

Regd. No.321(GH)

Phone: 011 - 2273373

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

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

No.N.N./G.H./AGBM/Minutes/2024-25

Dated 06.10.2024

### **MINUTES OF ANNUAL GENERAL BODY MEETING HELD ON 06.10.2024 AT SOCIETY LAWN**

The meeting notice of the AGBM was sent to all the members along with agenda items, Resolutions, audited reports FY 23-24 & Financial Budget FY 24-25 within the time limit prescribed in the DCS Act & Rules. The proposed meeting notice, agenda, resolutions, financial Budget FY2024-25 and Audited Reports of FY 2023-24 duly approved by MC dated 18.09.2024 were sent to all members. The approved Hony. Secretary, Hony. Treasurer Report along with defaulters list (dt.05.10.2024) and Sub-Committee Report (formed by the AGBM dt.15.01.2023) of "Issue of Share Certificates" and Sub-Committee Report for Rules for use of Club-Hall, Activity Room and Lawns etc. ( duly approved by MC meeting dated 29.09.2024 ) duly approved by MC dated 02.10.2024 and the Members present were given a copy of the Hony Secretary's Report and Hony Treasurer's Report on their arrival while signing the attendance register, for them to go through the reports & discuss before the AGBM with observations before the August Body to be discussed.

Hony. President Dr. Vijay Laxmi Singh and Hony. Secretary Mr. Kamal Singh Chauhan Hony. Treasurer and other MC members along with Observer Mr. Satish Kumar, ASO, RCS came to house at 10.15 A.M. and the meetings commenced at 10.30 A.M. but was adjourned for half an hour's upto 11.00 A.M. since full quorum was not present, the meeting was again adjourned for 15 minutes till 11.15 A.M. as the quorum was not complete. The AGBM meeting was started on 11.15 AM with the members present in the house in all 63 members of the society attended the meeting and deliberated in the decision making process. The





Police personnel came to the house on the request of Management committee for maintaining the peace and law and order.

At the very outset Hony. President Dr. Vijay Laxmi Singh, welcomed all the members.

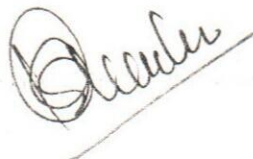
She highlighted the importance of equality and cooperativeness of all the members of the society. She insisted that the rights and responsibilities/duties go side by side. She spoke about the democratic rules that every member equally treated including the president, and DCS Act & Rules to be followed in true spirit. She wished to all the best to everyone and wish happy and discipline living in the society. Management Committees may come and go but independent views of the members and discipline is supreme in the society. The GBM is supreme, the resolutions will be passed by majority votes. She requested to follow the rules and told the members that the flats of the members are their property but not the common land of the society.

Hony. President then declared the house open for discussion as per items of the Agenda.

The Hony. President, the presiding officer evolved some rules for smooth functioning of the AGBM and the slips were distributed among members as per subject of speech to take part in discussion and the votes will be recorded by showing hands of the members who are against the Resolutions. Who do not show their hands against the resolutions, will be recorded as in support of such resolutions

The Hony. President cum presiding officer asked to Hony. Secretary & Hony. Treasurer to present their respective reports alongwith sub-committee reports for "Rules for use of Club-Hall, Activity Room and Lawns etc." and Treasurer Report and Sub-Committee Report (formed by the AGBM dt.15.01.2023) of "Issue of Share Certificates" in the house.

Hony. Secretary & Hony. Treasurer readout the Secretary Report & Treasure Reports and sub-committee reports to the members, which was already circulated to all the members present in the GBM for discussion.



The contents of the Resolution No.1 to 10 were also discussed by the members in detail.

The following Members gave their consent slips to discuss and deliberate the issues. In between few more Members came to put forward their point.

**1. Dr. Vinita Lal, Membership No.361, Flat No.115**

- I. Coverage of the ventilation shafts by some Residents/Members of her own block.
- II. Terrace above her Flat No. 115 have illegal construction and is being misused
- III. Some Member is parking his vehicle in her authorised parking space no.34 without her permission/ approval.

She was assured that MC will look into these issues.

**2. (a) Mr. Pawan Kumar Aggarwal, Flat No-261, Membership No.436**

**(b) Mrs. Asha Izral, Flat No-241, Membership No.508**

Mr. Pawan Kumar Aggarwal Joint Member Flat No. 261 started speaking without his designated number. He had some parking issue. He has two parking spaces, one is covered space (so called garage No...V-110 ) another Open parking space NO...TP-33. Mrs. Asha Izral, the present member & owner Flat No. 241 ( M.S.No. 508) complained about the Covered Car Parking Space No.V-110. which was allotted originally to Flat No. 241 for which the House Tax is being paid by her from last three years and Mr. Pawan Kumar aggarwal who is now in occupation of parking space no.V-110 has rented out this parking space to someone else & enjoying the rent. Mr. Pawan Kumar Aggarwal & his wife Mrs. Veena Aggarwal are not residing in the society but residing in other society( Aditi Apartment , I.P.Extension),where he may be having the membership of that society.By not residing in the society it clearly shows that he doesn't require the 2<sup>nd</sup> parking space for parking his own vehicle in the society.





