

ANAV NIRMAN CO-OP GROUP HOUSING SOCIETY LTD.

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

No. N.N./G.H/A.G.M/Minutes /2023.

Dated 17.01.2023

MINUTES OF AGBM HELD ON 15.01.2023 AT SOCIETY LAWN.

The Notice of AGBM was sent to all the members along with Agenda Items, Audited Reports 2020-21. The Proposed financial Budget FY 22-23 & FY 23.24 & Proposed Resolution No. 01 to 14 duly approved by MC dated 28.12.2022 were sent to all members. The approved Secretary, Treasurer Report & Draft Balance sheet FY 21.22 duly MC approved on 13.01.2023 and circulated before GBM to be presented in GBM with observations was presented before the August Body to be discussed. Hony. President Mrs. Vijay Laxmi Singh and Hony. Secretary Mr. Kamal Singh Chauhan along with Observer Mr. Omkar Nath, ASO, RCS reached at 9.45 A.M. in the house and the meeting was commenced at 10.00 A.M. but was adjourned for half an hour's up to 10.30 am, since full quorum was not available. The police force also came to society on the request to RCS on letter dated 03.01.2023 and also request for Observer by Mr. Adesh Kumar, Mr. L.N.Dhawan, Mr. Jai Prakash, Smt. Toolika Srivastava & Mrs. Madhulika Goel. On the request of these members society Management committee approach to SHO, Mandawali to depute Police personnel for anticipated disturbance and ruckus in the meeting. The anticipated ruckus was created at 10.15 A.M by Hony. Members Mr. Adesh Kumar, Mr. Prashant Kumar, Mr. Mohan Advani & Mr. L.N.Dhawan when they started writing dissents note in the attendance/proceeding register while marking their attendances and was objected by the Hony. Joint Secretaries Mrs. Urmila Nautiyal & Mrs. Anju Sharma along with Hony. Treasurer as it was not a proper place for dissent. At 10.30 A.M, only 20 members marked their attendance. Since full quorum was not available, the meeting was adjourned by 15 minutes to 10.45 A.M. and at 10.45am only 27 members were present. The meeting was again adjourned for 15 minutes on the demand of the majority of the present members and the adjourned meeting commenced at 11.am with 30

members present. In all 84 members attended the meeting and deliberated in the decision making process.

The meeting was presided by Dr. Vijay Laxmi Singh, Hony President. A condolence prayer meeting was held. The house maintained silence for two minutes to pay tributes to the departed souls of our dear members of our Society and also the family members. The name are as under :

1. Mr. P.S.Negi, Flat No. 10
2. Mr. Pankaj Sinha & Mrs. Neena Sinha Flat No. 19
3. Mr. Sant Ram, Flat No. 255
4. Master Yuvan Kelkar, Flat No. 249
5. Mrs. Madhabi Sen Advani, Flat No.239
6. Mr. R.D.Tyagi, Flat No. 18
7. Mrs. Krishna Saxena, Flat No. 20
8. Mr. N.M.Lal, Flat No. 48
9. Mr. A.N.Prasad & Mrs. Manjula Prasad, Flat No. 184
10. Mr. C.S.Vishnoi, Flat No. 148
11. Mr. B.K.Tyagi, Flat No. 179
12. Mr. A.K.Sharma, Flat No.125

And also who left us during and post Covid 19 Pandemic period.

Then the Hony President welcomed the present members. She highlighted that the MC was trying it's best to have AGBM for a long time. Hony President then declared the house open for discussion as per Items of the Agenda. The Hony President, the presiding officer declare some rules for smooth functioning of the G.B.M. and the slips were distributed among members as per subject of speech to take part in discussions.

Hony Secretary was asked to present the Secretary Report. He readout the Report which was already circulated to all the members present in the G.B.M. It is to be pointed out that Hony. Members Mr. Adesh Kumar, Mrs. Madhulika Goel, Mr. Dharmesh Chander Goel, (Joint Member), Mr. Prashant Kumar And Mr. L.N. Dhawan interrupted the reading of the Secretary Report & Treasurer reports

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times by gathering in the well of house and tried to disturb the meeting, submitting letters to observer and speaking in front of video camera regularly even after they were requested not to do so. It was also pointed out to the observer Mr. Omkar Nath that Mrs. Madhulika Goel and Mr. Parmesh Chander Goel a joint member, both were taking part and speaking in the G.B.M. which was a violation R.C.S act / Rules.

