



# NPSC C.G.H.S. LTD.

PLOT NO.-5, SECTOR-2, DWARKA PHASE-1, NEW DELHI-110075  
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## Minutes of the AGM held on 24<sup>th</sup> September, 2023

The Annual General Meeting of NPSC CGHS Ltd., was held on Sunday, the 24<sup>th</sup> September, 2023 at 08.30 A.M. As per the rules, the proceedings were video recorded. Only 09 members were present at 08.30 A.M. As the quorum was not complete, it was adjourned to reassemble at 08.45 AM. Accordingly, the AGM reassembled at 08.45 AM without waiting for the quorum, and 73 members were present in the meeting.

It was observed that some of the members and non-members of the Society premeditated to disrupt the proceedings with frivolous issues. The attempt was to discredit the Managing Committee rather than objectively evaluating the work done so far. It appeared that in a planned manner a non-member charged and hit one of the members which caused an open wound and hence PCR had to be called, police complaint was lodged by the member against the non-member and an MLC was recorded by the Police. The same can be viewed in the video forwarded to the Office of the Registrar. The Society shall pursue the case to its logical end.

### Point No 1 – Welcome Address by the President

The meeting commenced with the President's address. He welcomed all the members for attending the meeting and requested for a fruitful discussion with participation by one and all.

The President also requested the members that during the course of the AGM, at a time only one member should speak and address to the Chair. He also intimated the members that they would be updated on the issue of loose grit at the end

The AGM thereafter proceeded to take up other items in the Agenda.

### Point No 2 – To Confirm of Minutes of last GBM held on 16 July 2023

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The minutes of the GBM held on 16 July 2023 were circulated to all members as per DCS Act and Rules. The minutes however, were again read out by the Hony. Secretary. There was an observation raised by one of the members that decision on the loose grit wash discussed in the last GBM and only loose grit was to be removed.

He was informed that no decision was taken in the last GBM however, the member was informed that as the President had announced earlier, this issue would be updated in the end.

Some of the members raised issues not related with the minutes which were objected to by some other members for raising points irrelevant to AGM. Those members who were raising irrelevant points deliberately and created ruckus and instigated Mr. Pradeep Kumar, an unauthorized entrant, who was neither a member nor resident of the Society who physically assaulted some members who objected to raising irrelevant points. Mr. Pradeep Kumar physically assaulted Mr. Tarun Gupta several times and injured him. The PCR was called and a police complaint was lodged since the life of Mr. Tarun Gupta was threatened. An MLC was also registered.

During the ruckus, Mr. Rajinder Mahajan forcefully pushed the Hony Secretary, Colonel R S Pahwa, Veteran, Mr. Rajiv Kesavan, Mr. Rakesh Jaiswal and Mr. Lekh Raj Singh and used abusive language against them.

The meeting was adjourned for half an hour and was reconvened at 10 AM.

### **Point No 3 – Presentation of Secretary's Report**

#### **SECRETARY's REPORT 24 SEP 2023**

On behalf of the Managing Committee of NPSC Society, I welcome all members to this AGM. The last AGM was held on 25 Sep 2022 and the last GBM was held on 16 July 2023.

#### **Grant of New Membership in the Society**

Before I proceed further, may we welcome new members who have taken up the membership in the Society:



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| S No | Flat No | Old M No | Name                    | New M No | Name                                       | Date of Sale Deed |
|------|---------|----------|-------------------------|----------|--|-------------------|
| 1    | B 603   | 459      | Mr. Gaurav Mahajan      | 594      | Colonel Rajpal Chawla & Mrs. Sapna Chawla  | 24.08.2022        |
| 2    | B 803   | 212      | Mrs. Tejinder Chawla    | 595      | Mr. Gulab Das & Dr. (Mrs.) Chhaya Das      | 30.09.2022        |
| 3    | A 1003  | 417      | Mrs. Mamta Dembla       | 596      | Mr. Chandra Kant Sharma                    | 29.10.2022        |
| 4    | D 205   | 548      | Mr. Kailash Nath Oberoi | 597      | Mrs. Meenu Gupta                           | 04.02.2023        |
| 5.   | B 904   | 449      | Mr. Vinod Kumar         | 598      | Mr. Manmohan Krishan & Mr. Shashank Mudgil | 07.12.2022        |

The old members cease to be members of the Society from the day they have sold of the flats. The following members had applied for the membership but due to restriction of not granting membership one month before the AGM, their applications are kept pending and will be taken up in the first meeting to be held after AGM:

- Mr. Ankit Gupta and Miss Shilpi Gupta, B 405.
- Brigadier Raja Bhattacharjee and Ms Sudha Bhattacharjee, C 1003.
- Ms. Harjeet Kaur, A 801.