The covered parking space No. V-110 was originally allotted to the Flat No. 241 since inception of the society regarding allotment of parking space.

MC will look into this matter.

**3. Mr. S.N. Behera, Membership No.462, Flat No.137**

He has issue of 2<sup>nd</sup> parking spaces. He has parking space No. TP-47 and Covered Parking Space No. V-45.

Mr. S.N. Behera spoke against the one flat one parking rule and tried to blame the MC for this.

Mr. Deepak Batra was invited by the Presiding Officer to clarify the parking issue but Mr. S.N. Behra stopped him from speaking and passed a remarks that he is defaulter.

It was clarified that the past practice is that a defaulter member cannot vote but can participate in deliberation on the issues.

MC will look into his case separately.

**4. Mr. Dinanath, Membership No.415, Flat No.80**

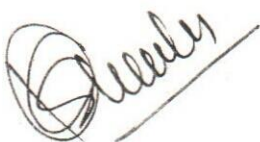
He discussed his parking issues. He also complained about the leakage (Seepage) in his house due to heavy rains.

MC will look into complaint and get the issue resolved

**5. Mr. Joydeep Das, Membership No.516, Flat No.132**

He spoke about not having any parking space since he purchased the flat and he stated, whereas a few other Members are enjoying two parking spaces with one flat.

There seems to be some issue/case in this matter. The MC will look into this case from the very beginning of the parking allotments, and rules & regulations at that time and when the common land of society and total land of 4.4 acres allotted in the name of Nav Nirman CGHS Ltd on Perpetual Lease by the DDA.



The common land of society parking space was sold and purchased by another Member is very crucial and subject matter of detail study. Covered parking space No. V-65 was attached with Flat no. 132

**6. Mr. Vivek Kumar Vishnoi, Membership No.473, Flat No.256.**

- I. He spoke about case of flat no.256. The case is sub-judiced
- II. Discussed the Audit report & financials and said correction in the name of ownership of Flat No. 256 to be made.

The replies to his queries were given by Hony Secretary and Hony Treasurer said it correction would be taken up.

**7. Mrs. Malika Choudhary, M.No.74, Flat No.224**

She spoke about the parking, she said that she is an old Member of the Society, for the last 30 years, but she has still not been allotted any parking space whereas some Members in the Society have two or three parking spaces. Why this injustice?

Present MC is already looking into it.

**8. Mr. Prashant Kumar, Membership No.490, Flat No.124**

I. Passed defamatory comments on the Hony President's address in house and tried to defame the Hony President.

II. Used derogatory remarks like Jhoot Ka Pulinda, Fraud regarding Resolutions specifically Audit and Share Certificates reports.

III. Being a member of the Sub-committee of Issue of Share Certificates formed by the GBM dt. 15.01.23, he did not attend any meeting and now complaining about the facts stated there in and shouting to Hony.Treasurer as sub-committee report is Fraud.

MC warned him to watch his words and refrain from using such language.





**9. Mr. H.R. Tyagi, Membership No.299 Flat No.25 & Mr. R.S. Chauhan, Membership No.75, Flat No.128**

Spoke on the way some Members are conducting themselves. Members should follow the decorum and choose their words carefully while speaking. Both these Members are very Senior Members of the Society.

**10. Mr. L.N. Dhawan, Membership No.177. Flat No.150**

I. He said, whatsoever is being said from the dias is Fake

II. Hony Secretary is staying outside the Society.

Hony.Secretary replied that he has not sold the flat in the society and time being he has shifted to noida due to personal reason but he has been attending all meetings and come to the society regularly. Also Hony.Secretary clarified to the house that he has not been taking any conveyance charges from the society, as alleged by some members without any evidence.

MC has taken a very serious view of his comment 'Fake'. He must explain what does he mean by this word 'Fake' ?

**11. Mr. Mohan Advani, Membership No.465, Flat No.239.**

I. Spoke about the Resolutions. He gave his views on Audit.

III. He said about the dues paid of 2<sup>nd</sup> car parking space TP-37 rent, the MC has collected the dues amount on the "NOKE OF TALWAR" which is not the right language to be spoken at this forum.

II. His personal case of 2<sup>nd</sup> Rented parking space for which he was not paying any rent for the last eight years he stated that it is illegal demand. However he paid the maximum amount of 2<sup>nd</sup> car parking rent due to him and demand issue according to MC resolution.

The replies to his queries were given by Hony Secretary and Hony Treasurer.



MC has taken a very serious view of his comment 'NOKE OF TALWAR'. He must explain what does he mean by this word 'NOKE OF TALWAR' ?

MC has taken a serious view of his comments and he should apologise on his remarks.

**12. Mr. Adesh Kumar, Membership No.369.**

Mr. Adesh Kumar had been speaking many times in between earlier speakers. He had exhausted his time limit earlier only but he again came & spoke for about 45 minutes and squeezed the time of other Members who wanted to speak.

