

Nav Nirman Cooperative Group Housing Society Ltd.

Hony. Secretary's Report of G.B.M. ON 06.10.24

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 24.10.2023, During this period the management committee met 18 (Eighteen) times in 11 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.

Water -

Water supply has been maintained uninterruptedly. Complaints of dirty water supply have been regularly received in the office. G.I. pipeline have already been replaced with C.P.V.C pipe in number of shaft areas to solve the problem of dirty water. As the office of the Ld. Registrar of Cooperative Societies has dropped the show cause notice period, Balance work will be carried out in the shaft area wherever it is possible. Now the management committee has decided to install water softening plant in order to supply potable water to the member of the society.

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 cleaned. The same will be carried out in coming months.

Sanitation

Cleaning of storm water drains were carried out properly before the start of rainy season. During the recent heavy rains there was no stagnation of water in the drain.

As per I.M.D report 57% of the average rainfall of the Delhi NCR, fell in only three days, and even in the month of June there was 25% of the annual rains fell in a single day. We, the Members of the society are fortunate that due to the good and proper work done last year by the present management committee, by Solving 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, there was no flooding / stagnation of water in the society in last two rainy seasons.

To manage the problem of solid waste in the society, the management committee has got installed seven bins in the campus of society as per agreement with a firm M/s. Indian pollution control Association. The firm I.P.C.A picks the dry waste from the society and is being paid Rs. 7070/- (Rupees seven thousand seventy only) for the job. The wet kitchen waste is being put in the bins and after 45 days it produces manure which is used in flower beds, flower pots in decorative poles and parks in the society.

Lights

The general lighting of the society campus has been maintained by providing additional lights, even parks are adequately lighted. Some decorative pole lights have also been installed in the lawns. An old pipe material has been used for making of these decorative poles. This has also been

achieved by minimum purchase and maximum repair to existing but defunct lights. This has resulted in bringing down the costs.

5. Cultural Activities

- (i) 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.
- (ii) Activity room was created earlier, has now been renovated with tile floor. The management committee has proposed to install air conditioning and R.O. facilities in the activity room.
- (iii) Handrails have been provided at stairs cases to the leading to the central lawn & other lawns. More such railing will be provided in other places. It helps the senior citizen to climb staircases.

6. Legal Cases

- (i) **Jai Pal Singh Khushwa V/s. Sadna Singh flat No. 43.**
The above case is pending in Hon'ble Delhi High court. No decision has been received as yet.
- (ii) **Vijay Laxmi Singh V/s. Nav Nirman Cooperative G/H. Society Ltd.**
The management committee had applied for withdrawal of the case in the Delhi cooperative Tribunal and the final arguments had already taken place. In the mean time Mr. Adesh Kumar & Mr. Prashant Kumar, the official of the former management committee had applied for impleading them in the case. The next date is 18.11.2024

It is pertinent to note that the former management committee (2018-21) had sanctioned more than one lakh to recover Rs. 20,000/- (Rupees twenty thousand only) from Ms. Vijay Laxmi Singh, former President (2015-18) & Current President (2022-25) and had spent Rs. 66,000/- (Rupees sixty six thousand only) to recover the amount of Rs. 20,000/- (Rupees twenty thousand only).

- (iii) **Sh. Mohan Advani (Flat No. 239) V/s. Nav Nirman Cooperative G/H. Society Ltd.**
Mr. Mohan Advani flat No. 239, has already paid major part of dues to the society. It is hoped that he will clear all his dues to the society at the earliest.
- (iv) **Smt. Madhulika Goel (Flat No. 250) V/s. Nav Nirman Cooperative G/H. Society Ltd.**
The case is subjudice in the court of Dy. Registrar of Cooperative Societies. The next date of hearing is awaited as yet.
- (v) **Mr. Dharmesh Chandra Goel & Mrs. Madhulika Goel in the court of Dy. Registrar of Cooperative Societies :-**

Mr. Dharmesh Chandra Goel & Mrs. Madhulika Goel have filed a case u/s 70 in the court of Dy. R.C.S Arbitration against NNCGHS for refund of Lift advance money deposit. The deposit money had been deposited in the name of previous owner Sh. J.L. Khushu even after the death of previous owner. Society has asked them to submit I. Bond which was approved in the previous G.B.M Dated 24.10.2023. All other depositors had submitted the I. Bonds and other relevant papers their deposit money have been refunded to them.