### Change of Membership

In view of the demise of Mr. Jai Bhagwan Gupta, M. No 57, R/o C 901, the membership has been transferred to the sole nominee, Mr. Tarun Gupta. Secondly, on demise of Mr. Ishwar Manjhi, Flat No A 803,



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M. No. 485, the membership has been transferred to Mr. Sanjeev Kumar on submitting Relinquish Deed and thirdly, on demise of Mr. KC Thomas, Flat No B 604, M.No. 353, membership has been transferred in the name of Mrs. KA Thomas on submission of Relinquish Deed and Fourthly, on submitting of Release Deed by Mr. Trilok Chand Bhatt, Ms. Prity Bhatt, joint member of Flat No B 802, M. No. 558, is now a sole member.

### **Draw for the Two Unallotted Flats**

After protracted correspondence with the Office of the Registrar Cooperative Societies for detailing ~~on detailment~~ of a representative, they vide their letter No F.47/839/GH/SEC-5/2020/240 dated 23.08.2023 had cancelled the draw stating violation of Rule 19(2) of DCS Rule, 2007 in publishing of advertisement. The Society had taken up the case on 28 Aug 2023 to review the order since at no stage any violation was done by the Society, followed by another letter of 22 Sep 2023. In the meantime, total 9 Applicants have withdrawn their applications and the money had been refunded. 2 Applicants are still in waiting. The interest accrued on their deposits is also being refunded shortly after deducting TDS liability on the Society.

### **Seepage Issues in the Society**

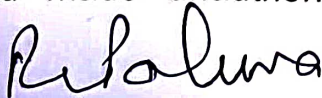
In spite of a very comprehensive policy on the seepage issues, this problem continues to trouble many of us. The seepages are due to following:

- Old pipelines giving up.
- Seepages from bathrooms and kitchen due to blockages and old waste traps.
- Poor plumbing work in renovated flats.
- Open drainage of both split and window ACs.
- Waterlogging in the balconies due to AC discharged water.
- Profuse watering of plants

The residents refuse to change the pipelines and continue to behave with no compassion for other residents.

### **Clearance Certificate**

It has been observed that the residents/members moving out permanently do not clear the bills of the Newspaper vendor, Press Person, Car Cleaner, Amul Shop etc. Also, in some cases the member had made unauthorized construction in the common areas, such



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encroached the area has to be restored before they leave. Therefore, the MC has approved that No Dues Certificate shall only be given after all clearance is done by the outgoing member/tenant. Respective Committees will give the clearance for No Dues Certificate.

### **Removal of Life-threatening Loose Grit**

After the last GBM, the loose grit came down at number of places. Therefore, the MC decided to remove the loose grit with its own resources. A sample removal of grit was done in C Block & D Blocks. The next course of action is at the discretion of the AGM.

### **Conversion of Generators on Dual Fuel**

As per the Delhi Government notification of 02 June 2023, with effect from 01 Oct 2023, all diesel generators in Delhi and NCR can work only if they are converted into Dual Fuel, in 30:70 ratio for diesel and PNG respectively. The MC, keeping in view the urgency, had provisionally approved an expenditure of Rs 15 lakhs to include two conversion kits and also two commercial gas connections to continue to keep the generators functional. The subcommittee is on job to get the needful done. The provisional expenditure is put up for approval of the AGM. In the meantime, ADRW Association has filed a petition in the Hon'ble High Court of Delhi on the same issue. Therefore, the project is put on hold till the court gives some reprieve.