- I. He discussed each and every point including the resolutions
- II. Tried to speak about sub-judice case in which he himself is a party.
- III. He spoke about the high court judgment with his own interpretation which suits him and few of his friends only.
- IV. He was trying to misportray the letters/orders of RCS
- V. He alleged that MC has spoiled the accounting process of the Society.

The replies to his queries were given by Hony. President , Hony Secretary and Hony Treasurer on the above issues.

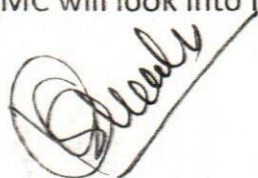
MC has taken a serious view of his indiscipline by not abiding by rules set for speaking. He was desperately trying to mislead the Members and create confusion.

**13. Ms. Malvika Singh, Membership No. 512 (Flat No.182)**

She was concerned about the children, her daughter and her age grp.

She wants the MC to allocate one particular park for this age group children only.

MC will look into her request and form a policy.





**14. Mr. D.C. Goel (Co-Member).Mrs Madhulika Goel, M.No.383, Flat No.250**

Both the Member & her Co-Member wanted to participate and discuss. He was told about the Rule of DCS Act 2003 & DCS 2007, but he insisted on speaking. However Hony President had to allow as he kept on standing near the dias.

He spoke on his personal issues first

I. Affidavit submitted by him dated 06.04.2010 in the Society Office was not honoured by him, hence illegal.

II. Refund of advance paid of rs.72,000/- for the lift money to him whereas the receipt was issued by the society in the name of the original Owner Mr. J.L.Khushoo.It was issued during the period previous MC 2018-21 when Mrs. Madhulikha Goel (joint owner Flat No.111) was the Secretary/Joint Secretary, NNCGHS Ltd. He had purchased the flat No. 111 from Mrs. Indira Khushoo wife of Late Sh.J.L.Khushoo. He is being asked by MC to give I.Bond approved by the Sub-committee formed by the GBM 15.01.2023 and report approved by GBM 24.10.2023 ,he is not interested to give that I.Bond.

III. The Refund of advance lift amount of Rs. 72,000/- is sub-judiced in the Dy.Registrar Court, RCS.

IV. He spoke on all the points of GBM and delayed the GBM proceedings well by 30 minutes.

V. Mrs. Madhulikha Goel commented on Yoga instructor and said that he is like DAMMAD of Management Committee which is un-parliamentary language, which is uncalled for.

VI. Mr. R.S.Chauhan a very senior member of society asked them not to use such language and maintain decorum.





MC will look into his issues and Members present in the house will decide about all the resolutions and the Hony Secretary's Report, Hony Treasurer's Report as per law and proper Democratic Process.

MC warned him to watch his words and refrain from using such language

Though he was suitably replied by the Hony. President , Hony Secretary and Hony Treasurer on the above issues.

**15. Mr. A.K. Mehra, (Co-Member), Mrs. Komal Mehra Membership No.432**

He requested that if the Prime Member is not present then only Co-Member should be allowed to participate.

MC assured that they will follow this strictly

Reports were deliberated in length by the members and the points raised by the few members were clarified then and there by the President, Secretary & Treasurer. Accordingly, the Secretary, Treasurer & sub-committee reports were approved with majority.

The Hony. President cum presiding officer announced the Resolutions to approved by voting of the house one by one, which is detail as under :

**Resolution No.1**

Resolved that the minutes of the previous General body meeting held on 24.10.2023, be confirmed and approved.

The resolution no. 1 was put to vote by the house.

4 (Four) membersvoted against the Resolution No.1 and 35 (Thirty Five) members in favour of resolution.1, out of total 39 members present in house for voting.

Resolution No.1 is passed.



### **Resolution No.2**

Resolved that the audited report & Balance sheet for the financial year 2023-2024, be approved (duly approved by MC meeting dated 18.08.2024)

The resolution no. 2 was put to vote by the house.

5 (Five) members voted against the Resolution No.2 and 34 (Thirty Four) members in favour of resolution.2 out of total 39 members present in house for voting.

Resolution No.2 is passed.

### **Resolution No.3**

Resolved that the demand of 1st instalment of maintenance fund for the year 2024-2025, Rs. 10,000/- ( Rupees ten thousand only) collected from members / occupants as per G.B.M. resolution No.08 dated 14.03.2021 to be approved ex-facto. Next instalment of 10,000/- (Rupees ten thousand only) shall falls due on 31.10.2024, be approved.

Resolved that the penal interest @ 12% be charged as delayed payment after due dates of the respective instalments. For the year 2024-2025 be approved.

The resolution no. 3 was put to vote by the house.

0 (Zero) members voted against the Resolution No.3 and 39 (Thirty Nine) members in favour of resolution.3, out of total 39 members present in house for voting.

Resolution No.3 is passed.

### **Resolution No.4**

Resolved that the action be taken against defaulters of maintenance fund, development fund and parking charges, as detailed attached with treasurer report Members/ Occupants whose dues are more than Rs. 10,000/- ( Rupees ten thousand only), be asked to pay by 31.10.2024 and those who have dues more





than Rs. 50,000/- ( Rupees fifty thousand only), their cases be sent to R.C.S Office for recovery

The resolution no. 4 was put to vote by the house.