1. Mr. J.C.Saha, Flat No 54, Membership No. 57 spoke regarding parking issue of the Society and his personal grievances on the matter.
2. Mr. A.K. Mehra (Joint Member), Flat No. 157, Membership No. 432 presented his views on grave water condition of the society and proposed to construct new Over-Head Water Tanks. Hony. Secretary replied that the demolition of all O.H. Tanks is not needed now as the repair of under surface of the bottom slabs have been already carried out recently and the strengthening of the bottom slab will be done before the Tile work and he assured the Hony. Member that the life of the Tanks will increase and will go up for the next 10-15 years.
3. Mr. K.V. Mohan, Flat No. 91, Membership No. 494 strongly appealed to the august house for Resolution No. 11 and informed everyone that he does not even have one parking where as he is the owner of the Flat for the last 20 years. He objected to two parking spaces owned by few members in the society whereas everyone has equal share in the land ie 25 share per Flat.
4. Mrs. Mallika Chaudhary, Flat No. 224, Membership No. 74 also stated that she does not have any parking space since the last 25 years. Hony Secretary replied sympathetically to these members for their needs and assured them that this matter will be addressed in the coming future.
5. Mr. A.K. Pathak, Flat No 136, Membership No. 155 discussed about the Lift Installation. He asked for the refund of the money deposited during the tenure of previous Management Committee 2018-2021.
6. Following members also asked for the refund of money of Lift deposited during 2018-2021. Mr. Adesh Kumar, Mr. D.C. Goel (Joint Member) and Mrs. Madhulika Goel, Mr. S.N. Behera, Mr. Jagmohan Lal and Dr.VineetaLal.

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The Hony. Secretary assured them that the amount will be refunded to them as soon as possible.

7. Dr. Vineeta Lal, Flat No. 115, Membership No. 361, complained of the illegal construction activities at the terrace. She was assured of suitable action at the illegal construction activities at the terraces.
8. Ms. Ravita Mehta, Flat No 232, Membership No. 296, showed her concern regarding the security. She was worried about the atmosphere in the society which should be looked into. She shared her concern on the ill-treatment to workers by the officials of the previous management committee. She was informed that security issues are being looked into and fresh quotations have been called. She also pointed out some labour issues to which she was advised to come to society office to sort out their issue.
9. Mr. Deepak Batra, Flat No. 193, Membership No. 23 spoke that the management committee has overspent on Diwali Mela. He advised to be careful on the matter. He also spoke about the parking issue and informed the house that many members do not have even a single parking space whereas every member has right for parking space. He specifically talked about the parking space of Flat No. 43. He also talked about the needs of parks to be well maintained and Management committee was requested to look into it. Mr. Deepak Batra was assured of suitable action.
10. Mr. Rajeev Garg, Flat No. 108, Membership No. 474, discussed about the issue of choking of kitchen drain of his Flat. He supported the one Flat one Parking cause for the welfare of all the members. Storm water drains should be cleaned three times in a year. He spoke that lift in the individual block is not feasible. He also added that no one should park their vehicle on the common land of the society except their allotted parking spaces, also a line should be drawn in front of the covered car parking space. Covered car spaces owners should be directed to keep their vehicles within the space.
11. Mrs. Madhulika Goel, Flat No. 250, Membership No. 383, just showed a paper in the air saying that previously created senior citizen /Activity room has been stayed but did not submit the paper even after she was requested to submit the paper and other members also demanded the copy of the same letter. She was also showing Covering letter of R.C.S. on inspection

report and was not showing the report which was circulated by the Management Committee to each & every member. The recommendations in the report, were read out by Hony. President for the convenience of members from the dais. In the report it was clear that the presiding officer of the Previous G.B.M, held on 14.03.2021, did not conduct the G.B.M. as per act and rules of the R.C.S, The video graphy was stopped at 1.15 P.M. after the 1.15 pm the resolution No. 12 & 13 were in the process of discussion but video graphy was stopped. The Annexur VII of the report of the Inspecting Officer, RCS indicates the involvement of The then Joint Secretary Mr. L.N. Dhawan as Mr. Vipul, the video grapher had written a note that the video graphy camera was gone out of order at about 1.15 P.M. and regretted for that. At the end he noted that it was "as desire by Sh. L.N. Dhawan on phone".

