodging and toilet facilities for drivers enhances guest satisfaction and prevents cancellations, also creating a new revenue stream.

#### **E. Cooling System for Shamsher Hall**

There has been a constant demand to install air conditioners/ cooling system at Shamsher Hall which is used in case of meetings and also in housie.



## **5 DINING & EVENT FACILITIES**

### **Garden View Dining Hall Renovation**

- The Garden View Dining Hall is in poor condition.
- We propose complete renovation of the Garden View.
- This will enhance member experience and generate additional event and dining revenue.

### **Permanent Lighting Infrastructure**

- High costs are incurred renting floodlights for entertainment events as well as AGMs/EGMs.
- Children's play area lacks lighting.
- Permanent installation of floodlights and ambient lighting will improve usability and save Rs. 2-2.5 lakhs annually.

## **6 LIBRARY DEVELOPMENT**

- The library, being a heritage facility, houses valuable books and is a point of pride.
- Proposed upgrades include new flooring and acquisition of popular and relevant books to enhance engagement.

## **7 SOLAR POWER INITIATIVE**

- The club incurs an annual electricity cost of approximately Rs. 22-23 lakhs.
- Installation of a 100 KW solar plant on the main building's roof will save at least Rs. 12 lakhs annually, with cost recovery within 2-3 years.
- This initiative supports our commitment to sustainability and green energy.

## **8 Sports Development**

### **A. Walking Path in Back Lawns**

A long-standing request from members has been the provision of a walking path in the back lawns. The Club has ample green space available, and we propose the development of a 250- meter dedicated walking track. This facility will greatly enhance the recreational experience for members of all age groups, particularly senior citizens and fitness enthusiasts.

### **B. Swimming Pool Filtration System**

The current method of maintaining the swimming pool requires significant daily manpower for cleaning. To address this, we propose the installation of a modern filtration plant. This system will not only improve the hygiene and safety standards of the pool but also reduce recurring manpower costs to the tune of 422 extra Man Hours (Last financial year) and would also increase operational efficiency.

### **C. Synthetic Tennis Cour**

In keeping with evolving sports trends and the needs of the younger generation, we propose converting one of the existing clay courts into a synthetic court. This surface is more durable, requires less maintenance, and supports all-weather play. The



second court will be retained in its existing clay form to preserve tradition and offer choice to players.

**D. Upgradation of Children's Play Area and Gym Equipment**

The children's swings and fitness equipment currently installed have aged and require replacement or significant upgrades. We propose investing in modern, safe, and durable play and fitness equipment to enhance the overall utility and safety of these areas for both children and adults.

**9 MASTER PLAN DEVELOPMENT**

- A long-term Master Plan will guide infrastructural, functional, and aesthetic development of the club over the next 3–4 years.
- To achieve this, professional planning services are required and budget approval is sought.
- The finalized Master Plan will be presented for approval in the upcoming EGM scheduled for October/November.

**CONCLUSION**

These proposed developments are aimed at modernizing club infrastructure, ensuring safety, improving services, enhancing revenue generation, and maintaining compliance with government regulations. Member support and necessary approvals are sought to initiate these essential upgrades for the benefit of all stakeholders.

The estimated total outlay for these projects is ₹176.00 Lakhs. A detailed breakdown of the proposed projects, along with respective estimated costs, has been annexed as **Annexure-B** to the Notice.

The objectives of the proposed capital expenditure include, but are not limited to:

- Ensuring the longevity and structural integrity of existing buildings.
- Enhancing member and guest experience through modern amenities.
- Aligning facilities with contemporary safety and environmental standards.
- Improving staff working conditions and back-end infrastructure.
- Enabling digital transformation through IT and security upgrades.

In terms of governance The Company requires prior approval of the members for any capital projects involving substantial financial outlay. Further, **Section 180(1)(a)** of the Companies Act, 2013, mandates member approval by way of a **Special Resolution** when the company intends to dispose of, lease, or otherwise deal with any property of the company, where such dealing is considered to be of significant material value or strategic importance. Although the present proposal does not involve the disposal of any asset, the scale and nature of the proposed capital commitment necessitate approval under the spirit of corporate governance and transparency embedded in the said provisions.