0 (Zero) members voted against the Resolution No.4 and 39 (Thirty Nine) members in favour of resolution.4, out of total 39 members present in house for voting.

Resolution No.4 is passed.

#### **Resolution No.5**

Resolved that financial Budget for the financial year 2024-2025 for General Maintenance Expenditure budget of Rs.68,45,000/( Rupees Sixty Eight Lakhs Forty Five Lakhs Only ) and Capital Expenditure budget of Rs.1,55,45,000/- ( Rupees One Crore Fifty Five Lakhs Forty Five Thousands Only ) be approved.(duly approved by MC meeting dated 12.05.2024)

The resolution no. 5 was put to vote by the house.

3 (Three) members voted against the Resolution No.5 and 36 (Thirty Six) members in favour of resolution.5, out of total 39 members present in house for voting.

Resolution No.5 is passed.

#### **Resolution No.6**

Recently activity rooms have been renovated and management committee has proposed to install the Air Conditioner and provide R.O. facility for the members.

Resolved that its use and charges shall be reframe and the policy should be framed va sub- committee in constituted of Five MC members and two other Members of the society to study of its use and charges of Club Hall, Activity Room and lawns etc. and report would be put in the before GBM.

The resolution no. 6 was put to vote by the house.



2 (Two) members voted against the Resolution No.6 and 37 (Thirty Seven) members in favour of resolution.6, out of total 39 members present in house for voting.

Resolution No.6 is passed.

#### **Resolution No.7**

Resolved that the Balance work mentioned in the minutes of the Annual General Body meeting dated 15.01.2023 & 24.10.23 and also in the Hony. Secretary Report of the same A.G.B.M are to be under taken for which the estimates have already approved. Further resolved that it is proposed to install water filter and softening plant an order to supply potable water to the member. An estimate of Rs. 8.00 Lacs (Rupees eight lacs only) has been found for the job be approved.

The resolution no. 7 was put to vote by the house.

1 (One) members voted against the Resolution No.7 and 38 (Thirty Eight) members in favour of resolution.7, out of total 39 members present in house for voting.

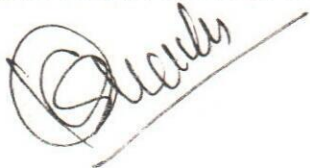
Resolution No.7 is passed.

#### **Resolution No.8**

##### **Resolution - 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 parking's 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 2<sup>nd</sup> car is revised as under:

The Sub-committee report dt. 03.07.2022, the following recommendations are as under-

Parking penalty charges of Rs. 3000 per month for second car parking (duly allocated by the society but 2<sup>nd</sup> 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.

The resolution no. 8 was put to vote by the house.

5 (Five) members voted against the Resolution No.8 and 34 (Thirty Four) members in favour of resolution.8, out of total 39 members present in house for voting.

Resolution No.8 is passed.

**Mahatma Gandhi said :**

**"The world has enough for everyone's needs but not enough for everyone's greed"**

#### **Resolution No.9**

##### **Security Measurer for the society**

Resolved that MY GATE VISITOR MANAGEMENT APP. has already been installed in the society and the society is proposing to implement Automatic Regulation of entry and exit of vehicles with electronic RFID TAG system from the main gate for all the residents to safety and security of the society vehicles and smoothen parking problem and the cost estimate of the RFID TAG systems of Rs.1,25,000/- be approved and One Flat One Car RFID tag to every resident is FREE. The second car tag charges is Rs.2000/- be approved.

The resolution no. 9 was put to vote by the house.

0 (Zero) members voted against the Resolution No.9 and 39 (Thirty Nine) members in favour of resolution.9, out of total 39 members present in house for voting.



Resolution No.9 is passed.

**Resolution No.10**

Resolved that Management Committee is authorized to utilize reserve fund for development works against shortfall of amount accordingly approved in the previous GBM dt.15.01.23 Resolution No.-8 and also raised demand already approved in the GBM dt.24.10.23 Resolution No. 3, if required.

The resolution no. 10 was put to vote by the house.

2 (Two) members voted against the Resolution No.10 and 37 (Thirty Seven) members in favour of resolution.10, out of total 39 members present in house for voting.

Resolution No.10 is passed.

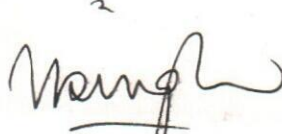
Thanks for house, observer and chair for smooth conduction AGBM proceeding.



