

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/2025-26

Dated 27.07.2025

**MINUTES OF ANNUAL GENERAL BODY MEETING HELD ON 27.07.2025 AT SOCIETY LAWN**

Hony President discussed the rules and regulations of DCS Act 2003 and Rules 2007 to be followed while conducting the AGBM with the Observer Mr. Jitender Kumar, Sr. Assistant vide order No. F.47/321/CGHS/SECT.5/2023 appointed by Hon'ble RCS.

The scheduled AGBM started at 10.00 am when the members started making their attendance in the GBM proceeding register and were given copy of the Hony Secretary's Report and Hony Treasurer's Report on their arrival, for them to go through the reports & discuss.

Since the quorum was not complete, so the Presiding Officer, Hony President had adjourned the AGBM meeting for half an hour till 10.30 AM then against quorum was not complete so meeting as adjourned another 15 minutes till 10.45am. Proper process was followed, as per the Meeting Notice, detailed agenda, Auditor's Report &, Balance Sheet FY 2024-25, Budget for 2025-26 and Resolutions for AGBM were sent to each Member of the Society, 15 days well in advance. The house was open at 10.45 AM for the members.

The Hony.President, the presiding officer evolved some rules were set for the business hour ie discussions and deliberations by members who wanted to speak or express their views. Slips were distributed so that maximum number of members can deliberate upon Secretary's Report, Treasurer's Report and Resolutions 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

Hony President welcomed the members and she greeted the members Happy Teej. She enumerated rules and regulations of DCS Act & Rules and the Democratic process. She highlighted the rules for cooperative living and the rights & duties of the Members in a cooperative society as Rights & Duties go

  
Hony. President  
Nav Nirman Co-op G/H Society Ltd.  
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Hony. Secretary  
Nav-Nirman Co-op G/H Society Ltd.

side by side. Since the Society was under Show Cause Notice for a long time on the complaints of few Members, the Society Office was not able to take up any major project for the welfare and development of the Society. But after the show cause notice was withdrawn by Hon'ble RCS, Two major projects were taken up. (1) Water Filter and Softening Plant, (2) Renovation of the Main Gate of the Society. Water Filter & Softening Plant is accomplished and gate renovation is about to be completed within a fortnight. She thanked the members for giving the New MC opportunity to serve the society from June 2025 to June 2028. She requested the Members to maintain Harmony in the Society and safe guard the basic social fabric of the Co-operative Society. She discussed about the development works to be taken up in the coming year like Road Work, Drain Cover Work, Stair Cases, Ghisai, White Wash with Painting upto Ceiling & Parapet Wall, On Roof, Tiling of Water Tanks, Installation of CCTV System.

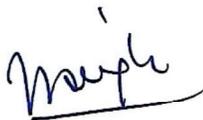
The Management Committee had made adequate arrangements to maintain law and order so that the meeting could be conducted smoothly.

Arrangements were made for conducting the Videography of the Meeting to verify the proceedings as and when required at a later stage and keep the factual record.

The Hony. President reiterated the need to be responsible member and work for the general welfare of all the members of the Society. The Hony. President further requested to follow the DCS Act & Rules and Democratic values enshrined in the constitution of the land. Natural Justice and Cooperative spirit to be followed.

The Hony. President pointed out that even after election of new MC, few members are complaining for Main Gate & water softener plant to address to RCS office, Fire department, PNB Bank & other Govt. department for stopping the work. It is surprising they have not mend their ways and still on the hatred path. Just because of unnecessary complaints all development work in the society are held up.

The Hony. President declared the house Open for Members and issued slips to discuss the Hony President's Address, Hony Secretary's Report, Hony Treasurer's Report and Resolutions. Non Members were asked to sit separately



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at the back during voting on the Secretary & Treasurer Reports and Resolutions. They gave their views and queries on these points. Each and every query was replied by the Hony President, Hony Secretary and Hony Treasurer. Once again the Members were asked to follow the instructions of the Meeting Notice dated 06.07.2025.

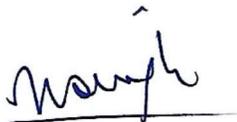
**Following Members discussed & deliberated.**

Mr. Prashant Kumar, Flat No 124,MS. 480, spoke about the delay in the gate renovation, facilities for the security guards and subjudice case of Rs.72,000/- of flat No. 111. The queries were replied by the MC Office Bearers regarding the matter of refund of Advance Lift deposit of Rs.72000/- shall be referred to which shall look into it and other points look the Management committee for taken care.

Mr. Pawan Kumar, Flat No. 261 ,MS.439, He spoke about the Treasurer's Report, Budget break down & Balance Sheet. He wanted the CA to be in the AGBM to clarify. He challenged the authenticity of the CA duly appointed by RCS. The queries were replied by the MC Office Bearers the demand for calling the auditor in the GBM is unjustified. The auditor appointed by RCS as Independent auditor for audit from his approved CA panel list. However his point of Transparency, Responsibility and Accountability has already been taken care of as the society is following the DCS Act, Rules & Byelaws. The regarding the budget 2025-26, the budget allocation of fund and the figures shown as incoming & outgoing is on estimate of future plan of income generation and incurred expenditure on available/expected future fund and need base. The Treasurer's Report based on actual fact of the financials also audited balance sheet prepare is based on actual accounts of the society. The word of Coparcenary has meaning of "सहभागी".

Mr.S.N, Behera, Flat No. 137, MS 462, He spoke about the issue of 2<sup>nd</sup> car parking space. He was duly replied by other member of the society and the queries were replied by the MC Office Bearers the parking committee already formed and review all the parking issues in detail.