Accordingly, the members are requested to accord their approval by way of a Special Resolution, thereby authorizing the Managing Committee to initiate, execute, and complete the aforementioned projects. This shall include the authority to float tenders, engage contractors, procure materials, incur related expenses, and take any ancillary action necessary for successful and timely implementation of the projects.

It is hereby confirmed that **none of the Directors, Managing Committee Members, or their respective relatives are in any way concerned or interested financially or otherwise** in the proposed resolution or in the contracts to be awarded pursuant thereto.



The Board recommends the passing of this resolution as a **Special Resolution**.

**For Item No. 10 for revenue budget:**

The Company proposes to approve the Revenue Budget for the period commencing from **July 01, 2025 to June 30, 2026**, outlining the projected revenue and expenditure across operational segments. The Revenue Budget has been prepared in alignment with the strategic objectives of the Club and reflects anticipated revenues from subscriptions from members and revenue from Bar, Sports Activities, Room Sales etc, along with estimated costs for administration, Entertainment and sports, personnel, and other expenses heads.

The approval of the Revenue Budget is essential for ensuring financial discipline, resource allocation, and performance monitoring throughout the fiscal year. It will serve as a guiding framework for departmental planning and execution, and will enable the Committee to evaluate variances and take corrective measures as needed.

The detailed Revenue Budget is annexed hereto as "**Annexure C**".

Accordingly, the members are requested to accord their approval by way of a Special Resolution, thereby authorizing the Managing Committee to initiate, execute, and complete the aforementioned projects.

None of the Directors, Key Managerial Personnel, or their relatives are in any way concerned or interested, financially or otherwise, in the proposed resolution.

The Board recommends the resolution for approval of the members as a Special Resolution.



DETAILS OF PROJECTS

SL. NO.	CATEGORY - DESCRIPTION	PARTICULARS	BUDGETD AMOUNT (₹ IN LACS)
<b>1</b>	<b>Admin. Development</b>		
	<b>A.</b>	Parking extension, Boom Barrier & Store Room	14.00
	<b>B.</b>	EPBX System and Campus Wi Fi	2.00
	<b>C.</b>	Misc. Items - Air conditions, Chairs / Furniture, Coolers etc	15.00
	<b>D.</b>	Staff Quarter Renovation	7.00
	<b>Total</b>		<b>38.00</b>
<b>2</b>	<b>Effluent Treatment Plant (ETP)</b>		
	<b>A.</b>	Effluent Treatment Plant (ETP)	5.00
<b>3</b>	<b>Garden Development</b>		
	<b>A.</b>	Garden - uplift / upgrade	5.00
<b>4</b>	<b>House &amp; Building</b>		
	<b>A.</b>	Shifting of Staff Washroom, Garbage collection point	6.00
	<b>B.</b>	Upgradation of North Point	3.00
	<b>C.</b>	Driver room upgradation	1.50
	<b>D.</b>	Water Softener system	1.50
	<b>E.</b>	Cooling System - Shamsheer Hall	5.00
	<b>Total</b>		<b>17.00</b>
<b>5</b>	<b>Infrastructure Development</b>		
	<b>A.</b>	Upgradation of Garden View Restaurant	35.00
	<b>B.</b>	Lighting arrangement of entire club (During club functions)	4.00
	<b>Total</b>		<b>39.00</b>
<b>6</b>	<b>Library Development</b>		
	<b>A.</b>	Library Flooring & Books	2.50
<b>7</b>	<b>Solar Power Plant</b>		
	<b>A.</b>	Solar Power Plant (100 hp)	35.00
<b>8</b>	<b>Sports Development</b>		
	<b>A.</b>	Walking Pathway (Improving of existing pathway & some other new)	5.0
	<b>B.</b>	Swimming Pool Filtration system / plant	1.50



	C.	Tennis Court and Pickle Ball Court	15.00
	D.	Children's Swings	2.00
	E.	Gym Equipment's	8.00
	Total		31.50
9	Master Plan Development- For Professional Charges		3.00
	A.	Rooms- New/Upgrade existing rooms	
	B.	Party Hall	
	C.	TT Room /Pickle Ball	
	D.	GYM Shifting	
	E.	Swimming Pool Coverage	
	F.	Severage Treatment Plan (STP)	
	G.	Golf Course	
	H.	Glass House with Children Park	
Total			176.00



**FINANCIAL BUDGET**

Dear Members,

The Committee is pleased to submit a financial budget of the club's operations for the period 01st July, 2025 to 30th June, 2026.

