

Regd. No. 321(GH)

Phone 011- 41061214

Nav Nirman Co-op. Group Housing Society Ltd.
ANKUR APARTMENTS, PLOT NO. 7, I.P. EXT., DELHI-110092.

Ref:.....

Ref: NNCGHS/MC/meeting/10/2025

Date: 23rd November 2025.

MINUTES OF THE MEETING

10th Management Committee meeting held on 23rd Nov 2025, at 11.00 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 - Present
2	L.N. Dhawan	Vice President - Absent
3	Hari Dutt Pandey	Secretary - Present
4	Mohan Chand Dhyani	Treasurer - Present
5	Anju Sharma	Joint Secretary (Admin) - Present
6	Ravita Mehta	Joint Secretary (Cultural) - Present
7	Prem Parkash	Additional Treasurer-Present
8	Upendra Kumar Singh	Member - Present
9	K.V. Mohann Rao	Member - Present
10	D.K. Nigam	Member - Present
11	Kamal Singh Chauhan	Member - Present
12	Shailesh Chandra Sanwal	Member - Absent
13	Anil Kumar	Member - Present
14	Jai Prakash	Member - Present
15	Madhulika Goel	Member - Present

Resolution No 1: Resolved that the minutes of last Management Committee meeting held on dated 5th Oct 2025, are approved and confirmed.

Hony. VP Mr. L. N. Dhawan underwent surgery on both knees. He sent an email to the office and informed the Society Manager by phone that he should be marked absent for the MC meeting.

Resolution No-2 Membership and Nomination Committee: Resolved that the sub-committee for membership has submitted its report to the MC meeting and has recommended the membership to the following occupants of flats.

(i). Shri Piyush S/o Sh. Virendra Chopra, Flat No. 224, for New Membership.

(ii). Sh. Mahesh Chand Sharma (50% share), S/o Sh. Gopal Dutt and Smt. Santosh Sharma (50% share) w/o Sh. Mahesh Chand Sharma flat no 11, For New Membership.

(iii). Smt. Pushpa Sharma w/o Sh. Nand Kishore and Sh. Nand Kishore s/o Sh. Khyali Ram, flat no 231, for New Membership

(iv). Sh. Jasvinder Pal Singh s/o Sh. Ajit Singh, flat No. 32 with primary member Smt. Raminder Kaur (MS.-483) for the Joint Membership.

(v). Nomination- in favour of Son Sh. Utkash Sindwani s/o Mr Parshottam Das Sindwani, Flat No. 245 (MS No 515) as per form-17.

Further resolved that out of 11 memberships, joint membership and nomination, only 5 applications are recommended, and rest application letter has been sent for updating the documents. Resolved that the recommendation of the Sub-Committee for Membership has been accepted.

Further resolved the matter of parking-area allotment has been deliberated in the MC meeting and it has been decided as under. Sub-Committee constituted to review the flats area mentioned in the sales deed with the following members in the committee.

(i). Mr. Hari Dutt Pandey (Convenor)

(ii). Mr. K.S. Chauhan

(iii). Mr. Prem Prakash

(vi). Mr. D.K. Nigam

(v). Ms. Ravita Mehta

(vi). Mrs. Madhulika Goel.

The MC will check the following items:

1. Area of the flat with parking.
2. The stamp duty on the parking area is paid or not
3. Sub-Committee requested to give its report latest by next MC meeting.

Resolution No-3 Discussion on waste management: (1) Resolved that all members, resident/tenant should give their dry waste and wet waste separately to the Safai Karamchari. It is discussed and deliberated that if any member/ resident/ tenant does not give it separately, then garbage will not be picked up from these members/ residents/ tenant they should keep it inside of their flat.

1. The Safai Karamchari has been instructed to keep dry waste material of each flat in one bag and keep it in passage on the ground floor of the same staircase.

2. A proposal has been received to create a proper storage area with a new gate opening toward the main road, at the corner near the boundary wall (Near SWM Plant -Clubhouse Lawn). The Management Committee will submit an application to the appropriate authority and follow it up.

3. For the time being, whatever temporary arrangement has been made will be followed. For this, management has given the bags to Safai Karamchari, which is costing extra money. The point No. 3, with sub-points No. 1-4, is resolved unanimously.

4. Few applications have been received in the society office against the proposal for the proposed space. They should be called on dated 30 Nov 2025 at evening time It is to be discussed, resolved and approved.