Mr. H.R. Tyagi, Flat No. 25, Membership No. 299 spoke on two important point

A Hony. primary member and joint member cannot take part in debate and voting in one and the same G.B.M. and is a clear violation of D.C.S. rules and act.

On the complaint of 99 members /residents, R.C.S had appointed Mr.K.K. Satija as Inspecting officer to inspect in detail the society and he submitted its report to R.C.S. recommending an enquiry on Resolution NO. 12 & 13. The management committee has objected to the decision of the R.C.S on the subject and the Enquiry on the subject is still open. The G.B.M is the supreme Body and R.C.S is requested to appoint an Enquiry officer under section 62 (1) D.C.S act 2003 on the complaint of 99 members.

12. There were some unpleasant incidents in the G.B.M., when Mrs. Madhulika Goel and her joint member were trying again and again to interrupt and to highjack the G.B.M. At one time she wanted to speak before her allotted slip Number for speaking and she tried to snatch the mike from Hony. Secretary. She also admitted that she had allowed the

contractor's labours to stay in the newly constructed activity Room and praised herself for helping the labour of the contractor, whereas it was the responsibility of the contractor to make their stay arrangements. She called the Management committee inhuman, when it was totally wrong to allow so many labours to stay in one room which violated the covid- 19 norms. She was replied by one of the lady member of the society to point out remembering that where was their humanity when the previous management committee reduced the wages/salary of all the work force in the society during their tenure of 2018-2021 and workers were forced to clean bathrooms, do household work & their personal works of the previous management committee officials and on the refusal by the worker to do so, they were ill-treated & threatened to be removed from their jobs, so where was the humanity then?

There was a great ruckus when Manager Rakesh Kumar was asked to report about the inhuman treatment meted out to him by the previous MC 2018-21. He reported that he was forced to call the then Hony President during the tenure of 2015-18 a defaulter of Rs.320/- only wrongfully. He also complained that his Salary was decreased during the Previous MC 2018-21 from Rs. 25400/- to Rs. 18000/- per month.

Mr. Prashant Kumar, Flat No. 124, Membership No. 480, spoke that the case of Mr. Rakesh Kumar vs NNCGHS Ltd. is sub judice .

Mr. Adesh Kumar, Flat No.139, Membership No.369. and some others members said that the necessary work Rain Water Harvesting System in the society need to be done with priority. He also pointed out that some works are carried out without the approval of the GBM.

Hony Secretary replied that these are maintenance works which were carried out with the permission of Management Committee. He also said that The Management committee has approved the tender of M/S. Rudra Associates for Rain Water Harvesting System for Rs.32,77,785.00 (Thirty Two Lacs, Seventy Seven Thousand, Seven Hundred and Eighty Five

(rupees), whereas the previous Management Committee during its tenure of 2018-21, had approved the estimate of Rs.45.00 Lacs approximately.

Then the Hony Secretary's Report was confirmed and approved only 10 out of 84 present Members were against the Secretary Report.

Hony President asked, Hony Treasurer to present his report. Treasurer read out the Report.

Following members took part in discussion on the treasurer report :

- i) Mr. D.C. Goel Flat No.250 a joint member objected on some observation of the auditor on the audit report of fy 2020-21. And also on draft Balance Sheet FY 2021-22
 - ii) Mr. Adesh Kumar flat no. 139 pointed out aggressively on some observation of the auditor on the audit report of fy 2020-21. And also on draft Balance Sheet fy 2021-22..
 - iii) Mr. L.N. Dhawan flat No. 150 pointed out on some observation of the auditor on the report fy 2020-21 and draft Balance sheet fy 2021-22
- Hony. Treasure replied to the members and informed in details about the discrepancies in audit report of Fy 2020-21 and in the draft Balance Sheet FY 2021.22.
- iv) Mr. Bishwanath Jha. Flat No. 202, explained the discrepancies in the audit report of fy 2020-21 and in the draft Balance Sheet fy 2021-22 according to Mr. Bishwanath Jha , accounts are written either on accrual basis or cash receipt basis. Dual system are not accepted in accounts which was the real problem in above accounts.
 - v) Mr. Sanjay Kumaria flat No. 197 spoke about the payment system to be adopted in payment to society. He suggested to adopt Pay tm/UPI or any other technology etc. for payment.