Mr. V.K. Vishnoi, Flat No.256.MS NU.473, His case u/s 70 with the Dy.Registrar (Arbitration) RCS was missed out in Hony.Secretary's Report. The case between



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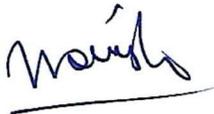
**Hony. Secretary**  
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Vishva Raj Vishnoi , Flat No.148 V/s Nav Nirman CGHS Ltd. of ARB case No. 27/GH/DR/ARB/2023-24/830-831 dt.05.06.2023,the order is awaited. He suggested that Secretary's report and Treasurer's Report to be voted with resolutions after the discussion. Point well taken and was followed in the same meeting.

Mr. Pankaj Singh, Flat No.22, M.S. No.40. He spoke about, (1) Water softening plant and asked about the disposal of water as complained by Mr. A.K. Trivedi, Flat No.51. (2) He also inquired about the full cost of the gate renovation (3) RWH comparative statement of the cost. (4) Usage of AC in the Activity Room to be made Free. He was duly replied by the MC Hony Office bearers about the cost of Main Gate, water softening plant complained by Mr. A.K.Trivedi for disposal of water. The house was asked regarding of disposal of waste salt water to be drained in sewer line which the house unanimously agreed and the charges of use of Activity Room to be review & decided by the MC may be look into it. RWH work withheld after partly started and sum of amount spent for installation of separate pipes from rooftop in upper terrace.

Mr. Adesh Kumar, Flat No.139, MS. 369, He spoke about, (1)water filter & softening plant (2) Renovation of Gate (3) Case of Membership of Flat No. 116 & other subjudice cases where he himself has become a party. He was duly replied on each point by the MC Office Bearers his point no. 1 &2 has already been replied on the question of Mr. Pankaj Singh, regarding case of transfer of membership order awarded by Addl. Registrar, RCS in favour of Flat No. 116 one sided decision taken without listening of society views, so Management Committee has decided to file review with Registrar/Addl. Registrar, RCS office. He didn't abide by the rules for fixed scheduled time and kept on speaking for long time in-spite being requested again and again.

It was clarified that the society land measuring 4.4 acres was allotted in the name of "Nav Nirman Co-operative Group Housing Society Ltd." as per the Perpetual Lease Deed allotted by DDA in the year 1986. Each flat owner has equal right on the NNCGHS Ltd. land. Those owners who have added 10sqr.mtr. to 16sqr.mtr. of this land in their individual sale deed would have to get it corrected.



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Mr. Jagmohan Lal, Flat No. 121, He suggested to take up the matter of installation of Lift. He also suggested that speed limit in the society road should be followed. All the residents need to follow the basic traffic rules on the society road. He was replied by the MC office bearers that as per the previous AGBM Minutes the guidelines for installation of the lift has already been taken up other point shall be taken careof.

Mr. Harish Dua, Flat No. 98, M.S. No.29. He suggested that Secretary & Treasurer's Report should be put to vote after discussion. The point was well taken and was adhered to in the same meeting. He has also pointed regarding parking & lift issue and for calling a parking & lift meeting as the earliest and discuss the issue in detail.

Mr. Deepak Batra, Flat No.193, M.S. No.23. He replied to the query of Mr. S.N. Behera on the parking issue. He suggested that as a member of the parking committee, he wants full record of parking's allotted in the society since 1992 AGBM Resolutions till today. He was assured of the same.

It was clarified that each flat owner should have one parking in the society also resolution passed in the AGBM dt.06.10.2024 of One Flat One Parking. However a parking committee has been constitute by the MC to solve the parking problem in society. The Motto is One Flat One Parking.

Dr. Vinita Lal, Flat No. 115, M.S. No.361. She spoke about the illegal constructions in the society which she had taken up with the then office bearer, Mr. Adesh Kumar. Who told her that he has done it because most of the members in the society have done it? She also mentioned that in the process, He misbehaved, insulted & used unparliamentarily language.

#### **Total Attendance in the Meeting - 62 Members**

The Hony. President announced the Resolutions for discussions and approved by show of hands as follows as per agenda;

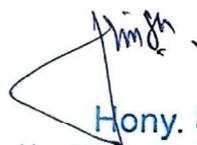
**The Hony.Secretary's Report was put to vote which was passed by 57 members in favor & 5 against.**

**The Hony.Treasurer's Report was put to vote which was passed by 59 members in favor and 3 against.**



**Hony. President**

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**Hony. Secretary**

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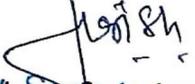
Resolution No. as per Agenda	In Support	Against
I	61	01
II	62	Nil
III	62	Nil
IV A	61	01
B	61	01

Remark: - Democratic process was followed and all the resolutions were passed with majority votes after healthy Discussions / Deliberations.

Majority of the members were peaceful and deliberated and discussed in a smooth manner according to the Principles of Democracy and Cooperativeness. Every issue was discussed in details to which satisfactory and valid replies were given by the Hony. President Hony. Secretary and Hony. Treasurer. Moreover, during the discussions supplementary questions were also asked and the same have been addressed by the authorities.

The AGBM at NNCGHS Ltd was conducted in true spirit of Democracy and Cooperative rule and went off smoothly, peacefully and successfully. Majority of Members were satisfied and happy.

Meeting ended with thanks to the members. All the members were then asked to have lunch.

  
 Hony. Secretary  
 Nav-Nirman Co-op G/H Society Ltd.  
 On Behalf of Management Committee.  
 NNCGHS Ltd.

  
 Hony. President  
 Nav-Nirman Co-op G/H Society Ltd.

**Copy To-**

1. All the members of NNCGHS Ltd.
2. Assistant Registrar of Cooperative Societies, Section V, Parliament Street, New Delhi 110001
3. Notice Board
4. Web- site of society.

  
 Hony. Secretary  
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