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NAV NIRMAN COOPERATIVE GROUP HOUSING SOCIETY LTD.
PLOT NO.7, I.P. EXTENSION, DELHI - 110092

HONY SECRETARY'S REPORT OF G.B.M. ON 24th October 2023

Dear Members,

It is my pleasure to welcome you all for attending this G.B.M. of our Society. The last annual General Body Meeting was held on 15.01.2023. During this period, the Management Committee has met 11 (Eleven) times in 9 months for discharging its duties and has put its best efforts on all points utilizing its available resources and skill. Following main activities are performed in the period as well as activity planned for the current year and future.

1. **WATER**

Water supply has been maintained uninterruptedly. Complaints of dirty water supply have been regularly received in the office. G.I. Pipe line have been replaced with C.P.V.C Pipe line in the shaft area wherever it is possible, to solve the problem of dirty water.

2. **CLEANING OF WATER TANKS (Maintenance)**

Quotations have been called to clean the Under Ground & O.H. water tanks to maintain the quality of portable water supply to individual flats.

3. **SANITATION (Maintenance)**

(i) Cleaning of storm water drains were carried out properly before the start of rainy season.

(ii) To manage the problem of solid waste in the society, an agreement has been executed between the society and M/s Indian pollution control on 02/05/2023. The I.P.C.A. has provided seven bins to the society free of cost. Picked up the dry waste from the society and the firm is being paid Rs. 7070/- P.M. for picking/ disposal the dry waste. After 45 days of filling the bins, the bins are opened, providing manure to the society.

4. **LIGHTS (Maintenance.)**

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

5. CULTURAL ACTIVITIES

Celebration of Holi festival and of Independence day were celebrated with active cooperation of one and all which created a sense of cohesiveness and togetherness in the society.

The management committee has converted the old society office into cultural activity room. The members / residents of the society are praising the step taken by the management committee and using these activity rooms for cultural activities regularly.

6. LEGAL CASE

i) Sadhana Singh vs Jai Pal Singh Kushwaha in the high court

(Flat No.43): There is no change in the status in the matter of above case as the matter is sub-judice in the court. The next date of hearing is 23.11.2023 in the Hon'ble Delhi High court..

ii) NNCGHS Ltd. V/s. Smt. Vijay Laxmi Singh.

The management committee has applied for withdrawal of the case in Delhi Cooperative tribunal and the final argument have taken place in the Delhi Cooperative Tribunal. Now Mr. Adesh Kumar & Mr. Prashant Kumar, the official of the former Management committee have suddenly applied for impleading them in the case. The next date of hearing is 27.10.2023

iii) Cases in the office of Dy. Registrar of Cooperative Societies and in the office of Assistant Registrar Section V,

- i) **Sh. Mohan Advani V/s. NNCGHS Ltd.** The case is sub-judice in the court of Dy.Registrar of Cooperative Societies The next date of hearing is scheduled on 05.12.2023.
- ii) **Smt. Madhulika Goel V/s. NNCGHS Ltd.** The case is sub-judice in the court of Dy. Registrar of Cooperative Societies . The next date of hearing isscheduled on 05.12.2023
- iii) **Sh. Vishva Raj VishnoiV/s. Nav Nirman CGHS Ltd.** The final hearing/arguments in the case have already been taken up on 04.10. 2023, the order in the case is awaited.
- iv) **Mr. Adesh kumar membership No. 369, flat No. 139,** has filed a R.T.I. appeal in the office of Assistant Registrar , section V, office of the R.C.S . Management Committee has received notice dated 18.09.2023. Reply has been submitted in the office of Assistant Registrar Section V on 18.10.2023.

7. **SECURITY(Essential and sensitive issue)**

Security agency had been changed due to poor performance of the former security agency and new agency M/s. 4 Eyes security services has been appointed w.e.f. 1.05.2023. Some incidents of thefts have occurred in the rear side of the society because of the dark spaces. Now proper lights have been provided and one more security guard has been deputed in the rear side. Moreover fresh quotations have been invited to appoint a new security agency for improvement of security of the society as it is a core issue of the safety of the members in the society.

8. **Horticulture**

Maintenance of lawns and greenery of the society has been undertaken afresh to improve the over all environment and appearance of the lawns by providing bamboo fencing / entry arches. Numbers of plants have been implanted in the parks. An amount of Rs.83000/- Approx.(Rupees eighty three thousand only) being the second installment, is expected within one month as aid from Delhi Parks and Garden society.

9. **Missing Records**

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

In the case of Mr. Mohan Advani's car parking issues, the mutual settlement as declared by Mr. Mohan Advani between him and former Management Committee can be termed as false claim as neither he has produced the relevant documents in support of his claim nor it is available in society records.

