

## Hony. Secretary's Report of G.B.M. ON 15.01.2023

### Dear Members

It is my pleasure to welcome you all for attending this G.B.M of our society. The last G.B.M. was held on 14.03.2021. During this period the previous management committee could not conduct the G.B.M, due to unavoidable conditions. The present Management committee assumed charge on 28.04.2022. During this period the management committee met 12 times in 8 months for discharging the its duties and has put its best efforts on all points utilizing its available resources and skill . Following main activities were performed during the period as well activity planned for the current year and future.

#### 1. Water

- i) An uninterrupted and proper water supply has been maintained. The previous management committee had laid down an underground main C.I. pipe line with the an aim to supply ,potable water to individual flats but it could not achieve it's goal as still there are complaints of dirty water supply in the society. The Management committee will try it's best to solve the problem as it has already solved decade old problems (i). water logging in the society(ii) dirty water leakage in the society across back boundary wall and dilapidated condition of under surface of bottom of over head tanks.

#### 2) Cleaning of water tanks

To maintain the quality of potable water supply to individual flats both under ground and over head water tanks have been recently cleaned.

#### 3. Sanitation

- i) Cleaning of storm water drains were carried out properly before the start of rainy season.
- ii) Social drives of cleaning the garbage in society were carried out with the cooperation of members/ residents several times in the society.
- iii) To reduce garbage stock pile in Delhi, the Municipal corporation of Delhi is planning to make to solid waste management mandatory in the societies with provision of penalty. The Association of Cooperative Housing societies I.P. Extension (Regd.) has circulated a consent letter of proposal for waste management with a firm Max Positive who is collecting society domestic garbage at society gate. The Max Positive firm has also agreed to collect the agriculture waste once a week. The society is providing it's consent.

#### 4. Lights

The general lighting of the society campus has been maintained by providing additional lights, even parks are adequately lighted. This has been achieved by restoring to minimum purchase and maximum repair to existing but defunct lights .This has resulted in bringing down the costs.



## 5. Cultural Activities

Celebration of Independence day and Dewali Mela were carried out with active cooperation of one and all which created sense of cohesiveness and togetherness in the society. Dewali mela was a big hit due to introducing of new items in mela celebration.

## 6. Health.

- i) Health check up camps have been organized in the society for welfare of members of the society.
- ii) It has become a matter of sorrow /grief as some society members/ residents have lost valuable lives of their family members due to the outbreak of Covid -19 in the period of previous management committee.
- iii) The management committee has already started the fogging process two times in a week since the beginning of rainy seasons this year, but it was increased to four times a week on the noble advice of a former hony secretary as the society felt the heat of dengue fever.
- iv) Yoga classes have been organized and are running continuously in the society for the welfare of the members , **under** the scheme of Delhi Govt. The yōga classes has improved the health of participants , increased skill , social cohesiveness & activities along with physical fitness.

## 7. Legal Cases

(i) **Jai Pal Singh Khushwa V/s. Sadna Singh** flat No. 43.

Mr. Jai Pal Singh Kushawaha has been provided the possession of flat No. 43 as per order of Hony. Spl. R.C.S. Vide order No.FNo.Spl.RCS/ East/ 2012/189-193 Dated. 20.03.2017 but later on Mrs Sadhna Singh has been given stay order by the Hon'ble High Court order No. WP No. 12466/2022& C.M no. 37497/2022 dated 13.09.2022. The next date of the case is 16.01.2023.

(iii) **Shri Rakesh Kumar V/s. NNCGHS & others .**

Since the matter is subjudice, no decision has been taken in the matter. He continues as Manager cum Accountant as appointed on adhoc basis in the M.C. Meeting dated 30.10.2018 by previous Management committee. Next date of case is 16.01.2023. As and when he withdraws his cases against the NNCGHS & officials of the previous M.C, he Will be reinstated to the previous position of 06.05.2018, as Manager cum Accountant at the wages @ Rs. 25400/-



**8. Vijay Laxmi Singh V/s. Nav Nirman Cooperative G/H. Society Ltd.**

Ms Vijay Laxmi singh had approached the R.C.S for stopping her maintenance illegally on disputed amount of Rs. 20,000/- which was duly approved by the management committee (2015-18) for the action of Hony. President in her official capacity to maintain discipline in the society so that security of society is not jeopardized with reference to management committee minutes 2002.