To sort out the discrepancies in audit report of fy 2020-21 and Draft Balance Sheet in fy 2021-22, it was unanimously decided to constitute a sub-committee of following members –

1. Mr. N.K.Srivastava (Convenor)
2. Mr. Vishwanath Jha (Member)
3. Mr. Yash Pal Goel (Member)
4. Mr. Deepak Batra (Member)
5. Mr. V.K. Vishnoi. (Member)

Report to be submitted latest by 28.01.2023 by the sub-committee.

Then the Hony Treasurer Report was confirmed and approved only 10 out of 84 present Members were against the Treasurer Report.

Both the Reports of Hony Secretary & Hony Treasure were approved & passed amicably with majority.

The G.B.M reassembled again at 2.45 P.M. after lunch and resolutions were taken up –

The following were approved by G.B.M are as under –

Resolution No. 1.

Resolved that the minutes of previous G.B.M. held on 14.03.2021 point No. 12 & 13 (Resolutions) are not confirmed on the basis of inspection report by inspecting officer appointed by R.C.S.

Reply :

Resolved that the minutes of the previous G.B.M. held on 14.03.2021, point No. 12 & 13 Resolutions are not confirmed on the basis of inspection report by inspecting officer appointed by R.C.S as only 4 members out of 55 members present in the house objected to the resolution No.1.

Resolution No.2

Resolved that the audited accounts of the society for the financial year 2020-21 be approved. The Financial accounts 20-21 is pertaining to the period of previous management committee though some problems need to be discussed.

Reply

Resolved that the audited accounts of the society for the financial year 2020-21 be approved subject to correction made in FY 21-22. The Financial accounts 20-21 is pertaining to the period of previous management committee

Audit Reports with financials for the FY 2020-21 have been circulated to the members before GBM for discussion.

Comments by the Members:

So many observation point were discussed regarding financials of 2020-21 in the GBM by the members.

As per treasurer report some clarification/observation needs to be clarified before approval of the Audit Report 20-21 during completion of accounts & audit of 2021-22, related to F.Y.202-21 to incorporate in Balance-sheet FY 21-22

Mr. Adesh Kumar (ex-President) Flat No.139 objected the query raised by the treasurer in the report and they denied the facts & errors. He also point out that the if any error can be rectified by the current MC. The accounts responsibilities lies on the Manager and previous accountant who prepared the accounts.

Mr. VishwanathJha (CA) Flat No. 202 expressed his views on the above subject. Some errors are visible in the financials on the first instance, so accounts need review and correction to be made in the financial year 21-22 as per law. The society must follow the Mercantile accounting Systems/accrued and prepare the books of accounts accordingly.

Mr. N.K.Srivastav (CA) Flat No. 170 expressed his views on the above subject. If any error is in the financials of 20-21, they need to be rectified itself by the

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current MC accordingly in the FY 21-22, the matter does not need a GBM discussion. The Draft Balance Sheet is not a discussion part in the GBM and said if the basic data is incorrect then it is not possible to express the correct position by the members. Also he said the maintenance charges is part of income & expenditure and Development Fund capital part of the balance sheet and members balances are not reconciled and do not tallied from so many years and other various issue pointed out.

Mr. Rajiv Garg member Flat No. 108 expresses his views on the above subject of the outstanding of Rs.10000/- on his name mention in the Bank Reconciliation statement of FY 20-21. They said that he said that paid the money in time in the month of Dec.20 and further inform and produced the receipt of Rs. 10000/- to Manager & Secretary(previous) but they did not clear my name in the Bank Reconciliation Statement of FY 20-21.