**Kamal Singh Chauhan**

**Hony.Secretary**

**Nav Nirman CGHS Ltd.**



**Dr. Vijay Laxmi Singh**

**Hony.President**

**Nav Nirman CGHS Ltd.**

**Copy to : 1. All the Members of the Society.**

**2. Hon'ble Registrar, office of Cooperative Societies.**

**3. Asst.Registrar, Section-V, RCS Office, Parliament Street, New Delhi**

**4. Society Notice Board.**



**Minutes of Sub-Committee NNCGHS Ltd**

**Meeting regarding rules for use of Club-hall, Activity Room and lawns etc..**

The Sub-Committee on framing of Policy/Guideline/Procedure for use of club-hall, Activity Room and lawns held on 29.09.2024 at 4 pm. and deliberated the following issues:

Hony.Secretary, NNCGHS Ltd has suggested the following members to be part of sub-ommittee:

1. Sh. Rajesh Rustogi, Vice President (Officiating President), Flat No. 109
2. Sh. Kamal Singh Chauhan, Secretary - Flat No. 180
3. Sh. D.K. Nigam, Flat No. 186
4. Sh. Mohan Dhyani, Treasurer, Flat No.-187
5. Sh. K.V. MohannRaoo, Flat No. 91
6. Sh. Ajay Mehra, Flat No. 157
7. Smt. Seema Khemani, Flat No. 145

Out of the above members following were present –

1. Sh. Rajesh Rustogi, Vice President (Officiating President), Flat No. 109
2. Sh. Kamal Singh Chauhan, Secretary - Flat No. 180 (through Online )
3. Sh. D.K. Nigam, Flat No. 186
4. Sh. Mohan Dhyani, Treasurer, Flat No.-187
5. Sh. K.V. MohannRaoo, Flat No. 91
6. Sh. Ajay Mehra, Flat No. 157

**Terms of Reference**

1. Use of Community hall and related charges .
2. Use of Activity Room and related charges
3. Use of Large Lawn & small lawns and related charges

**As per GBM 19.03.2017**

**Resolution No. 13**

Resolved that rent for the Use of Central Laws, small lawn, Corner lawn, Club Hall and flat w.e.f01.03.2017 shall be changed as under –

S.N o.	Space	Previous Charges	Cleaning Charges	Proposed charges reg.use of space in the GBM 19.03.2017
1	Club Hall	Rs.500/-	Rs.100/-	Rs.2000/-
2	Central Lawn	Rs.3000/-	Rs.350/-	Rs. 5100/-
3	Lawn adjoin office and smaller lawns	Rs.1000/-	Rs.200/-	Rs.1500/-
4	Flat	Rs.500/-	Rs.100/-	Rs.1000/-

*[Signature]* *Kumar*

*[Signature]*

*Rajesh Rustogi*

*[Signature]*  
*Kamal Singh Chauhan*

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The issue was deliberated among the members of sub-committee; various suggestions were discussed and are put up for consideration in MC & upcoming GBM regarding Policy/Guideline/Procedure for use of club-hall, Activity Room and lawns etc.

The following points to be taken into consideration:

1. **Charges for Private use of Club-hall, Activity Room and lawns etc.**  
For members of in society who book Use of Club Hall, Central Lawn, Lawn adjoining office and smaller lawns, Activity room etc. for purpose of PRIVATE Function/Activity like marriage, birthday etc.  
The charges will remain same as approved in the GBM dated 19.03.2017, as above mentioned.
2. **Free charges activities for members of Nav Nirman CGHS Ltd.**
  - Yoga Activity in the club hall and outdoor lawns.
  - Indoor game & outdoor game activity like Table Tennis, Badminton, carom, chess etc.
  - Teej function/Karwa Chauth function/Religious Pooja activity for members
  - Kirya/ Shanti path
  - Daughter marriage of member restricted for two days booking of club hall and One day Park Lawns.
3. **Subsidies charges for Club Hall & Activity Hall**
  - A. More than 20 members can use Club Hall at a nominal charge of Rs.500/- for social activity of members being the charges include for AC service, cleaning charges etc.  
The club hall use is restricted maximum 3 hours basis.
  - B. Below 20 members, can use Activity Room at nominal charges of Rs.100/- for social activity of members, being the charges include for AC services & cleaning charges etc. The Activity room use is restricted maximum 2 hours basis.
  - C. Use of Club Hall, Lawns and Activity Room to open all days for members booking. However for Tuesday the Key may be obtained one day before with responsibility by the members.
  - D. All booking can be done through single member signature but all other members name should be written on application.
  - E. A register will be maintained for all these activity for booking by the manager of the society.
  - F. Application format shall be given by the manager to be filled by the booking member duly signed by the application as well as register.

The member may give suggestion if any in the upcoming GBM

Rajesh Rustogi

D.K. Nigam

Mohan Dhyani

K.V. Mohann Raoo

Ajay Mehra

(Signature)  
(Kamal Singh Chauhan)



Minutes of Sub-Committee NNCGHS Ltd

Meeting regarding Issue of Share certificate

The 3<sup>rd</sup> sub-committee meeting was held on 29.09.2024 for sorting out issues of old and new certificate

Following members are the members of sub-committee as constituted by the GBM dated 15.01.2023

- |    |                        |                          |
|----|------------------------|--------------------------|
| 1. | Sh. H.R.Tyagi          | Flat No.-25              |
| 2. | Sh. V.K.Vishnoi        | Flat No. -148            |
| 3. | Sh. Prasant Kumar      | Flat No. 124             |
| 4. | Sh. Mohan Chand Dhyani | Flat No.187              |
| 5. | Sh. D.K.Nigam          | Flat No.186 ( Convener ) |