(vi) Realization of Cost of Litigation

The Society has been dragged unnecessarily in different Civil Courts & Court of RCS by the following members against Nav Nirman CGHS Ltd.

1. Mrs. Madhukiha Goel, Flat No. 250, 111
2. Sh. L.N.dhawan, Flat No. 150
3. Sh. N.K.srivastava, Flat No. 170
4. Sh. R.K.Govil, Flat No. 26
5. Sh. Jai Prakash, Flat No. 151
6. Sh. Mohan Advani, Flat No. 239
7. Sh. Adesh Kumar, Flat No. 139
8. Sh. Prasant Kumar, Flat No. 124

Litigations filed in the Hon'ble Courts and Ltd. RCS Court

1. Hon'ble High Court of Delhi
2. Civil Case, in Karkarduma Court, Delhi
3. Court of Delhi Cooperative Tribunal, Delhi
4. Court of Ltd. Registrar Cooperative Society, Delhi
5. Court of Dy. Registrar Cooperative Society, Delhi

There by harassing & giving mental agony to the Individual MC Members & Management Committee of NNCGHS Ltd. and the staff of society, since inception of present management committee period 24.04.2022 onwards.

The Management Committee has spent huge amount on contesting these legal cases on account of fees of advocates & other expenses for pleading the cases.

The Management Committee Office bearers serve the honourary services and had spent a lot of valuable time in preparing of reply and searing records for evidence and appearing in the courts along with advocates.

The House of General Body has to decide to recover the cost of huge amount by the society spent on litigation from these above mentioned 8 (eight) members.

(vii) **M/S. Ravi Construction Co. V/s Nav Nirman CGHS Ltd.**

M/S. Ravi Construction Co. had applied for refund of Security deposit 5 % of the work, against the work of Installation of main water supply pipe line in the society campus. The work was found not upto the mark as so many complaints was received in the society office. A survey was water quality was done by the management committee in which majority of members complained for dirty water supply. This happened even after a huge amount of appx. Rs. 30 lakhs was spent on this work by the previous MC (2018-21) for installation of water pipeline. Another reason for not releasing the security deposit due to the order of the RCS dated 05.04.2023 of show causes notice and an the R.C.S order Dated 14.06.2023, the society was forbidden to make any policy & financial decision except daily maintenance works. The firm has filed a case in the court of karkar Duma. The society manager has attended the hearing on 01.10.2024. The Next date of hearing has been fixed as 12.11.2024.

7. **Security**

Security agency has been changed due to its poor performance and now a new security agency M/s. Skilled Security services Pvt. Ltd. has been appointed. The performance of the new security agency will be watched.

Recently an incident of theft has occurred in the nearby society. As such the security has been tightened to make it efficient. Two More security guards is to be appointed on temporary basis for night patrolling

(a) My gate system has been installed in the society and 178 flats out of 264 flats are using it. In all about 399 residents are using it. Automatic Vehicle Tag system for vehicle entry and exit shall also be installed.

8. Horticulture

Maintenance of lawns and greenery of the society has been undertaken afresh. to improve the overall environment and appearance of the lawns by providing hanging plants with light on the poles. The management committee will apply to the appropriate agency for getting grant.

9. Missing records

Despite sincere efforts, many important records of the members could not be located so far. The management committee has written letters to the officials of the former management committee in this regard. The management committee is finding it difficult to digitize their society records.

10. Liaison 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 executions of civil works like repair of road etc. in the society.

