

Ref : NNCGHS/MC/meeting/52/2025

18 th April 2025

**MINUTES OF THE MEETING.**

<sup>52nd</sup> Management Committee meeting has been held on 18<sup>th</sup> April 2025 at 11.30 A.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 Rustagi.           | Vice president ( Video calling) |
| 3.    | Kamal Singh Chauhan       | Secretary.                      |
| 4.    | Mohan Chand Dhyani        | Treasurer                       |
| 5.    | D.K. Nigam                | Additional Secretary            |
| 6.    | S.K. Chakrabarti          | Member.                         |
| 7.    | K.V. Mohann Rao           | Member                          |

1. Resolved that the minutes of the last management committee meeting held on 4<sup>th</sup> April 2025 are unanimously confirmed and approved.
2. Resolved that Receipt & Expenditure in the month of march 2025, Rs.3,94,476/- ( Rupees three lacs ninety four thousand four hundred seventy six only) and Rs. 16,30,195/- ( Rupees sixteen lacs thirty thousand one hundred ninety five only) respectively are confirmed and approved.  
Further resolved that the expenditure includes the payment of renovation of Main gate ( Rs. 4,86,664/-) and payment of Water filtration plant ( Rs.2,20,800/- ) also includes payment of staff and workers and security agency for two months i.e Feb & March 2025
3. **Status of defaulters regarding non payment of society Dues:-**  
Resolved that the Returning officer appointed by Hon'ble Registrar of Cooperative Societies for election of the society has putup the list of defaulters dated 05.04.2025 on Notice Board . Further resolved that an updated list of defaulters of society dues as on 18.04.2025 has to be putup on NoticeBoard today itself.

Reminder letters to defaulter members have been issued by speed post/ by hand .Returning officer has also putup , the list of members dated 05.04.2025, on the society Notice Board & also on Enterance Gate of the societyoffice.

4. Election of New Management committee in the society:- Resolved that the management committee of the society had followed all guidelines of the Delhi Cooperative Societies Act 2003, & Delhi Cooperative Societies Rules 2007, regarding conducting election of the new management committee On 20.04.2025 Vide society letters dated 03.03.2025, and 22.03.2025, The office of the Registrar of Cooperative Societies had appointed Mr. M.K. Gupta as returning officer to conduct election in the society vide letter dated 28.03.2025.

Since the notification regarding election date has not been notified by the Returning officer till date. So under the present circumstances, it is presumed that the election on 20.04.2025, would not be possible and we are waiting for notification for election, new date from Returning officer side.

The management committee has submitted letters in the matters on 15.04.2025, to the office of Registrar of Cooperative Societies and also to office of Additional Registrar of Cooperative Societies. A Copy of the letter has been sent to the Returning officer Mr. M.K. Gupta.

- 5 Demand of 1<sup>st</sup> instalment of the maintenance fund for the year 2025-2026  
Resolved that the first instalment of annual maintenance fund is to be collected vide resolution No. 8 of the G.B.M. dated 14.03.2021, of Rs. 10,000/- ( Rupees ten thousand only). It has been decided to collect the instalment on or before 20.05.2025. The manager has been directed to issue demand letters to the members /residents.
6. Report of civil sub- committee membership – Resolved that the sub-committee of membership has submitted its report on pending cases of membership of the owners of the flats due to various reasons and are as under-
  - (A) (I) Flat No. 66, 116, 35,162,254,166 & flat No. 111( membership document have been submitted and have included parking area (10sqmetre to 16 sq. Metre) in the sale deed which is a common land of the society where each member has coparcenary interest.  
In the case of flat 111, the owner has applied for new membership when he/ she already is a member in flat No. 250.  
  
In case of flat No. 166, the owner has mentoned the area of flat ( 2 bed room) as 139 Sq.metre in the relingushment deed which is an extra area than the sanctioned area in plan.
  - (B) (i) flat No. 138,140, 147, & flat No. 189 . in case of flat No. 138, the owner without being a member of the society has purchased the covered car parking space which is a violation of society bylaws as well as the Hon'ble High court decision.
  - (ii) In case of flat No. 140, the reason for withholding the Membership is due to the reason that he sold the flat to one party and scooter garage sale to another party who is non member of the society .
  - (iii) In case of flat No. 147, the owner has not submitted the requisite papers as per society letter.
  - (iv) in case of flat No. 189, the case is of dual membership of another flat No. 196.



7. Resolved that the management committee has already written letters to these owners for rectification of their sale deed and submission of relevant papers regarding transfer of membership. One more reminder letter to be issued as soon as possible and above mentioned cases may be referred to R.C.S for further action and directions

(6)

**Civil sub- committee –**

- (i) Resolved that the 30% balance payment of renovation of Main gate has been paid after verification the measurements of 1<sup>st</sup> running bill amounting of Rs. 1,96,453/- (Rupees one lacs ninety six thousand four hundred fifty three only) as nett payment.
- (ii) Resolved that the urgent work for covering the newly installed filter and softening plant storage of a salt covering with steel Jali on M.S Frame with , external shade at motor pump, with steel frame at office park etc. has been approved for Rs. 70,000/- ( Rupees seventy thousand only)

(7)

**Legal case :-**

- (i) Sadhna Singh V/s. Jai Pal Singh :- The case date is fixed in Hon'ble Hingh Court on 06.05.2025
- (ii) Ravi construction Co. V/s. Nav Nirman Cooperative G/H. Societiy Ltd.. the next date of case in Kar Kar Duma Court is on 07.05.2025
- (iii) Nav Nirman Cooperative G/H. Society Ltd. V/s. Mrs Vijay Laxmi Singh . the next date in tribunal case is fixed for withdrawal on 26.05.2025.
- (iv) Mr. D.C. Goel & Mrs Madhulika Goel .V/s. Nav Nirman Cooperative G/H.Society Ltd.The case in arbitration is pending and next date is awaited .
- (v) M/s. Rudra & Associates has served a legal notice dated 05.02.2025 for balance payment . It has also served a request letter for mediations dated 24.03.2025 received on 26.03.2025. A Payment of 6,80,627/- ( Rupees six lacs eighty thousand six hundred twenty seven only) has already been paid to firm against Gross work Rs. 9,89,088/- ( Rupees nine lacs eighty thousand eighty eight only) and balance Payment of Rs. 3,59,151/- ( Rupees three lacs fifty nine thousand one hundred fifty one only) has been claimed by the firm .

It is pertinent to note that few members of the society had stopped the work of installation of Rain Water Harvesting System in the society and complained to Delhi jal Board ,& office of the Registrar of Cooperative Societies with copy to

society office citing danger to their flats and society Building and also threaten the management committee members regularly through various means i/c. Social media. Resolved that the management committee is determined to complete the work.

- (vi) A legal notice has been received in society office dated 02.04.2025 from flat No. 243. And a suitable reply may be sent urgently

(8) **Any other item with the permission of the chair:-**

- (i) Cleaning of storm water drain :- Resolved that the cleaning of storm water drains are to be cleaned before the rainy season and so quotations may be called immediately, for the work is approved.
- (ii) Resolved that manager Rakesh Kumar has been directed to complete the cleaning of sewer lines work immediately, is approved.



The meeting ended with thanks to the chair.

**Hony. Secretary**

On Behalf of Management committee.  
NNCGHS Ltd.

Copy To-

1. All the members of management committee.
2. Assistant Registrar of Cooperative Societies, Section (V,) Parliament street, New Delhi 110001.
3. Notice Board.
4. Office files.
5. Copy to Society web.site.

Hony. Secretary

Hony. Secretary

Nav-Nirman Co-op G/H Society Ltd.

18/04/2025