Out of the above members following were present –

- |    |                        |                          |
|----|------------------------|--------------------------|
| 1. | Sh. H.R.Tyagi          | Flat No.-25              |
| 2. | Sh. Mohan Chand Dhyani | Flat No.187              |
| 3. | Sh. D.K.Nigam          | Flat No.186 ( Convener ) |

Following Issues were deliberated:

1. The Term of reference was to study the already issued existing share certificates to members, new share certificates and frame a policy for issue of new certificates in lieu of old certificates, which are torn and mutilated.
2. To print new certificate and issue in lieu of old certificates to the members.
3. As per DCS Rule 2007, Rule 29(f) for the procedure for transfer of shares " The Co-operative housing society shall issue fresh share certificate with new serial number to the transferee after cancelling the earlier share certificates "

1st meeting was called as per Hony. Secretary note dated 23.01.2023 to be convened on 5<sup>th</sup> Feb.2023 at 6 p.m. Unfortunately, this could not be held in the absence of members.

No further meeting could be conducted because of the Show Cause Notice issued by RCS dt.05.04.2023, due to restriction on making any policy decision.

*Pohar*

*Sh. H.R. Tyagi*

*[Signature]*

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2<sup>nd</sup> meeting was called on 20.03.2024 at 7p.m. which was attended by Sh. H.R.Tyagi, Sh. S.N.Behra, Mr. Mohan Chand Dhyani & Mr. D.K.Vigam. The two members namely Sh. V.K.Vishnoi & Sh. Prasant Kumar did not attend the meeting.

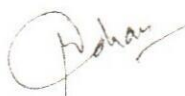
All relevant documents were placed in the meeting and finally it was opined to frame a policy for issue of New Certificate as per guidelines under the Delhi Cooperative Societies Act & Rules.

For framing a policy following points to be taken into consideration

1. To publish in the leading newspaper for cancellation of old share certificates with new serial number and issue of new share certificates in lieu of old certificates.
2. Letters/circular to be issued to each members regarding issue of new certificates in lieu of old and mutilated certificates for replacement.
3. Printing of New Share Certificates with New Serial number.
4. Members to be asked to surrender old certificate within a period of 3 (three) months from the issue of letters.
5. Cancellation of old certificates, its number and date of issue to be recorded in member register.
6. Issue of new share certificates in lieu of old share certificates, its number and date of issue be recorded in the membership register.
7. There are share certificates with serial number 01 to 3100 which were printed originally and out of these certificates were issued to the members since inception of the society and continuously being issued from this series and the blank certificates shall also be cancelled.

Again the new share certificates were printed from serial no. 01 to 1000 during period of 2018-21. These share certificates randomly selected and issued to 17 members ( List enclosed ). These certificates were issued without framing any policy, without official intimation to all members and without approval of the GBM. The importance of share certificate is to recognize a shareholder of the society land.

8. The Management Committee is requested to record for cancellation of all share certificates detailed originally old printed certificates (serial no. 01-3100) and new printed share certificates during 2018-21 (serial no. 01-1000) in the minutes of meeting of the management committee.
9. The Management committee is requested to inform Registrar of Cooperative Society, Parliament Street, New Delhi and all other relevant Govt. department for cancellation of share certificate and newly issued share certificate.









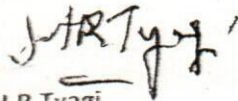
10. A consolidated one share certificate of 25 numbers of share shall be issued in lieu of all certificates held by the members. As per society record every member has been allotted 25 shares of the value of Rs.2500/- @ 100/- per share.

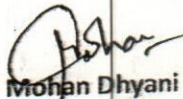
Recommendation


The committee suggested the all originally printed share certificate old serial number 01-3100 which are torn and mutilated and another printed share certificate with serial number 01-1000 during period of 2018-21 to be cancelled with approval of GBM.

The committee suggested to print NEW share certificate in lieu of old share certificate issued to the members (from Serial no. 01-3100 & serial no. 01-1000) with new serial number as per DCS 2007, Rule 29(f).

Further committee suggested the share certificates randomly selected and issued to 17 members (List enclosed) from serial No. 01-1000 may be cancelled and be issued new share certificate accordingly to these members.

  
H.R. Tyagi

  
Mohan Dhyani

  
D.K. Nigam  
Convener

Put up to  
Hon'ble Secretary  
30-09-2024

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## Nav Nirman Cooperative Group Housing Society Ltd.

### Notes of Share Certificates for the GBM dated 15.01.2023

#### Facts regarding the issue of the share certificate

The matter already recorded in the MC meeting dated  
Already old printed certificate numbers 01 to 3100 were printed at the time of the  
formation of the Society and since then these certificates were issued to the members since  
the inception of the society.

Till the finalisation of the Policy in the GBM, It is recommended that the MC issue the share  
certificate to the new members whose names have been approved for transfer of  
membership from the old series (from 01 to 3100) and continue from share certificate  
number \_\_\_\_\_ till the new printed share certificates.