Resolution No 4: Discussion on expenditure and receipts: Resolved that expenditures for Sept 2025 is Rs 8,19,910/- (Eight lakh nineteen thousand nine hundred ten only) and Oct 2025 is Rs. 5,39,888/- (Five lakh thirty-nine thousand eight hundred eighty-eight only) is approved and confirmed.

1. The receipt/collection for the month of Sept 2025 is Rs.4,12,723/- (Four lakh twelve thousand seven hundred twenty-three only) and for the month of Oct 2025 total receipt collection is Rs.18,63,443/- (Eighteen Lakhs sixty-three thousand four hundred forty-three only).

These are approved and confirmed.

Defaulter List: Defaulter list to be posted on Ankur MC WhatsApp group/ notice board and they are requested to pay the pending amount immediately.

Resolution No 5: Discussion on court cases: Resolved that it is noted that in the last meeting a sub-committee was constituted to appoint the advocate for various court cases, RCS/ DCT etc, but the committee was not able to appoint. Once again, they are requested to appoint the advocate within 10 days.

(i). Sh. D.C. Goel & Mrs. Madhulika Goel V/S NNCGHS LTD, resolved that the amount of Rs 72000/- (Rupees Seventy-two thousand only) should be refunded to Sh. D.C Goel & Mrs. Madhulika Goel after receiving the necessary documents required as per award of the arbitration and rest amount other than principal amount Rs 72000/- (Rupees seventy-two thousand only) may be paid only after approval of GBM. Mr. D.C Goel & Mrs Madhulika Goel are requested to come and meet the MC members to resolve the case.

(ii) Mrs. Vijay Laxmi Singh (President, Flat No-90 MS 191) V/S Mr. Prashant Kumar (Resident Flat No- 124 MS 490) (Case CS(OS) 31 of 2018 Karkardooma court Delhi) MC has resolved that the case pertains to Management committee and official functional duty of the office bearer. It has agreed that now onward, from today all the expenses should be borne by the MC. It is agreed upon that MOM of MC meeting 28.02.2018 Resolution No. 5, MOM of MC Meeting of 5.08.2018, Point No-2 and MOM of MC Meeting 23 04.2000 all the above said documents have been presented and shown in the MC meeting and submitted the same .

Further resolved that it has been approved and confirmed by the MC further all the actions and expenses of the case in TOTO responsibility of financial expenses also will be borne by the MC resolved and approved. MC has also resolved that in future if any case against any MC members and office bearer is filed on the decision / action taken of the society then this case will be contested by the MC and all expense shall be borne by the Management Committee. Resolved and confirmed.

It is filed on the decision / action taken of the society has also been decided that to call both the parties, Mr. Prashant Kumar and Mrs. Vijay Laxmi Singh (President), for amicable settlement of the case.

Further resolved that voting has been done and all the present members agreed and voted in favour of the case only two members, Mrs. Madhulika Goel and Mr. Jai Prakash, have voted against. 11/13 members votes in favour

(iii). M/s Rudra Associates vs. Navnirman Co-operative Group Housing Society Ltd. Last hearing attended by Society Manager Mr. Rakesh Kumar on dated 30 Oct 2025 and next hearing is on 18 Dec 2025.

(iv).M/S Ravi construction Co. v/s NAV Nirman Cooperative Group Housing Society, last hearing was on 18 Oct 2025, and Society Mangar Mr. Rakesh Kumar attended the same and next hearing is on 24th Dec 2025.

(v).NNCGHS V/S Mrs Vijay Laxmi case, last hearing was on dated 11th Nov 2025. Hony. Secretary and Society Manager attended the same from NNCGHS LTD and Mr. Prashant Kumar, Mr. Adesh Kumar attended from their side and next hearing is 24th Dec 2025.

Resolution No 6: Discussions on worker's / staff increment: Resolved that consideration of staff and worker wages discussed. Proposal of salary has been held in the MC meeting, and it has been decided to give increment in the salary / wages of staff and workers and Increase 10% on the present salary and further resolved that increment in the wage salary will come to effect after the due date of completion of the year.