Reply :

1. Observation/rectification/comments as per treasurer report in the Point "A", "B" & "C" to be rectified and incorporating the financials of FY 21-22.
2. The President says that we have made a Sub-Committee of 5 members consisting of Mr. N.K.Srivastava, CA (Convenor), Mr. VishwanathJha, CA, Mr. YaspalGoel, CA, Mr. V.K.Vishnoi & Mr. Deepak Batra. Mr. Mohan Dhyani, Treasurer to facilitate with the Manager the work of the sub-committee and submit the report to the Managing Committee of NNCGHS Ltd. after resolving and correcting all the accounts data. The committee should cover all the points mentioned in the treasurer report and will be rectified accordingly in the accounts of FY 21-22.
3. The rectification in the treasurer report in the Point No.-1
Mr. Rajiv Garg and Mr. H.R.Tyagi payment details are mentioned in the report are correct and the money was received in our bank accounts in the month of Dec.20, but their name was wrongly mentioned in the Bank Reconciliation statement of FY 20-21. Society has rectified their detail in the accounts and currently checking which two members payment was not received in the FY 20-21, subject to reconciliation and rectified in the FY 21-22.

4. The Member defaulter/outstanding list were not reconciled and did not produce the correct figure in the balance sheet and the amount after reconciliation to be rectified in the financials in the FY 21-22.

Resolution No.2 is hereby confirmed

Only 4 (four) members out of 55 (Fifty Five) members (present) objected to the Resolution No.2, hence resolution no.2 is passed amicably with majority after objection & observation rectified in the FY. 21-22.

3. Resolution No.3

Resolved that ex-facto approval of Maintenance Charges of Rs. 10000/- (Rupees ten Thousands only) taken on 31.05.2022, being the first instalment of FY 2022-23. Further resolved that the second instalment of Rs. 9000/- is payable by 31.01.2023. After the due date penal interest @12% p.a. shall be charged for the delayed period.

Comments by the Members:

Mr. Deepak Batra expresses his view on above subject the late interest rate @ 12% is high, so reduce the interest rate and he also pointed out regarding last year interest rate but previous GBM did not incorporate in the same in the minutes.

Reply :

The house is agreed on the views of Mr. Deepak Batra for reduction in the Interest Rate as @ 10% p.a. instead of 12%.p.a. for the only Development Fund of Rs.15000/- (adjustment of 2nd instalment raised in the FY 21-22) and Maintenance Charges of FY 22-23.

The Managing Committee proposed the reduce of Rs.1000 in the 2nd instalment of Maintenance Charges of Rs.9000/- instead of Rs.10000/- for the FY 22-23.

Resolution No.3 is hereby confirmed

No one objected the out of 55 (Fifty Five) members present, hence Resolution No.3 is passed amicably with majority.

4. Resolution No. 4

Resolved that annual Maintenance Charges approval of Rs. 20000/- (Rupees Twenty Thousands only) for the financial year 2023-24 be approved 1st instalment of Rs.10000 shall be payable upto 31.05.2023 and 2nd instalment of Rs.10000/- shall be payable up to 31.10.2023. Further proposed that the second installment of Rs. 10000/- will be payable by 31.10.2023. After the due date a penal interest @12% p.a. shall be charged for the delayed period.

No one comments on above subject.

Resolution No.4 is hereby confirmed

The house is agreed on the views of Mr. Deepak Batra for reduction in the Interest Rate as @ 10% p.a. instead of 12%.p.a.

No one objected the out of 55 (Fifty Five) members present, hence Resolution No.4 is passed amicably with majority.

5. Resolution No. 5

Resolved that the accounts for the year 2021-22 pertains to the previous MC and Administrator. Auditor has been appointed and an audit is pending. If report is received before GBM the shall be put upto GBM.

During the Audit discussion, some observation point were made by the auditors for the FY 2021-22 and need clarification on this issue, So balance sheet and Income & Expenditure account of FY 2021-22 is pending, before clarification and solution made in the GBM by the members.