### **Upgradation/Change of lifts**

The lifts in the Society are of 2003 vintage. The same were upgraded with new drives in 2019. We all have to think on gradually replacing them in due course. A committee has been instituted by the MC to present the plan for the same. It will be shared with all of you once the report is received.

### **Security Agency**

The Security Agency is being changed with effect from 01 Oct 2023 to improve the standards. The name of the Company is Cranium Security Solutions. Please cooperate and give them an opportunity to settled down.

### **Handling of Pets in the Society**

A comprehensive pet policy had been approved by the AGM earlier. In spite of that, the pets' poop in the Society area and the same is not cleaned by the owners. The MC during one of its meetings had approved a fine of Rs 5000/- for such non-compliance. Time and again



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the owners of pests have been advised to ensure that their pets do not poop within the society and on the footpaths approaching the Society, but there has been no compliance on this issue. CCTV footages are available for the defaulters. Suggestions are welcome from the members on this issue.

### Court Cases

#### **(a) A.S. Enterprises Vs. N.P.S.C. CGHS Ltd.**

The case filed by Electricity Contractor against the society is pending before the Court of Additional District Judge, Dwarka Courts. The next date of hearing is **31.10.2023**.

#### **(b) N.P.S.C. CGHS Ltd. Vs. Mrs. Shashi Sood & Anr.**

The case is pending before the Court of Delhi Cooperative Tribunal. Part arguments in the case have been addressed and the case is now fixed for hearing on **17.11.2023**.

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

The case filed by the erstwhile tenant of C-301 is pending adjudication before Hon'ble Delhi High Court, and the next date of hearing in the case is **05.02.2024**. The new owner has filed a case against the tenant and eviction order has been passed by the concerned court.

#### **(d) Susheela Kaul Vs. NPSC CGHS Ltd.**

The case filed by the ex-member of the society, is pending adjudication before the Court of Registrar, Cooperative Societies, New Delhi.

May I request this Report be approved and be considered as part of the AGM and be attached as an annexure to the minutes.

- (i) A member requested for cost on legal expenses spent till date on case of AS Enterprises vs NPSC pending in the Court of ADJ Dwarka and requested that if the claim amount is not much, the matter be settled. He was informed that at



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present the matter is pending in the court and the society has raised legal objections about the maintainability of the case and interests of the society have to be protected. Besides, the claimant has not shown much interest in settling the matter. He was informed to obtain the same from the Secretary.

(ii) Mr Navin Rajpal raised the issue of two unallotted flats and stated that the rules were not followed in processing the case with RCS. It was explained to him that all rules were followed.

(iii) Brig Rana raised the issue of low pressure of water in his flat. He was informed that needful has already done for all the top floor flats and the pressure of water till the 10<sup>th</sup> floor flat has been adequate.

(iv) Several members raised the issue of completion of works already prioritised in the last GBM which included repair of shafts.

The member was informed that works will be done as planned.

(v) Some members requested that list of flats who have not got their pipelines changed, be circulated.

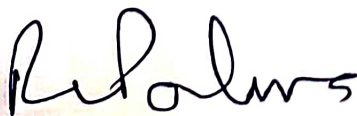
The Hony. Secretary informed that there are several flats where the residents/ owners have not got their old pipelines changed. A list of the said defaulters will be issued soon for taking appropriate action

After lots of deliberation, the Secretary's Report was approved by majority votes.

#### **Point No 4 – To Confirm of Minutes MoM after last GBM held**

Some members raised the issue of non-circulation of Minutes of Meeting etc.

The Hony. Secretary informed that there is no provision to circulate the minutes of the MC Meetings. However, all the points have been covered in the Secretary's Report.



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**Point No 5 – To Adopt Audited Report, Audited Balance Sheet, Income-Expenditure Account and Receipt and Payment Accounts of the society for the financial year 2022-23.**

The members were informed that Audited Report, Audited Balance Sheet, Income-Expenditure Account and Receipt and Payment Accounts of the society for the financial year 2022-23 has already been circulated to the members in advance for their perusal. The same were adopted by the members present by majority vote.

Due to unruly behaviour of certain members, no updation could be given on Grit issue.

**Point No 6: Any other item with the permission of the Chair.**

As there was no other point, the AGM ended with a vote of thanks to the Chair.



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