



NPSC C.G.H.S. LTD.

PLOT NO.-5, SECTOR-2, DWARKA, NEW DELHI-110075 - TEL. : 35113916, 42473047

Minutes of the AGM held on 29th September, 2024
E-mail: npsc.cgshs@gmail.com - npsc.cgshs@outlook.com

The Annual General Meeting of NPSC CGHS Ltd., was held on Sunday, the 29th September, 2024 at 08.45 AM. As per the rules, the proceedings were video recorded. Only 30 members were present till 08.45 AM. As the quorum was not complete, it was adjourned to reassemble at 09.15 AM. Accordingly, the AGM reassembled at 09.15 AM without waiting for the quorum, and 63 members were present in the meeting and the meeting started at 09.30 AM.

The President intimated that, since the last AGM, Mrs Uma Sharma B 702, member, Gp Captain TB Srivastava, A 303, member, Mother of Mr. Ajay Gupta, D 403, Mother of Mrs Nilakshi Chatterjee C 503, Mother of Mrs. Shobha Tandon C 103, have left for heavenly abode.

As a mark of respect to the departed souls, the members observed one minute silence.


Point No 1 – Welcome Address by the President

The President welcomed all the members and expressed his gratitude to the members of the Managing Committee and Sub Committees, for the excellent work done during the tenure, other members of the Society for their contribution by giving suggestions for the betterment of the Society and for those members also who gave energy to the Managing Committee by their criticism.

He also appreciated the MC for good financial management. He intimated that when this MC took over, the Society had bank balance of only Rs 35 Lakhs and there was no FD and now at present the Society has FD of Rs 4.75 Crores and cash balance of Rs 8.5 Lakhs. The amount of Rs 3.30 Crores was received from the allotment of two flats and Rs 1 Crore 45 Thousand collected as Building Fund during the tenure of the MC is absolutely intact. Inspite of this, the MC has upgraded the ambience of the Society by installing grills, decorative lights and fountains and will continue to do so. All the members present appreciated the good work done by the Managing Committee.

He further intimated that the Society has to decide on certain crucial issues such as Installation of Lifts, Loose Grit wash, Purchase of Generators as per Govt


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norms and creation of Corpus and Building Funds. For all these matters decisions will be taken by the GBM of the Society.

Agenda Item - To confirm the Minutes of the last AGM held on 24 Sep 2023 and GBM held on 31 March 2024.

The President asked the members to raise hand if there was any objection on the minutes of AGM held on 24 Sep 2023 & GBM held on 31 Mar 2024. 5 members raised their hands. He requested the members to vote for the approval of these minutes. The Minutes were approved by a thumping majority.

Agenda Item - To adopt Audited Report, Audited Balance Sheet, Income Expenditure A/C and Receipt & Payment Accounts of Society for financial year 2023-2024.

The Audited Report, Audited Balance Sheet, Income Expenditure A/C and Receipt & Payment Accounts of Society for financial year 2023-2024 had already been circulated to the members. He requested the members to grant approval for adopting the same. The Audited Report, Audited Balance Sheet, Income Expenditure A/C and Receipt & Payment Accounts of Society for financial year 2023-2024 were adopted with a thumping majority.

Agenda Item - Presentation of Secretary's Report.

The Hony. Secretary read out the Secretary's Report.

At the outset he welcomed the members and informed that the last AGM was held on 24 Sep 2023 and the last GBM was held on 31 Mar 2024. He further informed that Society's website was functional at www.npsccghs.in.

Grant of New Membership in the Society

He welcomed the new members who had taken up the membership in the Society on purchase of flats or taking up membership of two unallotted flats:

S No	Flat No	Old M No	Name	New M No	Name	Date of Membership
1	B 405	516	Mr. J K Dhingra	599	Mr. Ankit Gupta & Ms. Shilpi Gupta	13.10.2023

2	A 801	524	Mrs. Sudesh Malhotra	600	Mrs. Harjeet Kaur	13.10.2023
3	C 1003	514	Mrs. Kiran Johar & Group Capt JS Johar	601	Brig Raja Bhattacharjee & Mrs. Sudha Bhattacharjee	13.10.2023
4	D 901	542	Mrs. Mukesh	602	Mr. Jitin Tanwar	13.10.2023
5.	B 202	551	Mrs. Parminder Sidhu	603	Lt Colonel Gaurav Bidani & Mrs. Nidhi Bidani	27.10.2023
6	D 405	358	Mr. Anup Walia	604	Mr. Vishal Arora & Mrs. Sonal Arora	02.12.2023
7	A 805	549	Mr. Yash Pal Bhutani & Mrs. Madhu Bhutani	605	Colonel Chandan & Mrs. Manisha Verma	16.12.2023
8	D 404	198	Ms. Paramdeep Kaur	606	Mr. Ravi Vishwanathan & Mrs. Lakshmi Menon	16.02.2024
9	B 501	543	Mrs. Natasha Malik	607	Mr. Ajay Kumar & Mrs. Manju Lakhani	16.02.2024
10	NA	NA	NA	608	Dr. Gaurav Malhotra & Mrs. Nidhi Kapur Malhotra	18.05.2024
11	NA	NA	NA	609	Mr. Pulkit Gupta	18.05.2024
12	D 204	527	Mr. PJ Nigam	610	Colonel Sandeep Karanwal & Mrs. Ritu Karanwal	08.06.2024