11. Works to be carried out for the year 24-25.

A. Works passed in the earlier G.B.M. Will be carried out as per availability of funds.

B. The installation of water softening plant to provide potable water to the members is to be taken up on priority.

C. The installation of Rain Water Harvesting system in the society was stopped due to the change of design in the conveyance system by the Delhi JAL Board the contractor was ordered to stop the work. The final bill has been approved by the management committee in its meeting as per resolution No. 2 in the meeting held on 21.12.2023 which is pending till today against gross work of Rs. 9.89,088/- (Rupees nine lacs eighty nine thousand eight eight only) . The bill could not be paid due to show cause notice issued by the R.C.S Which is been dropped now vide order dated 02.09.2024.

As the show cause notice has been dropped by the Id. R.C.S the tenders will have to be called to complete the balance work.

Others works like

A) Renovation of Main gate.

B) Strengthening of O.H. Tanks by Tiling work for which a sample work has also been done.

C) Repair of Road.

D) Installation of water softening plant.

12. **Official website of NAV NIRMAN COOPERATIVE GROUP HOUSING SOCIETY LTD.**
The management committee of the society has started the work of digitalize all society records to follow the transparency regime for welfare of the members. Members will have easy approach to get his membership records after official website is established. The work is under progress members are requested to cooperate. Due to the order of the RCS dated 05.04.2023 of show causes notice and an R.C.S order Dated 14.06.2023 had withheld the work of website.
13. **Letters / Orders from the office of R.C.S**
The office of the Registrar of Cooperative Societies had issued show cause notice dated 05.04.2023, under section 37 of Delhi Cooperative Societies Act 2003, on the false complaint of few members. The show cause notice was duly contested by the management committee on deferent hearings with the R.C.S. The management committee also approached Hon'ble Delhi High Court which directed the R.C.S to review the order. Finally an order dated 02.09.2024 has been received from the office of R.C.S wherein it has been mentioned that the show cause notice has been **dropped**.
On 26.09.2024, a notice on the society mail id helpdeskankur@gmail.com have been received, sent by Sh. Bipin Kumar and suresh Sharma Advocate on behalf of Smt. Madhulika Goel and Sh. L.N. Dhawan regarding filing a case in the court of Hon'ble High court Delhi. The case has been filed against R.C.S AND NAV NIRMAN CO- OP G/H. SOCIETY LTD. against the order of the RCS dated 02.09.2024 regarding Dropping the Show Cause Notice against the Nav Nirman CGHS Ltd.
Now as per information received through advocate of the society, the office of R.C.S has attended the hearing in court No. 01 of the Delhi High Court and hon'ble Court has passed order in the case. As soon as the order is available, it will be distributed to the members before in the AGBM.
It is pertinent to note that Mrs. Madhulika Goel & Sh. L.N. Dhawan, have not informed the society about the date and place of the hearing though they have made the society as party in this case.
14. **Maintenance Works :-**
(i) Vegetation grown on terraces are regularly cleaned.
(ii) Terraces which required repair is regularly being done.
(iii) Broken storm water drain covers have been replaced.
(iv) Broken covers of O.H. Tanks have repaired/ replaced.
(v) The new telephone directory of the society is under printing and get it printed very soon.
15. **Membership and Joint Membership .**
The following Membership & Joint Membership approved by the management committee as details under-

S.No.	Name of the Member Sh./ Smt.	Flat No	M.C. Dated	Remarks
1	Nikhil Kumar Singh &Sh. Bharat Kumar Singh	46	11.02.2024	Member

2	Naresh Kumar Rana	195	11.02.2024	Member
3	Rajiv Kumar Singh & Puja Kumari	171	11.02.2024	Member
4	Kapil Dev Malhotra	159	29.04.2024	Member (Death Case)
5	Ashish Kumar & Ankita	158	29.04.2024	Member
6	R.S. Chauhan	128	06.07.2024	Joint Member
7	Seema Saini & Parbodh Saini	134	06.07.2024	Member
8	Rajinder Singh & Bannu	144	06.07.2024	Member
9	Ritu Mehera	209	06.07.2024	Member
10	Umesh Agarwal & Rajesh Agarwal	81	04.08.2024	Member
11	Narayan Dutt Joshi	181	04.08.2024	Member
12	Anandi Devi	152	04.08.2024	Member Death Case.