- A. Rs. 25,01,646 shown in opening balance in the accounts of Member Account Other (Debit side) needs clarification, whether this amount is income from last year's? The amount transfers from Income & Expenditure account-Maintenance charges Income).
- B. Clarification regarding the opening balance of Building of Rs. 7,34,49,257 (Debit side) side and Member Deposits of Rs.7,51,51,516 (Credit side) in the balance sheet 2021-22.Need reconciliation.
- C. The Share Capital shown in the balance sheet is of Rs. 6,66,700/- as on opening balance 01.04.21 and attached schedule shown some other figure of Rs. 6,74,500/-.The Total Members of the Society are 264 and 25 shares are allotted by the society to each member @ Rs.100/- per share. Correct amount of share capital is $264 \times 2500 = 6,60,000/-$ as shown in the balance sheet, but the amount in the actual vs shown differs in the balance sheet. This issue needs clarification from the society and required reconciliation in this regard.
- D. As auditor observation of Rs. 25, 01,646/ is treated as Income and to incorporate in the Income & Expenditure of FY 21-22 and TAX and INTEREST to be paid accordingly.
- E.The auditors observed that the during audit that the Society accepted non-interest deposit in account of One Time Parking deposit for the Covered Car Parking/Open Car Parking and Scooter Parking from the Members time to time.During the audit discussion auditor observation need reconciled the difference between audited B/S 20-21 vs schedule of Member Deposit Account (List attached with the B/S 20-21)The total amount of schedule of Rs.7,06,76,363 include of Share Money Rs.6,74,500/-,Land Fund Rs.26,40,157/-,Building Fund Rs.628,66,106/- Parking Fund Rs.44,95,600/- and balance sheet shown Member Deposits (schedule) of Rs.7,51,51,516 and Share Money of Rs. 6,66,700/-The detailed name & Flat No wise schedule for the same is required to be prepared at the earliest before finalized the balance sheet. The society wrongly account for the amount of One Time

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Parking Deposit taken from Members in the Income & Expenditure Account as income booked in FY 2020-21 of Rs. 2,20,000/- to be reversed in Member Deposit Account- Parking. During the Year 21-22 Rs. 10,000 received from Member.

F. Auditors comments on Suspense Account of Rs. 32501 need to be reconciled first, if nobody claimed of this amount then the treated as Income in FY 21-22

G. Draft balance sheet of FY 2021-22 for your discussion/comments submitted by the auditors to the management committee before GBM.

H. During audit discussion and observation made by the auditors, the society has not prepared the Fixed Asset Register and same is required to be prepared at the earliest before finalizing the balance sheet.

I. During the audit discussion the Society is not prepared the voucher for the expenses for the audited period 2021-22. The society is advised to maintain the expenses voucher.

J. Earnest Money Deposit of Rs. 25000 long outstay

To sort out the discrepancies in audit report of fy 2020-21 and Draft Balance Sheet in fy 2021-22, it was unanimously decided to constitute a sub-committee of following members –

1. Mr. N.K. srivastava (Convenor)
2. Mr. Vishwanath Jha (Member)
3. Mr. Yash Pal Goel (Member)
4. Mr. Deepak Batra (Member)
5. Mr. V.K. Vishnoi. (Member)

port to be submitted latest by 28.01.2023 .

Resolution No. 6

Resolved that the financial Budget for the year 2022-23 be approved. The details head wise financial Budget 2022-23 (Copy enclosed) as under.

Total budget amounting Rs. 1,34,02,000/- (Rupees one crore thirty four lakhs and two thousand only). Expenditure maintenance Rs. 67,52,000/- (Rupees sixty seven lakhs two thousand only) & Capital & Misc works expenditure Rs. 66,50,000/- (Rupees sixty seven thousand only) Total Rs. 1,34,02,000/-

Details of development works to be carried out in the financial year 2022-23.

1. Rain water Harvesting System in Ankur Apartments Estimate
(approved in 6th management committee dated 25.09.2022 for Rs. 45 lakhs.)
2. Replacement of balance water GI Pipe line from overhead tanks to flats with CPVC Pipe line. (sanctioned in 8th MC Meeting dated 19.11.2022) - estimate amounting to Rs. 9,00,000/- Rupees nine lakh only)
3. Renovation of existing main gate of the society of Approx estimate of Rs.12,00,000/- (Rupees twelve lakhs only.) +

Reply

Resolved that Resolution No. 6 is passed and confirmed . 5 members out of 55 members present in house objected to the resolution. Hence resolution No. 6 is passed amicably with majority .

