

Regd. No.321(GH)

Phone: 011 - 2273373

**NAV NIRMAN CO-OP GROUP HOUSING SOCIETY LTD.**

Ankur Apartments, Plot No. 7, IP Extension, Delhi -110092

Dated 23.02.2025

Ref.NNCGH/MC/Meetings/48<sup>th</sup>/2025**MINUTES OF THE MEETING**

**48<sup>TH</sup> (emergent) Management Committee** meeting has been held on 22<sup>nd</sup> February, 2025 at 12p.m. 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.    | Kamal Singh Chauhan       | Secretary            |
| 3.    | Mohan Chand Dhyani        | Treasurer            |
| 4.    | D.K.Nigam                 | Additional Secretary |
| 5.    | K.V.MohannRaao            | Member               |

1. Resolved that the Minutes of last management committee meeting held on dated 12-02-2025 are confirmed and approved.

2. **Transfer of Membership Case**

The Sub-Committee of Membership has submitted its report to the Management Committee & recommended the new Membership to Mrs.Shatarupa Sinha w/o Mr. Raju Majumdar & Mr. Raju Majumdar s/o Mr. Sanat Kumar Majumdar, Flat No. 106 for new membership.

Resolved, that the recommendations of sub-committee are approved.

Further Resolved, the owner of flats who have included the area of Covered Parking Space area of 16 m2 and also Open Parking Space area of 10 m2 in the Registered Sale Deed and also paid stamp duty of this parking area. This area is common area of society land, which cannot be included in any Sale Deed. As such cases may be sent to the Office of **Registrar of Cooperative Society, Delhi** for issuing the order for rectification of their sale deeds and are approved.

Further Resolved that the member and owner of Flat No. 153, has rectified his Sale deed and other also are requested to rectify their sale deed, so that membership can be provided to those flat owners.

### **3. Civil Works –**

#### **(A) Completion of Road Work :-**

Resolved that the Tender/Quotation of Development of Internal Bitumius Road work has been floated on dated 06.02.2025, calling the tender on 15.02.2025. The Management Committee has pasted on Society Notice Board, Posted it on Ankur MC whats group and on whatsgroup of Association of I.P.Extension Society. The result was five tenders were purchased and 3 agencies out of five submitted their tender on the society office on 15-02-2025. The tender were opened on 15.02.2025 and 1<sup>st</sup> lowest tender was of M/s SBC Enterprises of Rs. 22,96,440/- ( Rs. Twenty Two Lakhs Ninty Six Thousands Four Hundreds Forty Only), 2<sup>nd</sup> lowest tender of M/s A.S.Buildcon amounting of Rs. 23,20,700/- ( Rs. Twenty Three Lakhs Twenty Thousands Seven Hundreds Only). And 3<sup>rd</sup>lowest tender of M/s Awantika Construction Company amounting of Rs. 26,05,300/- ( Rs. Twenty Six Lakhs Five Thousands Three Hundreds Only ).

Further, resolved that the sub-committee for civil work examined the comparative statement of tenders and asked the 1<sup>st</sup> and 2<sup>nd</sup> lowest tenderers for negotiations on 21.02.2025. The two agencies submitted their final negotiated letter before the MC meeting held.

Further, resolved that the as per their final negotiated offer the M/s SBC Enterprises amounting of Rs. 21,50,000/- (Rs.Twenty One Lakhs Fifty Thousands Only ) and the M/s A.S. Buildcon offer amounting of Rs. 21,81,458/- ( Rs. Twenty One Lakhs Eighty One Thousands Four Hundreds Fifty Eight Only) resulting M/s SBC Enterprises as the 1<sup>st</sup> lowest tenderer.

Further resolved that the management committee has decided to approve the lowest quotation of M/s. SBC Enterprises and also to award the work immediately to this agency and it is approved.

#### **(B) Renovation of Main Gate Work :-**

Resolved that the work of Renovation of Main Gate is under progress and it has been decided to send a letter to the Agency to speed up the work.

#### **(C) Discussion on installation of Rain Water Harvesting System in the Society :-**

Resolved that as per discussion in the Sub-committee for civil work meeting, "Necessary pipes may be laid for conveyance system of the R.W.H. before laying the Bitumen Road work in the society. The Management Committee has also

considered the installation of R.W.H. on Green sides of the society where there is no crossing of road work and an estimate of apprx. Rs. 10 lakhs ( Rs. Ten Lakhs Only) is approved and sub-committee is asked to prepare tender/quotation.

Further resolved that Delhi Jal Board has issued letter of disconnection of water supply of the housing societies (Dwarka Societies) becoming it imperative to install the R.W.H. in the society. The M.C. has asked the civil sub-committee to also approach the previous contractor M/s Rudhra Associates for balance RWH work.

**4. Letter from Members :-**

**5. Unauthorised Construction at Covered Car Parking Space :-**

Resolved that a letter from Mr. Adesh Kumar flat No. 139, regarding the illegal construction of a TOILET and a KITCHEN in the Covered Car Parking Space number V-65, which was originally allotted to Sh.S.P.Singh M.S. No. 129 on licence basis as per GBM Resolution no. 4 of the GBM dt. 28<sup>th</sup> June, 1992.

Further resolved that two letters dt. 16.02.2025 & 20.02.2025 have been issued to Sh. Adesh Kumar asking him to dismantle the Kitchen & Toilet work in the Covered Car Parking Space, which involve the pipe lines. The said work has been stopped vide meeting conducted in the society office among Sh. Adesh Kumar, Sh. L.N.Dhawan & Mr. Mohan Advani and the office bearer, advising them again to remove the illegal work in the covered car parking space V-65. Mr. Adesh Kumar has committed to stop the work and so the entry of labours working in the covered car parking space has been stopped at the society Main Gate. Despite his commitment to remove the illegal work, still he has not removed the work. Mr. Adesh Kumar flat No. 139 has also sent the copy of letter to the office of RCS. Accordingly the office of RCS should be informed about the illegal construction done by Mr. Adesh Kumar in the covered car parking space V-65 be sent as soon as possible.

**6. Fixing of date for GBM cum Election :-**

Resolved, that the management committee has decided to fix the date for **GBM/Election on 20.04.2025 at 10.30 am** in the society premises. Accordingly a preparation may be done, with videography of proceeding. A letter should be written to the office of RCS requesting to appoint Returning Officer to conduct the Election process.



4

Further, resolved that all above resolutions are unanimously approved.

**7. Any other items with the permission of chair :-**

- a. Resolved that as per GBMon 24.10.2023, the new share certificates may be printed with new serial number is approved.
- b. Further resolved the Newly elected MLA, Sh. Ravinder Singh Negi should be called and welcomed in the society.

The meeting ended with thanks and permission to the chair.



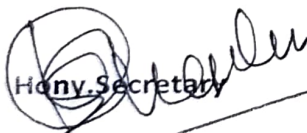
**Hony. Secretary**

On Behalf of Management Committee

NNCGHS Ltd.

**Copy to :-**

- ✓ 1. All the members of management committee
2. Copy to New Members.
3. Assistant Registrar of Cooperative Societies, Section (V), Parliament street, New Delhi-11001
4. Society Notice Board.
5. Copy to Society Website
6. Office Files



Hony. Secretary