Since dispute was approved by the competent authority of R.C.S., they referred the case to Ld. Arbitrator and he awarded judgement in favour of Ms. Vijay Laxmi Singh. The previous management committee had appealed against the award/Judgement in the favour of Mrs Vijay Laxmi Singh, dated 17.08.2021. The previous management committee appealed in the tribunal against the Judgement of Ld. Arbitrator. on dated 28.10.21 on the last day of previous Management committee.

Now present management committee has filed an application to withdraw the case as previous committee had spent Rs. 66000/- ( Rupees sixty six thousand only) to recover Rs. 20000/- ( Rupees twenty thousand only). Mr. Adesh Kumar & Mr. Prashant Kumar have filed an impleadment application in the Tribunal to allow them as party and are unnecessarily lingering on the case and wasting the public money again ,to which the new management committee has applied to withdraw the case. They do not have any locus standi in the case after the result of the election of 24<sup>th</sup> April 2022. They are not part of the legal management committee .More over she had been paying maintenance charges to the society regularly for all these two years during the pandemic period. She had paid Rs. 40000/- as maintenance charges but she was not provided any maintenance service by the previous management committee as per records.

**9. Security**

Security agency has been changed due to its poor performance and a new security agency has been appointed but the performance of the new security agency has been found unsatisfactory. Quotations have been called for the new security agency.

**10. Horticulture**

Maintenance of lawns and greenery of the society has been undertaken afresh. An amount of Rs.75744/- on 08.07.2022. has been received as an aid from Delhi parks and garden society . Another approx amount of Rs.75744/- is anticipated. A lots of seeds for winter flower are sown in flower beds, and



flowers have been purchased. More manure has been purchased .Now lawns are with pleasant look all around. Pruning work has been under taken in this season to have more sun during peak winter season.

11. **Missing records**

Despite sincere efforts, many important records of the members, could not be located so far .The management committee is finding it difficult to digitize the society records.

12. **Official website of NAV NIRMAN COOPERATIVE GROUP HOUSING SOCIETY LTD.**

The management committee of the society is planning to digitalize all society records to follow the transparency regime for welfare of the members. Members will have a easy approach to get his membership records after official website is established.

13. **Membership and Joint Membership .**

The following Membership & Joint Membership has been approved by the management committee. Following new members are welcomed in the G.B.M. as details under-

S.No.	Name of the Member Sh./ Smt.	Flat No.	M.S.No.	M.C. Dated	Remarks
1	Munni Gupta.	74	522	10.07.2022	
2	Hari Dutt Pandey & Geeta Pandey	228	526	10.07.2022	
3	Shalini Mahesh Wari	102	525	10.07.2022	
4	Prem Parkash& Suman	143	524	10.07.2022	
5.	Upendra Singh & Sangeeta Geeta Singh	107	523	10.07.2022	
6	Vishva Raj Vishnoi	143	527	25.09.2022	
7	Tara Gaur	16	429	25.09.2022	
8.	Shailesh Sanwal& Chandra Sanwal	17		25.09.2022	
9	Vijay Laxmi Singh& Mahinder Pal Singh	90	444	25.09.2022	Joint Member
10	S.K. Chakrabarti &Rajshri Chakravarty	172	370	25.09.2022	Joint Member
11	Partik Prasad	184	411	25.09.2022	Death Case



				-5	
12	Shweta Srivastava	55		25.09.2022	
13	Anshu Gupta	215	324	25.09.2022	Death Case

**Note.**

It has been noted during the digitalization of the files that some members have not reported the facts about their purchase of properties in the society. These facts ought to be brought in their knowledge for compliance and correction in the society records as well.