Resolution No. 7

Resolved that the Budget for the financial year 2023-2024 of Rs. 1,19,32,000/- be approved. The details head wise financial Budget 2023-24 is enclosed. Proposed income estimated Rs. 1,05,90,000/- (Rupees one crore fifty nine lakhs only) and

expenditure is Rs. 1,19,32,000/- (One crore nineteen lakh thirty two thousand only) and short fall to be spent from the reserve fund.

Details of development works carried out during the financial year 2023-24.

1. Renovation of Under Ground water tank with tile work estimated cost of Rs. 10,50,000/- (Rupees ten lakh fifty thousand only).
2. Renovation of over head tanks with tile work inside the tanks with strengthening of the bottom slab with reinforcement and replacement of broken cover of tanks for improving of water quality and safety (estimate approved in 9th M.C Meeting dated 19.12.2022 of Rs. 20.20 lakhs.)
3. Road Repair of society with laying one bituminous layer after scrapping of the existing bituminous layer. Estimated cost of Rs. 15 lakh Approx, shall be taken up after approval of G.B.M.

Reply :

Resolved that Resolution No. 7 is passed and confirmed only 3 members out of 55 objected to the resolution No. 7

Hence resolution No. 7 is passed amicably with majority resolved.

Resolution No. 8

Resolved that M.C. is authorized to raise the limit of Rs. 7.00 (Rupees seven lakh only) approved earlier to Rs. 30.00 lakh (Rupees thirty lakh only) for taking up development works. M.C. are authorized to premature encashment of FDR to extent of Rs. 30.00 Lakh for the development works to be carried out in the financial year 2022-23 & 2023-24.

Reply :

Resolution No. 8 – is passed and confirmed as only 5 members out of 55 members present objected to the resolution No. 8.

Hence Resolution No. 8 is passed amicably with majority , Resolved.

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Resolution No. 9.- Policy for New Share Certificate-

Resolved that the policy for issuing the share certificate as per D.C.S Act. & rule Should be followed for issuing from old to New Certificate to the members.

Resolved that the already issued newly printed share certificate to the 17 members in the series 01 to 1000 instead of original old series 01 to 3100 . The number of share certificate appearing in the newly printed share certificate issued by the previous MC and original old share certificate (01 to 3100 are also having same numbers.

The details note in this regard will be circulated before G.B.M. to the members.

Reply :

Resolution No. 9 – is passed and confirmed . A sub committee was formed of the following members to look into the share certificate issue of .

1. Mr. Mohan Dhyani
2. Mr. D.K. Nigam.
3. Mr. H.R. Tyagi
4. Mr. S.N. Behra.
5. Mr. Prashant Kumar.
6. Mr. V.K.Vishnoi

Report to be submitted within a month of this A.G.B.M.

Resolution No. 10.- Official website of the NNCGHS Ltd.

An initial exercise has been made for preparation of official website by the sub-committee duly approved in the M.C. Dated 10.08.2022.

Resolved that to develop the official web- site of NNCGHS Ltd. In compliance of the direction issued by the R.C.S.

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The detailed note regarding website will be circulated before G.B.M. to the members.

Reply:

Resolved that Resolution No. 10 is passed & confirmed NO ONE objected out of 55 members present to the resolution. Hence passed with majority and amicably resolved.

Resolution No. 11- Parking policy for one flat one parking.

It is stated that entire land of the society is a common land where each member has equal share and coparcenary interest to avail all facilities like parking space etc. from time to time parkings have been allotted by the society for right to use only.

Resolved that the Management Committee be authorized to implement the G.B.M. resolution No. 5 dated 31.03.2010 of one parking space for each flat, as many members are not having any type of car parking space in the society at present. Further resolved that to implement the above said resolution, any member on purchasing the covered car garage parking space in the society, shall have to surrendered the other car parking space in his possession in the society.

Resolved that the Revised rent of the car parking space for 2nd car is revised as under:

The Sub-committee report dated 12.12.2022, the following recommendations are as under-

1. Parking penalty charges of Rs. 3000 per month for second car parking (duly allocated by the society but 2nd parking not surrendered by the members, If second parking space is not surrendered even after the cancellation of the second parking space then legal action to be initiated by the management committee.
2. The society is proposing to implement electronic car tag for all the residents to smoothen parking problem. One flat one car tag to every resident is free. The second car tag is Rs. 2000 per month.