So far last share certificates have been issued to the member certificate number \_\_\_\_\_  
for series of 01 to 3100.

#### The 17 share certificates issued to the members in a wrongful manner (old & New) in the newly printed series of ( 01 to 1000) by the previous MC ( period of 2018 to 2021) ( Copy enclosed)

The Previous MC (2018 to 2021) got printed new share certificates with Numbers 01 to  
1000

The share certificate issued to members has a share certificate number similar to the share  
certificate number issued earlier to some others members, which means the share  
certificate number issued of the same number to two different members.

Two members of the society are having the same number of share certificates as one of the  
cases is as under:

<u>Old Certificate No.</u>	<u>Flat No. (Old) Name (Old Certificate)</u>
83	142 Sh. Viney Kumar Aggarwal ( MS. No. 82)
<u>New Certificate No.</u>	<u>Flat No. (New) Name (New Certificate)</u>
83	83 Mrs. Anju Wadhwa ( MS. 488)

Since the member residing at Flat No. 142 (M.S. No. 82 ) and Mrs. Anju Wadhwa Flat No. 83  
(MS 488), both members are residing in the society and it is easier to verify the facts.

1. The matter of issuing the NEW Printed share certificate ( 01 to 1000) was never  
taken in GBM as a **policy matter**.
2. The New certificate was issued to members without recording in the MC meeting by  
the previous MC, as stated by the Manager NNCGHS Ltd. or available records.
3. Proper procedure as per DCS Act has not been followed for issue of a certificate to  
the members and also not intimated through letter/circular to the members for  
recall the share certificate old to the new certificate which is a gross violation of the  
DCS Act & Rules.
4. If the decision was taken by the previous MC ( MC dated 10.01.2021) to Recall the  
share certificate from Old to New certificate, but No letter/circular was issued in



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this regard to the members, however, it should have been published in the leading News Papers (Hindi/English) and the same has not been followed.

5. As per DCS Rule 29(f) for the procedure for transfer of shares " The Co-operative housing society shall issue fresh share certificate with new serial number to the transferee after cancelling the earlier share certificate"

**Resolved that the Policy for New Share Certificate**

The earlier issued share certificate were wrongfully/randomly selected and issued by the previous MC to the 17 members ( List enclosed). We recommend that all 17 members' share certificates be cancelled issued by the previous MC (2018-21) and issue fresh in accordance to the decision taken in GBM.

The Following Flat member/Owner of the society have got wrongfully issued share certificates of the same serial number.  
010, 48, 61, 83, 100, 110, 120, 139, 150, 154, 184, 204, 218, 239, 245, 248 & 249.

1. Lots of members have asked to issue NEW SHARE CERTIFICATE in lieu of their OLD & MUTILATED certificates.
2. Approval required for printing of New certificates of 1000 nos. for issuing to the New Members in the serial number last issued from the series (01 to 3100). The balance blank share certificate be cancelled from the series of 01 to 3100 and the newly printed certificates by previous MC from 01 to 1000 be also cancelled with immediate effect.
3. Further approval is required to get 1000 nos. certificates without any serial nos. for issuing as Duplicate loss of certificates. The number can be written in hand or by rubber stamp duly signed by office bearers and the serial number written in the certificate is the same, already mentioned in the previous old certificate in the series of 01 to 3100.
4. The 17 members who were issued the share certificate by the previous MC be asked to surrender the certificates to the MC and new certificates be issued according to the policy.
5. To recall the share certificates and issue new certificates in lieu of old & mutilated certificate a letter/circular be issued to all members and also to be published in leading Newspapers (Hindi/English)
6. GBM to ask previous MC ( 2018-21) office bearers (President, Secretary & Treasurer) why proper procedure has not been followed and how the certificates have been issued in a randomly selected manner.

82) Discrepancy between Old printed Share Certificate number (01 to 3100) and issue NEW printed certificate number (01-1000) by the previous MC to the 17 (Seventeen) Members (Existing & New) of Nav Nirman CGHS Ltd.

S. No.	Old Printed Certificate Serial No. 01 to 3100 (currently last number issued 1123 to the Members)		New Printed Certificate Serial No. 01 to 1000		Date of Issue of certificate (NEW)	No. of Share (NEW Certificate)	Remarks
	Flat Number (Old Certificate)	Certificate Number is same in OLD & NEW	Name in Existing Old Certificate Number issued to the members	Flat Number (New Certificate)			
1	218	010	Mr. Kalyan S Kapoor & Mrs. Urmila Kapoor (M.S. No.11)	10	13.11.2020	25	Certificate Number is same allotted to members (old& new) in new share certificate b the Previous MC. This mistake is legally and technically incorrect.
2		048	Mr. S.C. Malik (M.S. No. 47)	48	18.09.2021	25	Certificate Number is same allotted to members (old& new) in new share certificate b the Previous MC. This mistake is legally and technically incorrect.
3	78	061	Mr. T.R. Anand (M.S.No.60)	61	28.10.2021	25	Certificate Number is same allotted to members (old& new) in new share certificate b the Previous MC. This mistake is legally and technically incorrect.

