

Regd. No. 331(GP)

Phone: 2273327

Nav Nirman Co-op. Group Housing Society Ltd.

AT KUR APARTMENTS, PLOT NO. 7, I.P. EXT., DELHI-110092

Ref. No.

Dated.....

Nav Nirman Cooperative Group Housing Society Ltd. Hony. Secretary's Reports of G.BM.ON 27.07.2025

Dear Respected Members,

Welcome to the General Body Meeting. I am honoured to present the Hony. Secretary's Report, highlighting key discussions and decisions from the last GBM and recent Management Committee meetings.

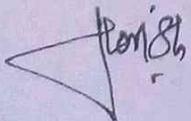
The previous GBM was held on 06.10.2024, and since the elections on 01.06.2025 the new Committee has met five times in two months to actively address society matters.

We have focused on optimising resources, and I now present a brief summary of key developments and future plans.

1. Management Committee Election.

The Management Committee elections were held on 1st June 2025, and the ultimate bearers were elected on 7th June 2025. The current Management Committee for the tenure 2025-2028 is as follows:

| S.No. | Name of Member (Sh./Smt.) | Designation (Hony). |
|-------|---------------------------|---------------------------------|
| 1. | Dr. Vijay Laxmi Singh | President |
| 2. | Mr. L. N. Dhawan | Vice President |
| 3. | Mr. Hari Dutt Pandey | Secretary |
| 4. | Mr. Mohan Chand Dhyani | Treasurer |
| 5. | Mrs. Anju Sharma | Joint Secretary (Admin) |
| 6. | Mr. Prem Parkash | Additional Treasurer |
| 7. | Ms. Ravita Mehta | Member (Jt. Secretary Security) |
| 8. | Mr. D. K. Nigam | Member |
| 9. | Mr. K. S. Chouhan | Member |
| 10. | Mr. K. V. Mohann Rao | Member |
| 11. | Mr. Upender Kumar Singh | Member |
| 12. | Mr. Anil Kumar | Member |



| S.No. | Name of Member (Sh./Smt.) | Designation (Hony). |
|-------|---------------------------|----------------------|
| 13. | Mr. Shailesh Sanwal | Member |
| 14. | Mrs. Madhulika Goel | Member |
| 15. | Mr. Jai Prakash | Member |

2. Installation of Water Softening Plant.

A water softening plant was installed within the society campus to ensure clean and safe water for residents. This project, completed under the previous Management Committee tenure (2022-2025), has significantly improved water quality for daily use.

3. Renovation of the society's Main Gate.

The renovation of the society main gate began in January 2025 under the previous Management Committee (2022-2025). Due to the election schedule, the work was delayed. We thank all members for their patience and cooperation. The remaining work is expected to be completed shortly.

4. Legal Matters

i. Jai Pal Singh Khushwaha v/s. Sadhna Singh – Flat No. 43.

This case is currently pending at the Hon'ble Delhi High Court. No final decision has been received till date.

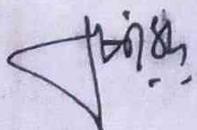
ii. Mrs. Vijay Laxmi Singh v / s. Nav Nirman Cooperative Group Housing Society Ltd. Case No: 61/GH/DR/ARB/19-20.

During the 2018-2021 MC tenure, over Rs.1,00,000/- (Rupees one lacs only) was sanctioned to recover Rs.20,000/- (Rupees Twenty thousand only) and Rs.66,000/- (Rupees Sixty-Six thousand only) spent to recover of Rs. 200,00/- (Rupees twenty thousand only) in legal expenses. Her maintenance was not done for two years while she was paying the maintenance charges for these years regularly

As per GBM dated 15.01.2023 (Secretary's Report Pt. 8), the RCS had referred the dispute to arbitration, which was ruled in favour of Mrs. Vijay Laxmi Singh. The previous MC filed an appeal against the 17.08.2021 award. In GBMs held on 24.10.2023 and 06.10.2024, withdrawal of the case was approved (Secretary's Report Pt. 6(ii) & 8(ii)).

For society's welfare and harmony, the current MC in its 29.06.2025 unanimously approved withdrawal of the case immediately (Resolution No. 3 (iii)). The next hearing is on 11.09.2025.

iii. Sh. Dharmesh Chandra Goel & Smt. Madhulika Goel v / s. NNCGHS Ltd. (U/s 70, Dy. RCS Arbitration)



(3)

Sh. Dharmesh Chandra Goel and Smt. Madhulika Goel filed an arbitration case under Section 70 before the Dy. Registrar (Arbitration) for a refund of the lift advance deposit paid by the previous flat owner, Late Sh. J.L. Khushu.

As per GBM decisions dated 24.10.2023 and 06.10.2024, claimants must submit an Indemnity Bond and valid proof of payment. Other similar claims were settled following this process and the amount was paid.

