

**NAV NIRMAN CO-OP GROUP HOUSING SOCIETY LTD**  
Ankur Apartments, Plot No.7, IP Extension, Patparganj, Delhi-110092

Ref : NNCGHS/MC/meeting/21/2023

25<sup>th</sup> September 2023**MINUTES OF THE MEETING.**

21<sup>st</sup> Management Committee meeting has been held on 24<sup>th</sup> September 2023 at 12.00 P.M. in the meeting room of society. The following Hony. Members attended the meeting and were present to deliberate & take final decision.

S.No.	Name of Members/ Sh/ Smt.	Post. Hony.
1.	Vijay Laxmi Singh.	President.
2.	Rajesh Rastogi.	Vice President.
3.	Kamal Singh. Chauhan.	Secretary.
4.	Mohan Chand Dhyani.	Treasurer.
5.	D.K. Nigam	Additional Secretary
6.	Anju Sharma	Joint Secretary (Security)
7.	Urmila Nautiyal	Joint Secretary ( Admn)
8.	K.V. Mohann Raao.	Member.
9	Mohan Lal	Member

1. Resolved that the minutes of last management committee meeting held on 08.09.2023 is unanimously confirmed & approved. Moreover the next date of hearing at R.C.S office is on 26.09.2023. The three arbitration cases under section 70 in the court of Dy. Registrar are pending in the court & next date of hearing are as under-
- (i) Mr. Mohan Advani V/s. Nav Nirman Cooperative G/H. Society Ltd. is on 5.12.2023
- (ii) Mrs. Madhulika Goel V/s. Nav Nirman Cooperative G/H. Society Ltd. is on 05.12.2023
- (iii) Mr. Vishva Raj Vishnoi V/s. Nav Nirman Cooperative G/H. Society Ltd. is on 04.10.23
2. Resolved that the receipt for the month of May, June , July & August 2023 are Rs. 14,54,454/- Rs. 7,76,079/- Rs. 2,33,652/- and Rs. 92,042/- respectively are confirmed approved moreover the expenditure for the month of May, June, July and August 2023 are Rs. 3,41,706, Rs. 5,08,797/- Rs. 4,62,034/- and Rs. 4,29,936/- respectively are confirmed & approved.
3. Resolved that the Audit Report and Balance Sheet for the financial year 2022-2023 has been deliberated in the meeting and the audit report and Balance sheet is approved. Moreover the Auditor should file the audit report and Balance sheet in the I.TAX Department and society will deposit it in the R.C.S office and it is approved.
4. Resolved that as per resolution No. 4 of the G.B.M. held on 15.01.2023, demand letter be issued to the members for Rs. 10,000/- as 2<sup>nd</sup> instalment of maintenance fund to be paid by 31.10.2023. Moreover defaulter should be issued demand notice accordingly to resolution No. 7 of G.B.M. dated 07.04.2002. Resolution No. 7 is hereby reproduced below." Resolved that



member ,who have not paid last two maintenance fund 1999-2000, 2000-2001 or more instalment to the society, the following services will be stopped or discontinued w.e.f 01.05.2002.

1. Water supply through O.H. Tank.
2. Ban on entry of members tenant in the gate.
3. Discontinue the dak distribution.
4. Ban on allotment of lawn – club building for function.
5. Disconnect the cable T.V.
6. Discontinue services of electrician, plumber, sewer man and security guard etc.

Moreover similar resolution's were passed in G.B.M held on 25.01.2004, ( Resolution No. 6) and in G.B.M. held on 07.05.2006( resolution No. 6) were passed.

Resolved that the action against the defaulter as per the resolution mentioned above be initiated and is approved. Modified & updated list of defaulters will be displayed on the notice board and in Ankur M.C. what's app group on weekly basis and the list of defaulter will be referred to R.C.S for recovery of dues.

5. Resolved that the tenure of security agency " M/s. 4 Eyes security services Pvt. Ltd. is extended defacto till September 30<sup>th</sup> 2023. The services of present security agency is deliberated in the Management Committee and is not found satisfactory.

The Members present in the meeting discussed the incidents of theft in the society and suggested for termination of present security agency and appoint another security agency. As such the 2<sup>nd</sup> lowest agency in the quotations dated 09.01.2023, has been called and an agreement has to be drawn for its services.