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4	142	083	Mr. Viney Kumar Aggarwal (M.S. No. 82)	08.02.1984	One	83	Mrs. Anju Wadhwa (M.S. No. 488) As per MC dated 29.08.2021 Joint Membership of Mr. Rajesh Wadhwa as per MC dated 09.10.2021	18.09.2021	25	Certificate Number is same allotted to members (old & new) in new share certificate by the Previous MC. This mistake is legally and technically incorrect.
5		100	Mr. Bhagwan Mantany (M.S. No. 99)	08.02.1984	One	100	Mrs. Asha Gupta (M.S. No. 374) Joint Membership of Mrs. Tusha Gupta As per MC dated 09.10.2021	28.10.2021	25	Certificate Number is same allotted to members (old & new) in new share certificate by the Previous MC. This mistake is legally and technically incorrect.
6		110	Mr. R.B. Mathur (M.S. No. 109)	08.02.1984	One	110	Ms. Deepika Sharma (M.S. No. 518) As per MC dated 09.02.2021	08.08.2021	25	Certificate Number is same allotted to members (old & new) in new share certificate by the Previous MC. This mistake is legally and technically incorrect.
7		120	Mr. Om Parkash (M.S. No. 119)	08.02.1984	One	120	Mr. Shalendreshukla, Mrs. Anjali Shukla (M.S. No. 427) as per MC Dated NIL	03.01.2021	25	Certificate Number is same allotted to members (old & new) in new share certificate by the Previous MC. This mistake is legally and technically incorrect.
8	175	139	Mr. J.P. Jain (M.S. No. 138)	08.02.1984	One	139	Mr. Adesh Kumar (M.S. No. 369) as per MC dated NIL	27.02.2021	25	Certificate Number is same allotted to members (old & new) in new share certificate by the Previous MC. This

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9	150	Mr. Gian Singh (M.S. No. 149)	08.02.1984	One	150	Mr. Laxmi Narain Dhawan & Mrs. Meshi Dhawan (M.S. No. ) as per MC dated NIL	03.01.2021	25	Certificate Number is same allotted to members (old & new) in new share certificate by the Previous MC. This mistake is legally and technically incorrect.
10	154	Mr. Bishan Singh (M.S. No. 153)	08.02.1984	One	154	Mr. Pramod Kumar Singh & Mrs. Rita Singh (M.S. No. 520) as per MC dated NIL	18.09.2021	25	Certificate Number is same allotted to members (old & new) in new share certificate by the Previous MC. This mistake is legally and technically incorrect.
11	184	Mr. K.K. Muthereja (M.S. No. 183)	08.02.1984	One	184	Mr. Alak Niranjan Prasad (M.S. No. 411) as per MC dated NIL Joint Membership of Mr. Pratik Prasad as per MC dated 21.11.2021	02.01.2021	25	Certificate Number is same allotted to members (old & new) in new share certificate by the Previous MC. This mistake is legally and technically incorrect.
12	204	Mr. Raj Kumar Singhal (M.S. No. 203)	08.02.1984	One	204	Mr. Gaurav Arora (M.S. No. ) as per MC dated ?	27.05.2021	25	Certificate Number is same allotted to members (old & new) in new share certificate by the Previous MC. This mistake is legally and technically incorrect.
13	218	Mr. S. Janki Raman (M.S. 217)	08.02.1984	One	218	Mr. Binod Kumar & Smt. Kumari Shalini (M.S. No. 521) as per	28.10.2021	25	Certificate Number is same allotted to members (old & new) in new share certificate by the Previous MC. This mistake is legally and technically incorrect.

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14	228	239	Mr. Man Singh (M.S. No. 239)	08.02.1984	One	239	Mr. Mohan Advani (M.S. No. 465) as per MC dated NIL Joint Membership of Miss Mohita Advani as per MC dated 12.06.2021	18.02.2021	25	new share certificate for previous MC. This mistake is legally and technically incorrect. Certificate Number is same allotted to members (old& new) in new share certificate by the Previous MC. This mistake is legally and technically incorrect.
15	245	245	Mr. S.P. Bansal (M.S. No. 244)	08.02.1984	One	245	Mr. Parshottam Das Sindwani (M.S. No. 515) as per MC dated NIL	28.10.2021	25	Certificate Number is same allotted to members (old& new) in new share certificate by the Previous MC. This mistake is legally and technically incorrect.
16	154	248	Mr. P.K. Sharma (M.S. No. 247)	08.02.1984	One	248	Mrs. Rashmi Dhiman (M.S. 385) as per MC dated NIL	29.05.2021	25	Certificate Number is same allotted to members (old& new) in new share certificate by the Previous MC. This mistake is legally and technically incorrect.
17	249	249	Mr. N.K. Shukla (M.S. No. 249)	08.02.1984	One	249	Mr. Nachiketa S Kalkar (M.S. No. 372) as per MC dated 18.07.2021	04.08.2021	25	members (old& new) in new share certificate by the Previous MC. This mistake is legally and technically incorrect. Certificate Number is same allotted to members (old& new) in new share certificate by the Previous MC. This mistake is legally and technically incorrect.

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