Resolution No 7: Visitor and Vehicle management discussion the MyGate app/ Park+: Resolved that the matter of visitor and vehicle movement discussion on the MyGate App/ Park+ has been deliberated in the MC meeting and has been decided to be refer the issue to the sub-committee of Parking committee. The Sub- committee will submit the report in the next upcoming MC meeting. As complain about the damages of RFID-Teg issued by the society has been reported so it has been decided to issue another tag with the cost of Rs. 200/- per tag. All resident members of the society are requested to pick up the tag for their respective vehicles from the society office immediately. Letters are issued to residents to collect the tag within one week, post that the entry of vehicle will be stopped.

Regulation No. 8: Security agency discussion: Resolved that the performance of the present security agency has been found unsatisfactory and the letter may be issued to the agency to improve its performance. Further resolved the time of present security agency has been extended till 31st March 2026.

Purchase of High tech camaras: Resolved that the present cameras systems are not working properly, the matter has been deliberated in the MC meeting, and it has been decided to install high tech cameras system in the society. Further resolved that quotation to be immediately called as soon as possible. Further resolved that an amount of Rs.3,00,000/0 (Rupees three lakhs only) has been approved. Further resolved that subcommittee is being constituted of the following members

A.Mr. Upender Kumar Singh

B.Prem Prakash Singh

C.Mr. MC Dhyani

D.Mrs Madhulika Goel and

E.Ms Ravita Mehta.

Resolution no.9: Any other matter with the permission of the Chair: (1) Renovation of main gate: Resolved that M/S SBC enterprise proprietor Mr. Dal Chand has submitted his bill. Further resolved that he will be called to settle the payment of renovation of main gate.

(2).The matter of Mr. Kapil Malhotra flat owner No. 159 and tenant Mr. Sidharth Vinayak of same flat has been discussed in the MC meeting. It has been decided unanimously to lodge the FIR in the name of both the parties to remove the individual home goods of Mr.

Kapil Malhotra and tenant from the society campus as well as car garage No. 156 and 160 immediately. The society is not responsible if any item or goods goes missing or damaged till clearance. Rs. 2500/- (Rupees two thousand five hundred only) will be charged from 15th Nov 2025 to till clearance per day from the flat owner Mr. Kapil Malhotra. The society office also informed the same to Mandawali police station on dated 15th Nov 2025 and also sent letter to SHO and Mr. Kapil Malhotra flat owner and copy to tenant Mr. Sidharth Vinayak on dated 16th Nov 2025.

Meeting ended with thanks to the chair

Hony. Secretary.

Hony Secretary

Nav Nirman Co-op G/H Society Ltd.

Copy to:

1. Members of management committee
2. Assistance Registrar Section-V, Office of the Registrar of Cooperative Society, Parliament Street, New Delhi 110001.
3. Society notice board
4. Society website

Hony. Secretary.

Hony Secretary

Nav Nirman Co-op G/H Society Ltd.

Regd. No. 321(GH)

Phone 011- 41061214

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ANKUR APARTMENTS, PLOT NO. 7, I.P. EXT., DELHI-110092.

Dated: 27 Nov 2025.

Ref:.....

CORRIGENDUM

Subject: Corrigendum to the Minutes of Management Committee Meeting held on 23rd November 2025.

This is to inform all Management Committee members that a correction is being issued regarding the Management Committee Meeting (MCM) Minutes dated 23rd November 2025.

The corrections are as follows:

1. Incorrect Information:

Resolution No. 2, Sub-point No. 1 — "Shri Piyush, S/o Shri Virendra Chopra, Flat No. **224**, for new membership. The meeting was held as 23rd November 2025."

2. Corrected Information:

The correct detail is: "Shri Piyush, S/o Shri Virendra Chopra, Flat No. **244**, for new membership."

The date of issuing this corrigendum is **27th November 2025.**

All other terms and agenda items mentioned in the original minutes remain unchanged. Members are requested to take note of the correction accordingly.

Warm regards,

Hony. Secretary.

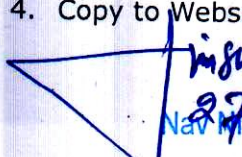

27.11.2025
Hony Secretary
Nav Nirman Co-op G/H Society Ltd.

Nav Nirman Cooperative Society

Plot No. 7, I.P. Extension, Delhi - 110092

Copy to:

1. Members of management committee
2. Copy to RCS Office
3. Copy to Society notice board
4. Copy to Website and office file


27.11.2025
Hony Secretary
Nav Nirman Co-op G/H Society Ltd.