10 **Parking**

The car parking space is a big issue of the society, as many members do not have any such space. The management committee is facing the anger of the members of the society who do not have any car parking space now. The office of the R.C.S had asked the management committee to drop the resolution No. 11 regarding car parking issue in the General body Meeting Dated 15.01.2023 vide letter dated 04.01.2023. The 45 & 70 Members of the society had submitted letters to the office of the R.C.S in support of Resolution No. 11 of the G.B.M held on 15.01.2023 but the office of the R.C.S has over looked these supporting letters (2 No.s dated 09.01.2023 & dated 28.08.2023. So the

management committee is not presenting the parking resolution in this G.B.M and it may be taken up in future.

11 Liason with elected M.L.A & M.C.D. Councilor

The present management committee will approach the elected M.L.A and M.C.D Councilor to get funds for execution of civil works like repair of road etc. in the society

12 Works to be carried out for the year 23-24.

Works passed in the earlier G.B.Ms, will be carried out as per availability of funds.

13 Report of the inspecting officer Mr. K.K. Satija -

The management committee has written letters to Registrar of Cooperative Societies to implement the recommendation of the inspecting officer Mr. K.K. Satija but no action has been taken by the office of R.C.S Mr. K.K. Satija. The inspecting officer has clearly recommended the appointment of enquiry officer under section 62 of Delhi Cooperative Societies Act, 2003. The management committee has already written letters to the R.C.S to implement the report as early as possible and appoint enquiry officer in the matter.

14. Letters / orders from the Office of R.C.S

The office of the Registrar of Cooperative Societies has issued show cause notice dated 05.04.2023 under section 37 of the Delhi Cooperative Societies Act, 2003. The society advocate has submitted its reply on 13.04.2023. The R.C.S has issued an order dated 14.06.2023 stopping all activities of the society. The advocate of the society had submitted its review on 30.06.2023, challenging the authority of the R.C.S in the matter. The management committee having no reply from the R.C.S, had challenged the order in Hon'ble High Court Delhi but the advocate of R.C.S in the hearing dated 12.07.2023 stated that the R.C.S has already accepted the application of review of its order. The Hon,ble judge of the High court advised the petitioner to join the review meeting on 13.07.2023.

Since then many meetings have taken place between advocate of along with petitioner & R.C.S but no decision have been taken by the R.C.S in the matter till date. The management committee has again received two orders from the office of R.C.S dated 21.09.2023 & 25.09.2023 regarding appointment of Inspecting officer and auditor respectively. we have already represented /Review in the office of Hon'ble R.C.S which is under process.

15. Maintenance works. -

- (i) Vegetation grown on terraces are regularly cleaned.
- (ii) Terraces which required repair has also been done.
- (iii) The old G.I. Pipe line have been replaced with U.P.V.C. pipe line wherever it is possible.
- (iv) Broken storm water drain covers have been replaced.
- (v) Broken Covers of O.H. Tanks have replaced.
- (vi) It has been decided to publish new telephone, directory of the society. Manager has been asked to take action.

16. General Information

- (i) it is for information to all members that the society land is common where all 264 members have coparcenary interest.
- (ii) It is for information that some members have shown the parking area which is a part of total land in their sale deed of flats (10 Sq. Metre to 16 sq. Metre) which is a gross violation of the society norms members are requested to get it rectified with sub- Registrar office of the Delhi Govt.

(iii) It is for information that some members are having dual membership which is violation of Delhi Cooperative Societies act & rules. All such members are requested to follow the Act & Rules.

(iv) It is for information of all members of the society that some members have violated Rule 20(c) of D.C.S Rules 2007 which stipulate disqualification of the membership. Members should follow the D.C.S Act & Rules.

17. Renewable Energy.

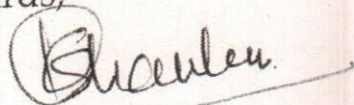
The commission for air quality management committee had ordered in June 2023, to ban the use of Diesel Generator Set w.e.f 1.10.2023. As per order the use of D.G. Sets over 19 K.W. would only be allowed if they were equipped with retrofitted emission control devices. Now this dead line has been extended upto 31.12.2023. The management committee in order to solve the problem for ever, proposes to install solar energy system over the terraces of the flats in the society.

Dear members , the present management committee is trying it's best to work for welfare of the society & will do more efficiently in future Hony. Members are requested to cooperate.

Now I take this opportunity to express my sincere thanks on behalf of management committee to all members / residents and their

families for cooperation in managing the society's affairs. I further thanks to the society staff who have helped the management committee in smooth functioning of the society.

Regards,



Hony. Secretary.

Nav Nirman Cooperative G/H. Society Ltd.
Plot No. 7, I.P. Extension Delhi 92.