16. **General information :-**

- (1) It is information to all members that the society land is common where all 264 members have coparcenary interest.
- (2) It is for information that some members have shown the parking area in their sale deed of flats (10 sq. Metre to 16 Sq. Metre) and paid stamp duty on it. Which is a part of Common land and is gross violation of the society norms. In this regard the Resolution No. (iv) of the G.B.M held on 28.06.1992 states " it is resolved that the allocation of parking spaces (covered car/ scooter & open car parking spaces) shall be subject to terms and conditions. Members are requested to get it rectified within two months failing which the case will be referred to the office of R.C.S
- (a) Members shall use the allocated parking space only for the purpose of parking their vehicles.
- (b) The allocation of parking space shall be only on license basis and not on ownership basis.
- (3) The Resolution No. 5 of the G.B.M held on 31.03.2010 is as under:-

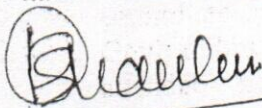
Resolved that endeavoring on the principle of one the car parking space to each flat the allocation of open car parking on rent for 2nd and subsequent cars stands cancelled w.e.f 1.04.2010. So that the car parking available may be allocated to eligible members for their first car on rent. Further resolved that the rent for open parking space for first car shall be Rs. 100/- P.M.

- (4) It is for information to members that Mrs. Madhulika Goel flat No. 250, had purchased flat No. 252, in the society. She had hidden the information from the society and informed it after six years. When the society office came to know and ask them the information. As per affidavit submitted by the her and her husband, both had to inform the society office as well as the Lt. Governor within one month of the purchase the any flat or property.
- (5) It is for information to members that 5 disgruntled members of the management committee namely, Shri, Jai prakash, Sh.N.K. Srivastava, Sh.L.N. Dhawan, Sh.R.K. Govil & Smt. Madhulika Goel, who have been chosen by you to serve the society have not attended the M.C Meetings since 2022, in spite the several request to attend the meetings. They were also given responsibilities by nominating them in several committees. They denied to joined the sub- committees and so shirking their responsibilities to serve you.
- (6) It is for information to members, that a sub- committee for frame a policy and charges for use of club Hall, Activity Room and lawns etc. had submitted its report to the M.C and had been approved by the M.C. It is to be approved by the G.B.M The report of sub- committee is enclosed.

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. The Delhi Govt. is providing subsidy in installation of solar energy in the society. The management committee is planning to make use of solar energy.

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



Regards
Hony Secretary

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/-

(Rajesh Rustogi)

(Kamal Singh Chauhan)

(Mohan Dhyani)

(K.V. MohannRaoo)
(Ajay Mehra)

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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.

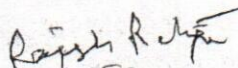
C. Use of Club Hall, Lawns and Activity Room to open all days for members booking. However for Tuesday the Key may be obtained one day before with responsibility by the members.

D. All booking can be done through single member signature but all other members name should be written on application.

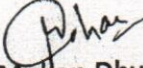
E. A register will be maintained for all these activity for booking by the manager of the society.

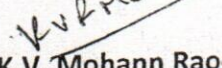
F. Application format shall be given by the manager to be filled by the booking member duly signed by the application as well as register.

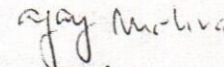
The member may give suggest on if any in the upcoming GBM

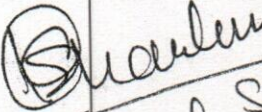

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(Shantaram)
(Shantaram Singh Chauran)