13	A 401	515	Maj Gen Jatinder Singh Kataria & Mrs. Darshan Kataria	611	Mr. Jaskaran Singh & Mrs. Veeᅇa Sirohi	08.06.2024
14	D 702	130	Mrs. Ira Goyal & Mr. Rupesh Goyal	612	Mr. Rajiv Kumar & Mrs. Pooja Setia	08.06.2024
15	B 103	307	Mrs. Pushpinder Syal	613	Mr. Ashish Yadav & Mrs. Vijay Kumari	12.07.2024

He informed that the old members cease to be members of the Society from the day they have sold of their flats. The following purchasers had applied for the membership but due to some shortcomings in documentation and restriction of not granting membership one month before the AGM, the applications were kept pending and would be taken up in the meetings to be held after AGM:


- Mr. Sunil Puniani & Mrs. Nishi Puniani, B 101
- Mr. Ishwer Singh Yadav, D 406


Change of Membership

Having got approval from the DDA, Mrs. Pratibha Sharma, Membership No 308, Flat No B 601, transferred membership to her son Mr. Ketan Sharma and similarly Mrs. Poonam Sondhi, M. No 279, A 703 converted her membership into joint membership with her spouse Mr. Anil Sondhi. The change of membership on demise of a member to Mr. Sunit Kumar Singh and Mr. Sumit Kumar Singh, D 305 was pended for lack of documents and again restriction on granting membership one month before the AGM.

Draw for the Two Unallotted Flats

The grant of membership for the two flats was again progressed by the Society with due diligence, after following all the rules and regulations as per DCS Act and Rules. Let us welcome the two new members in the NPSC Family.


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Removal of Life-threatening Loose Grit

The condition of loose falling grit still existed. The MC advertised and sent proposals to a number of Contractors/Structure Engineers the response had been not very encouraging since they were not able to give the assessment of damages, time for repair and mainly the cost of the project.

As brought out by the President in the opening address, the next course of action would be decided by holding a GBM for this purpose.

Change of Generators as per NGT Orders

The Electrical Sub Committee had explored all the possibilities and finally recommended to buy the new generators. Dual Fuel Generators have high running and maintenance costs, RECD can not be put on the old generators. A fine of Rs 15,000/ per day per generator had been laid down by the Government agencies against the defaulters. Majority of the Societies in Dwarka either had purchased or in the process of procuring. The purchase had to be executed on Priority to avoid fines.

Change of lifts

The lifts in the Society were of 2003 vintage. Accordingly, OTIS had been requested to give technical feasibility report on the status of the Lifts. The spade work done by the Lift Sub Committee would be placed on record after getting the feasibility status report. The ARDs are functional and the old batteries have been replaced.

Court Cases


The status of the court cases of the society are as follows:


(a) N.P.S.C. CGHS Ltd. Vs. Mrs. Shashi Sood & Anr.

This case had been pending in courts for more than 15 years. At present it was pending before the Court of Delhi Cooperative Tribunal and was at the stage of arguments. As the defendants were willing to settle the matter out of the court, and pay the entire amount due along with interest, and in terms of the settlement they have paid an amount of **Rs.15,69,984/-**. Accordingly, this case has been **disposed of vide** court's order dated 21.11.2023.

(b) A.S. Enterprises Vs. N.P.S.C. CGHS Ltd.

This case was filed by the Electricity Contractor M/s AS Enterprises which had been pending for a long time. According to the Plaintiff, the society had owed an amount of over Rs.10 lakhs to it. Besides this, wrong documents had been filed on behalf of the Society by a previous Managing Committee. The matter had been settled with the Plaintiff vide Settlement Deed dated 21.12.2023 for


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an amount of **Rs.4,50,000/-** and accordingly the case had been **disposed of** vide court's order dated 08.01.2024.

(c) Mr Raman Kumar Mehta Vs. NPSC CGHS Ltd.

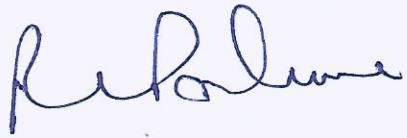
This case had been filed by the erstwhile tenant of C-301 against the Society and the same was pending adjudication before Hon'ble Delhi High Court. The matter was argued in court, and the Hon'ble High Court was pleased to **dismiss** the Writ Petition filed by the Petitioner, Mr Raman Kumar Mehta vide its judgment dated 05.02.2024.

(d) Susheela Kaul Vs. NPSC CGHS Ltd. The case filed by the ex-member of the society, was pending adjudication before the Court of Registrar, Cooperative Societies, New Delhi. It was reserved for orders by the Court on 22.08.2023 and no judgment /order had been passed in the case till date.

The Secretary Report was also approved by a thumping majority.

After that the meeting came to an end and members points, if any, would be taken up in the next meeting.


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