**14. 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 2<sup>nd</sup> 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 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.
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.

**Note** – a letter addressed to the President/ Secretary of N.N. C.G.H.S. Ltd., has been received from Assistant Registrar ( G.H-5) dated 04.01.2023, regarding G.B.M. to be held on 15.01.2023 for appointment an observer Mr. Omkar Nath A.S.O. who will be paid Rs. 5000/- from the society fund.

In the above said letter the Asst. Registrar has direct the president not to



place the agenda No. 11 in the G.B.M. on the representation of only five members of the society Namely (i) Mr. Adesh Kumar, (ii) L.N. Dhawan (iii) Mr. Jai Prakash, (iv) Mrs. Toolika Srivasta & (v) Mrs. Madhulika Goel and the M.C. has been directed to submit its comments by 16.01.2023. The M.C. has submitted its comments on 07.01.2023 and reply of R.C.S. is awaited.

A representation dated 09.01.2023 of 45 (Forty five member of the society, in support of the Resolution No. 11 for proposed G.B.M. to be held on 15.01.2023 and addressed to Registrar of Cooperative Societies, Parliament Street, New Delhi and to Hony. President/ Secretary of the Nav Nirman Cooperative Society, has been received in the society office On dated 09.01.2023. It is a plea of 45 members in support of proposed Resolution No. 11 against the only 5 members opposing it.

The Hony. President will decide on the matter in the G.B.M.

15. Lift – 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.

16. Liaison with elected M.L.A and MCD Councilors.

- (i) The present Management committee has invited and welcomed. The newly elected M.C.D councilor Mr. Ravi Negi in the club hall of society. He has promised to cooperate in solving the problem of the society.
- ii) It is to be noted that the previous Management committee (2015-2018) had approached Hon'ble Dy. C.M. Mr. Manish Sisodia and received Rs. 9.00 lakhs approx. from M.L.A Fund for constructing road in the society for first time in any society in Delhi NCR. On 70% and 30% basis respectively. Our M.L.A and Hon'ble Dy. C.M. Manish Sisodia has provided 29 C.C.T.V Camera's with Latest technology along with accessories recently, work if Installing the C.C. T.V. Camera in progress The Management Committee expects more funds from the MLA Funds in the financial years



17. **Civil works completed**

- (i) The Management Committee solved the decade old problem of leakage of dirty water from back boundary wall in the society in rainy season by strengthening it upto 1.50 depth and the exercise was successful as there was no leakage of dirty water in the society in rainy season though it was unsuccessfully repaired more than two times in the past years.
- (ii). To solve the decade old problem of Water logging in the society, the storm water drains were perfectly cleaned before the rainy season, electric pumps were repaired and a new Sump along with new drains were created in the western corner of the society along the back boundary wall to pump out additional water in the rainy season and the exercise was completely successful as there was no water logging in the society in the past rainy season though the society was water logged many times in previous years in rainy seasons.
- (iii) An another decade old problem was the dilapidated condition of the under surface of the bottom slabs of the Overhead tanks in the society and these have been successfully repaired.
- (iv). A previous Management Committee (2015-18) had constructed a Senior Citizen club under society club hall but later on the former Management Committee (2018-21) converted it into store room. Now the present Management Committee has restored it's glory and being used as Society office now.
- (v) Many Storm water drain covers were in dilapidated condition and those have been replaced with new Drain covers.
- (vi). The previous Management Committee had placed the Boom barrier at society Gate in PWD area & the same was removed by the PWD and it has been restored now at right place.

(18) **Civil Works in progress**

- (i). The renovation process of the previous society office is under progress and the same will be completed shortly and these two rooms are to be converted into Senior Citizen activity room to be used by both genders.
- (ii) As it is mandatory to keep two EXIT doors in a place where there is a gathering, an exit way is being prepared from society club towards lawn.
- (iii) A Gazebo is being constructed in front of the old office park for senior citizens sit out.