**The highlights are as under:**

(₹ in Lacs)

S. No.	Particulars	Budgeted 2025-26	Actual 2024-25
<b>Revenue Heads</b>			
(i)	Subscriptions from Members	195.00	173.99
(ii)	Revenue from Bar	195.00	175.27
(iii)	Revenue from Room Sales	70.00	64.41
(iv)	Revenue from Sports Activities	20.00	17.96
(v)	Revenue from Rentals of Kitchen, etc.	14.00	12.00
(vi)	Miscellaneous Revenues	30.00	28.66
(vii)	Interest on FDR's with Bank and saving accounts	95.00	85.99
	<b>Total (a)</b>	<b>608.00</b>	<b>558.28</b>
<b>Expenses Head</b>			
(i)	Material Consumed in Bar/Purchases, etc.	150.00	134.19
(ii)	Utility/Entertainment & Sports Expenses	72.00	65.89
(iii)	Employee Salaries & Benefits	245.00	220.49
(iv)	Financial Costs/Interest etc.	1.80	1.56
(v)	Administrative, Repairs, etc.	150.00	104.39
(vi)	Printing, Internet, etc	3.50	2.76
(vii)	Legal & Consultancy Charges	10.00	9.97
(viii)	Miscellaneous & Other Expenses	7.00	3.12
(ix)	Depreciation	22.18	19.11
	<b>Total (b)</b>	<b>661.48</b>	<b>561.48</b>
<b>Surplus/(Deficit) (c = a-b)</b>		<b>(53.48)</b>	<b>(3.2)</b>

**Notes:**

- The budgeted numbers are taken on the basis of the level of activities in the club that the present committee considers that it will be able to successfully implement and attain.
- Under Subscription from Members, stated in the item no. Revenue Heads (i), we have considered the increase in proposed subscription fee & additional subscription from induction of new members.