In MC meetings held on 29.06.2025 and 06.07.2025, a refund of Rs.72,000/- (Rupees seventy-two thousand only) (without interest or additional claims) was approved, with one member dissenting. The refund remains subject to submission of required documents. The Society has spent significant time and effort on the matter, which could have been resolved earlier through Practical compliance. The award has been received in the society office. The award referred to the Management Committee for the discussion. MC will look into it.

iv. **Mr. Anirudh Singh & Ms. Shweta Singh v / s. President/Secretary, NNCGHS Ltd. Case No. F.47/321/Sec-5/U.S/91/2025/652-655**

This case involves a membership transfer dispute under Section 91 of the DCS Act, 2003. The applicants, buyers of Flat No. 116, included 16 sq. mtr. of common society land (covered parking) in their sale deed and paid stamp duty on it—opposing to the cooperative society norms.

The previous Management Committee (2022-2025) issued three letter (dated 11.03.2024, 05.04.2025, and 20.04.2025) requesting correction of the deed, but the applicants failed to act, preventing membership approval.

In the MC meeting on 13.07.2025 (Resolution No. 2), 9 out of 12 members agreed to seek a review of the order dated 02.07.2025 (received on 09.07.2025), citing that the decision was one-sided and did not consider the Society's submission.

The Society is now pursuing the matter with the Hon'ble Registrar, Additional Registrar and appropriate authority for a review of the said order.

v. **M/s Ravi Construction Co. v/s. NNCGHS Ltd.**

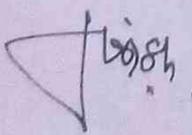
M/s Ravi Construction Co. is demanding interest of 5% on the refunded security deposit related to the water pipeline work. In the Management Committee meeting held on 29.06.2025 (Resolution No. 3(ii)), it was decided that the Legal Committee will contact the contractor to discuss and resolve the matter.

5. **Security**

Security services are currently provided by **M/s Skilled Security Service Pvt Ltd**. In the MC meeting held on 29.06.2025, it was decided to extend their contract for next six months (from 20.05.2025 to 30.11.2025). They have been formally informed and instructed to improve their performance.

6. **Letter to MLA Office**

On 15.05.2025, the Management Committee submitted a request to the MLA's office for the renovation of internal roads and other society areas. The request was



acknowledged, and site measurements were carried out by the concerned authorities.

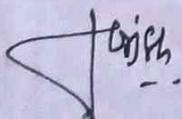
7. **Maintenance and Development Works to Be Undertaken:**

- (i) Repair of internal roads
- (ii) Installation of drain covers
- (iii) Staircase repairs, staircase grinding (ghisai), whitewashing, and painting up to the ceiling and parapet walls on the rooftop
- (iv) Tiling of water tanks (both overhead and underground)
- (v) Installation of a CCTV system with high-tech IP cameras
- (vi) Execution of works approved in the previous AGBM, to be taken up on a priority basis depending on the availability of funds
- (vii) Rainwater harvesting work

8. **General Information**

- i. All members are informed that the society land 4.4 acres , including common areas, is jointly owned, and all 264 members hold a coparcenary interest in it.
- ii. It has come to the Society's notice that some members have included parking areas (ranging from 10 sq. metres to 16 sq. metres) in their flat sale deeds and paid stamp duty on the same. However, these areas are part of the society common land portion under the stilt portion and cannot be sold or transferred. Such actions constitute a violation of society rules and norms. **Secretary Report of AGBM dated 06.10.2024 is reproduced as it is.**
- iii. The previous Management Committee meeting held on 18.04.2025 (Resolution No. 6 & 7), had already issued letters to the concerned flat owners, requesting rectification of their sale deeds and submission of relevant documents for the transfer of membership. A reminder letter should be issued as soon as possible. These cases may also be referred to the Registrar of Cooperative Societies (R.C.S.) for further action and necessary directions.
- iv. Management Committee meeting held on 23.02.2025 (Resolution No. 2), it was noted that one of the members of Flat No. 153 had rectified the sale deed by deleting 16 square meters of common society land from the document. Based on this rectification, the previous Management Committee approved the transfer of membership in their favor.
- v. The flat owners of units 35, 66, 111, 116, 140, 147, 162, 166, 169, and 177 are requested to rectify the relevant and other discrepancies in order to obtain their membership.

Cases of dual membership

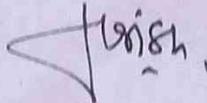


(5)

Cases of dual membership have been reported. As per the DCS Act, 2003 and Rules, 2007 u/s 91; No individual can possess membership of two co-operative societies in NCT Delhi and no purchaser shall be entitled for more than one membership in a housing society.

Issued under the signatory of Hony. Secretary and has been put up in the MC meeting dated 26.07.2025 for approval.

On behalf of the Management Committee and myself, I extend my sincere thanks to members and residents of Ankur Apartments for their continued support. The report has been prepared to the best of my ability, based on the records available. Your feedback is most welcome and will help us further improve our efforts.



Hony. Secretary
NNCGHS LTD.

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