- (iv) Painting work of Boundary wall, security guard room, old society office, meeting room, club house, etc. under progress.
- (v) Replacing old & broken RCC Cover of O.H. Tanks is under progress.
- (vi) The repair work on the terrace of the flats is under progress.
- (vii) The repair work of shaft in the society is progress.

19. **Works To Be Done in fy 22-23 as per availability of funds.**

- (i) As NGT has declared it Mandatory to implement the RAIN WATER HARVESTING SYSTEM in the societies & the DJB has extended the date for completion of RWH upto 31-03-2023. So the Management committee has invited tender for RWH SYSTEM with following the policy of Transparency & the site of recharge chamber as per advise & Guidelines of DJB, Three tenders have been received & after scrutiny the lowest tender of M/S. Rudra Associates is recommended for approval of G.B..M
- (ii) In the direction to supply potable water in the society, the present Management Committee intended for replacement of 30 years old & rusted distribution G.I Pipe lines from Over Head Tank to flats & the tender is to be invited for the job to complete the work at the earliest.
- (iv) Renovation of main entry gate of the society. The work will be executed departmentally and through other agencies to complete it at the earliest.

20) **Work proposed to be carried out during fy 2023-24 as per availability of funds.**

- (1) Renovation of underground water tank with tile work.
  - (2) Renovation of over head tanks with tile work inside and with strengthening of the bottom slab with reinforcement.
  - (3) Road repair with one layer of one bituminous layer after scrapping of the existing bituminous layer.
  - (4) Outer surface painting of society building
- It is to be noted that the top layer bituminous of the existing road was badly damaged by the J.C.B. machine employed by



the previous management committee in digging indiscriminately in laying the new C.I. Main water supply line inviting accidents of senior citizens. It is noted further that their the road repair work would be undertaken only after the utility of new C.I. Main line is proved, for which it was laid.

**21. D.J.B. BILL –**

The inflated water bill of Rs. 2,93,800/- issued by the Delhi Jal Board has been corrected by the efforts by the management committee as Rs. 1,37,701/- and has been paid accordingly.

**22. Electric vehicle charger –** An electric vehicle charging station has been established at sewer station in the society.

**23. Report of inspecting officer Mr. K.K. Satija.**

- (i) Following the objection on manipulated minutes of the meeting of G.B.M. held on 14.03.2021 and complaint of 99 members/ residents of the society, the R.C.S. has appointed an inspecting officer Mr. K.K. Satija for detailed inspection of the society and he submitted his report to R.C.S. recommending to appoint an Enquiry officer to conduct detailed enquiry on the subject (Photo copy enclosed.)
- (ii) As per report it is crystal clear that mandatory voting on financial resolutions No. 12 & 13 did not take place in the G.B.M.
- (iii) As per report the mandatory full videography coverage was not conducted by the presiding officer. It is to be noted that the proceedings of G.B.M. could have been adjourned the G.B.M. for some time for repair / replacement of the videography machine if the presiding officer wanted so.
- (iv) The Annexure VII of the report indicates the involvement of the then hon'ble Joint Secretary, Mr. L.N. Dhawan, as the report of the videographer Mr. Vipul had stated that the report was, as desired by Mr. L.N. Dhawan on phone



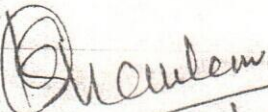
( photo copy enclosed of annexure 7 of the report.)

The copy of the full report has been distributed along with Hony. Secretary report . Let the hony members Present in G.B.M, decide on the matter of manipulation in the minutes of the meeting of G.B.M. held on 14.03.2021, issued by, the then hony. President and hony. Secretary.

The present Management Committee is trying it's best for welfare of the society & will do more efficiently in future. Hony. Members are requested to co-operate.

I take this opportunity to sincerely express my thanks on behalf of management committee and highly to all members and their families as well as other residents of society and staff who have whole heartedly cooperate in the smooth functioning of the society affairs.

Regards

  
Hony. Secretary 14/01/2021  
Nav Nirman Cooperative G/H. Society Ltd.