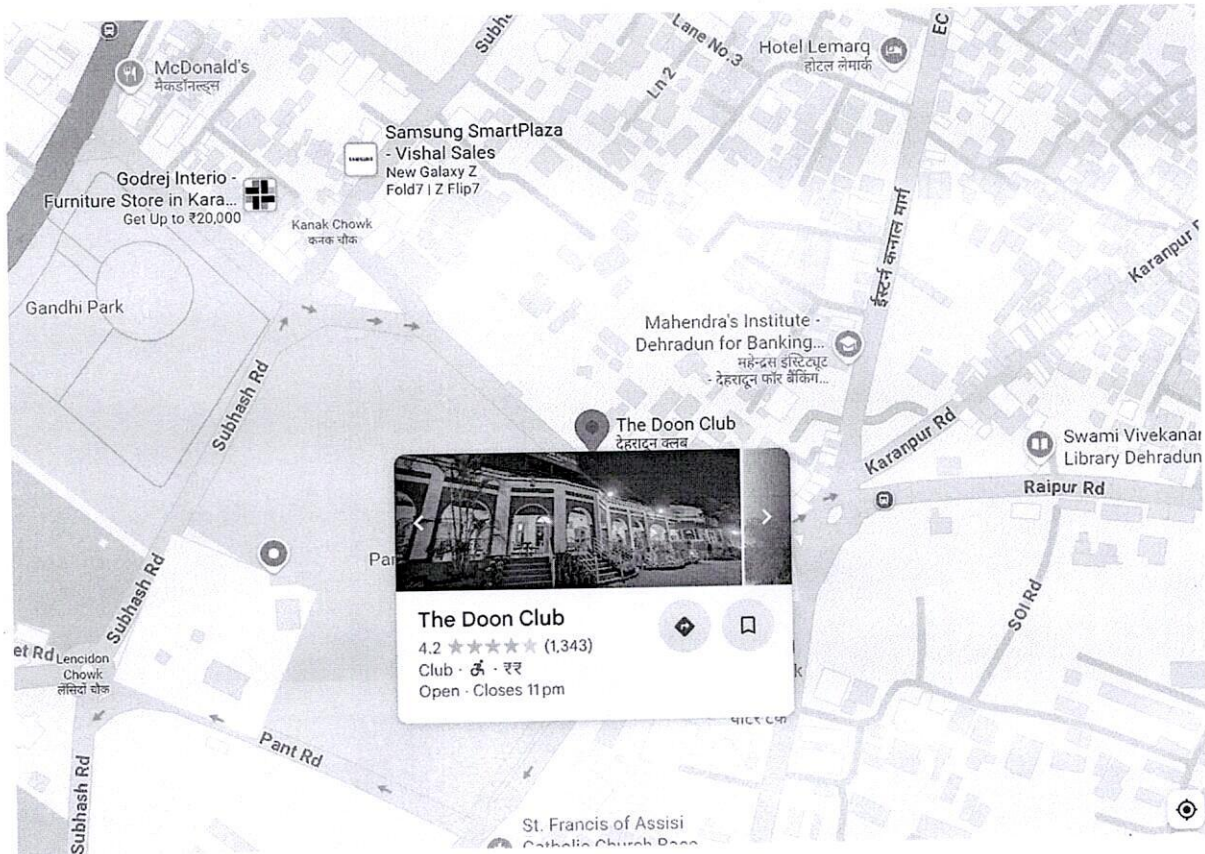
- iii) Under Repairs, stated in item no. Expenses Head (v) of Expenses, we have considered **unavoidable** expenses that would be incurred on the major repairs of Buildings & others as follows –
1. Guest Rooms repairs and renovation.
  2. Wash Rooms and Toilets in the club premises to be repaired
  3. Re-laying of Tennis Courts
  4. Repair of Tin roofs across the club where leakages are occurring & Marshal's room at back gate.
  5. Repair of Vintage Hall near Badminton court.
  6. Painting & repair of the Main Building of Club.
  7. Repair and maintenance of Card Room Chairs
  8. Repair and maintenance of Badminton court walls
  9. Repair and maintenance of Office furniture and Cabins
- iv) General inflation in pricing, both revenues and consumables, have been considered.
- v) The electricity bills are very high thus an energy audit is required to control the excessive use of energy through old and faulty systems, after which the process to lessen the burden of electricity consumption via proper earthing, removing of old and obsolete wires and switches needs to be resolved.
- vi) Deficit in the Proposed Budget will be met from the Entry Fee from induction of expected new members.
- vii) It will be a sincere effort of the Management Committee Members to keep the expenses low and enhance the revenues without compromising the quality of food, servings in the bar and the available infrastructure of sports and social facilities.



**ROUTE MAP:**

**VENUE: The Dehradun Club Ltd, 15, RB, Ugrasen Road, Dehradun- 248001 (Uttarakhand)**

[VIEW IN GOOGLE MAPS](#)





**ATTENDANCE SLIP**

**01/2025-26 Extra-Ordinary General Meeting on Sunday, 31<sup>st</sup> August, 2025 at 05:00 PM**  
at The Dehradun Club Ltd, 15, RB, Ugrasen Road, Dehradun- 248001 (Uttarakhand)

I / We hereby record my/our presence at the **01/2025-26 Extra-Ordinary General Meeting** of the Club at The Dehradun Club Ltd, 15, RB, Ugrasen Road, Dehradun- 248001 (Uttarakhand) at **Sunday, 31<sup>st</sup> August, 2025 at 05:00 PM.**

Name of the Member:	M. No:	Signature:
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**Notes:**

1. Only Member can attend the Meeting.
2. A Member attending the meeting should bring copy of the Notice for reference at the meeting.