Reply :

Resolution No. 11 – A representation of 5 members letter dated 4.01.2023

1. Mr. Adesh Kumar Flat No. 139.
2. Mr. L.N. Dhawan Flat No. 150
3. Mr. Jai Prakash Flat No. 151
4. Mrs. Toolika Srivastava Flat No. 76.
5. Mrs. Madhulika Goel Flat No. 250.

Was received in the office on the 7th of Jan 2023 against the resolution No. 11

2. An order dated 04.01.2023 from the Hon'ble R.C.S was received in office Nav Nirman Cooperative G/H. Society Ltd. on 07.1.2023 and reply submitted to RCS office on 09.01.2023.

R.C.S issued direction on the representation dated 4.1.2023 to not to place resolution No. 11 in G.B.M dated 15.01.2023 and submit the comments of management committee latest by 16.1.2023 and still a view is taken by R.C.S.

3. Mr. Omkar Nath (A S O) was appointed as observer and will be paid Rs. 5000/- from the society fund,

To respect and follow the direction of Hon'ble R.C.S, Hony. President proposed that Resolution No. 11 will not be placed in the house for the time being. .

However a representation was received in office signed by 45 members in favour of resolution No. 11. A copy was submitted to Mr. Omkar Nath (Observer) for further action . It has been already submitted at R.C.S office on dated 10.01.2023 for information & action.

(2)

Resolution No. 12 for lift installation

1. The Draft Policy stating that the lift installation will be responsibility of the owners / members of the respective individual blocks instead of management committee, whose responsibility will be of FACILITATOR only.
2. The lifts will be installed as per the approved norms / guidelines / notification of DDA/MCD/ Local Govt. Body and guidelines from management committee of society.
3. The advance lift money of Rs. 9.36 lakhs (collected from members) may be refunded after addressing the issues being faced by Management committee in this regard.
4. The three reports of sub- committee (lift) duly approved in the management committee dated 27.05.2022 , 31.07.2022 and 19.12.2022
5. The detail Note on the above are circulated before G.B.M.

Reply

Resolution No.12 is hereby confirmed only one member out of 55 objected to the resolution No. 12 . Hence resolution No. 12 is passed amicably with majority .

Resolution No. 13

Resolution No. 13 is hereby confirmed and passed . Only 01 member out of 55 members present objected to the resolution No. 13.

Hence Resolution No. 13 is passed amicably with majority . Resolved.

Resolution No. 14

The previous Management Committee has already spent Rs. 30.00 Lakhs Approx. out of first installment of Rs. 15000/- Rupees fifteen thousand taken on 15.04.2021 and also some members have deposited Rs. 15000/- of the second installment issued by the previous management committee.

Resolved that the members who have paid 2ND installment of Rs. 15,000/- (Rupees fifteen thousand) dated 15.07.2021 or after, their interest part shall be adjusted against the demand for the **development fund to be raised in G.B.M. 15.01.2023 of Rs.15000** with interest from 1.12.2021 at the interest rate of saving account applicable since 1.12.2021. is approved.

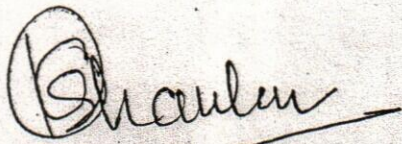
Further resolved that a penal interest @ 12% P.A. would be charged for delayed payment of afore stated development fund is approved

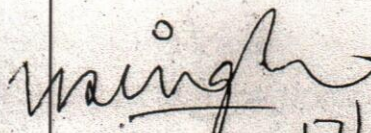
Reply :

The house is agreed on the views of Mr. Deepak Batra for reduction in the Interest Rate as @ 10% p.a. instead of 12%.p.a.

Resolution No. 14 is hereby confirmed and passed . No one objected out of 55 members present o the resolution No. 14.

Hence resolution No. 14 is passed amicably with the majority.


Kamal Singh Chauhan
Hony. Secretary . 17-01-2023


Vijay Laxmi Singh 17/01/2023
Hony President.