6. **Improvement of C.C. T.V. Camera-**

Due to theft cases in the society it was felt that the working condition of the camera was unsatisfactory and decision has been taken for repair / replace the cameras wiring conduct pipes etc. It has decided to call for quotation from experience person to install the cameras. However the work of repair/ replace the cameras has been started by the society staff in house. An amount of Rs. 1,00,000/- ( Rupees one lacs only) is approved for the work. Some members in the society suggested to install TAG System for incoming and outgoing of the vehicle in the society " My gate or other similar companies may be invited to install the system.

Resolved that sub- committee of security will look into and finalize the work to be done . The members of the sub- committee are as under- (1) MsAnju Sharma (convener) (2) Mr. K.V. Mohann Raao (3) Mr. Kamal Singh Chauhan.



7. Progress of development works – progress of Development works in the society has been hampered due to show cause notice and or the order of the R.C.S Dated 14.06.2023. The work of main gate of the society is to be started, which is already in pipe line – A sub- committee to construct the gate has been constituted as under- (i) Mr. D.K. Nigam (Convener) (ii) Mrs. Vijay Laxmi Singh (iii) Mr. Mohan Chand Dhyani (iv) Mr. Anil Kumar , (vi) Mr. S.N.Behara.

Moreover the road of society has to be laid again for which the aid from M.L.A Fund is to be mobilized . The sub- committee for main gate will over look the road work.

8. **Annual increment to be staff and workers-**

- (i) the performance of staff and workers has to be monitored and reported by the Hony. President.
- (ii) During office hours, the staff / workers will not doing private work during office hours, and if found doing private work during office hours ,strict action will be taken (a) Salary may be deducted (b) will be asked to stay at home without any salary.
- (iii) Electrician and plumber will sit in the guard room at gate during office hours .
- (iv) Plumber Jitender will look after the electrician's complaint upto 12.00 P.M. at noon or till the electrician joins his duty.
- (v) The Electrician Amleshwar will also monitor the camera in the guard room and report to the security incharge.
- (vi) All staff and workers including manager will improve their behaviour with member/ resident of the society and will be polite and cordial. They should resolve the problem amicably.
- (vii) **Increment** - Rakesh Kumar has reported and submitted that he has withdrawn cases against Nav Nirman Cooperative G/H. Society Ltd, Mrs. Vijay laxmi Singh , Mr. Kamal Singh Chauhan & Mr. H.R. Tyagi as per court order dated 01.08.2023 in the court of Justice Hon'ble Sanatan Prasad, The Additional District Judge -02( East) Karkarduma court.

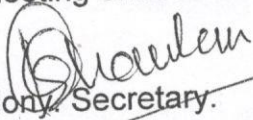
"Resolved that annual increment is based on performance, so it is decided that matter is postponed till the performance report is submitted to Management committee latest by 1<sup>ST</sup> November 2023. A sub- committee of following members has been formed as members mentioned below- (i) Mrs. V.L. Singh (ii) Mr. K.V. Mohann Rao. (iii) Mr. Mohan Dhyani. The case of Mr. Rakesh Kumar Manager has been referred to legal committee for recommendation for fixation of his salary and other issues.



9. **Any other item with the permission of the chair.**

- (i) Reminder to Registrar of Cooperative Societies regarding the case of Mrs. Madhulika Goel and Mr. L.N. Dhawan.
- (ii) A letter has been received from Twenty ( Approx.) Women of the society to take up charitable social work for the society. It is resolved that social club is recognized as a social and cultural working group.
- (iii) Some theft cases has happened in the society, which needs proper lighting in dark areas. Some members suggested for decorative lights on Gazebo.
- (iv) Some members has complained about water logging in passage / Approach to their flats. Repair / replacement of stone pavement is to be done.

Meeting ended with thanks to the chair

  
Hony. Secretary.

Hony. Secretary  
Nav Nirman Co-op G/H Society Ltd.  
7, I.P. Extn., Delhi-110001.  
Copy to-

1. Notice Board .
2. Assistant Registrar ( East) Section V, Office of the parliament street, New DELHI. 110001.

Hony. Secretary

