THE NPSC CO-OPERATIVE GH SOCIETY LTD.

Minutes of the MC Meeting held on 25.04.2025

A meeting of the Managing Committee was held on 25.04.2025 at 6.00 PM in the Society office. The following were present

1. Sh. RK Thakral President In the Chair
2. Dr. AP Dubey V.P.
3. Mrs Kanta Panwar
4. Mrs Tejinder Kaur. Treasurer
5. Col RP Chawla
6. Sh. Rishi Kaul
7. Sh. BK Mahajan
8. Sh. Nakul Kharbanda
9. Sh. Manmohan Krishan
10. Sh NK Chhoker Secretary

INVITEES

1. Sh Anil Sardana
2. Sh. R K Mahajan
3. Prof (Dr) Navin Rajpal

The President welcomed all the Members and Invitees and we proceeded to take up the Agenda points.

AGENDA

Pt. 1 MoM held on 31.03.2025 and 06.04.2025 were read out by Secretary and the same were confirmed by the MC unanimously.

Pt. 2 Secretary brought out that Returning Officer vide Order No. F No. NPSC/CGHS/Election/2025 dated 13.04.25 has declared (i) Sh. BK Mahajan (ii) Sh. MM Krishan and (iii) Sh. Nakul Kharbanda elected after opening the sealed cover of Ballots kept under seal. MC welcomed the new members. With the addition of 3 members, the total strength

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of MC now stands at 13, and complete as per the sanctioned strength and Bye Laws of the Society.

Pt. 3 The item was deferred for next MC meeting

Pt. ~~4~~5. Secretary informed the MC, that a draft for Financial Rules have been prepared keeping in view the Rules and Guidlines available in DCS Act 2003 and DCS Rules 2007 and Society Bye-Laws. MC decided that the draft FR be circulated to all MC members for their comments.

Pt. ~~4~~. Proposal for additional CCTV Camera for dark area coverage was brought to the knowledge of MC. It was informed that there are areas especially along the boundary wall of B & C Block which require illumination. The spots have been identified and there are 24 Cameras need to be installed to cover these dark spots. MC approved the proposal in principle. Sub-committee will ~~bring~~ prepare the MC note.

Pt. 6 Prof. Navin Rajpal, member of the Legal Sub-committee brought out that various legal documents which Society is signing/issuing to the Members are old and need revision, in view of the fact that most of the Members have got their flats freehold. MC authorised the Legal Sub-committee to get the documents revised where-ever required.

Pt. 7 Case of Sh Rajesh Sharma (C-404), who has submitted the documents for New Membership was discussed and MC asked the legal Sub-Committee to examine the same

Pt. 8 The issue of low water pressure on Top floors was discussed in detail. The problem is not much

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solved inspite of putting a separate tank for Top flats. It was decided to allow use of pressure pumps. A proposal to this effect will be taken up in next GBM for approval.

Pt. 10 An MC Note was put up by Infra Sub-Committee for installation of 2.0 Ton split A/C in the newly renovated Committee Room for ex. post-facto approval. MC approved the the same unanimously.

Pt. 9 Electric & fire Sub-committee brought out that there is a major issue of Electric Earthing in the Society. The Results of Eth testing got done by M/s Kirloskar in Yr. 2022 ~~have been~~ are bad and most of the values / results are not meeting the standards. MC approved that re-testing of all Earthings pits be got done and action taken for repair / installation of new earthing where ever needed.

Pt. 11 Secretary brought out that in view of the 3 New MC members joining the Managing Committee, there is a need to re-constitute the Sub-committee. After detailed deliberations, following changes were made

(a) Electric & fire SubCommittee :- In addition to the existing 3 members, the name of Sh. MM Krishan was suggested to be added in the Sub. Committee, which was agreed and approved by MC unanimously.

(b) Health and Hygiene Sub-Committee was re-constituted and will now have the following members

(i) Dr. AP Dubey
(ii) Sh. KK ~~Mahajan~~ Gupta
(iii) Mrs Kanta Panwar

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(c) Horticulture Sub-Committee :- At present there are three members in the Sub-Committee. It was proposed to add Mrs. Tejinder Kaur, Treasurer in the S-Committee which was approved by MC unanimously.

(d) Infra. Sub-Committee :- After detailed deliberation the Sub-Committee was re-constituted with the following Members

(i) Sh. ManMohan Krishan
(ii) Sh. Nakul Kharbanda
(iii) Sh. R.R. Mahajan Invitee
(iv) Sh. Anil Sarbana Invitee
(v) Sh. L.K. Thakral Presiding Head.

The constitution of other 4 Sub-Committee's i.e. (i) Security and Communication (ii) Socio-Cultural (iii) Accounts and (iv) Legal Sub-Committee will remain the same. Sh. Nakul Kharbanda, Sh. RR Mahajan and Sh. ManMohan Krishan, who were included as invitees, will now be part of the Sub Committee as Member of the M.C.

Pt. 12 Legal Counsel for the Society It was brought out by Secretary that Adv. Rahul Madan, who is appointed by outgoing MC to represent the society in Legal Cases. After detailed deliberation MC approved that Adv Rahul Madan be dis-engaged for all society legal cases, and Legal Counsel may be engaged on Case to Case basis

Pt. 13 Appointment of Statutory Auditors for the FY 2024-25 - Deferred for next MC meeting

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Pt. 14 Restructing of the Tender Committee for Grit Wash and Shaft-Repair Works.
MC in its meeting held on 31.03.2025 constituted a Tender Committee to finalise the BOQ and other Terms and conditions. After deliberations, the committee is re-constituted as under
(i) Sh. K.K. Gupta VP as Member & Co-ordinator
(ii) Sh. Anil Sardana Invitee
(iii) Sh. B.K. Mahajan Member
(iv) Sh ManMohan Krishan Member

Pt. 15 Review of working of Security Agency :- Sh. Nakul Khambadan Member of Security Sub-committee intimated that the present Security Agency is not providing satisfactory services inspite of repeated complaints and suggestions. It was agreed to examine and change the Security Agency, if required. A proposal to this effect will be submitted in the next MC meeting by the Sub-committee.

Pt. 16 & 17 The items of Review of Renovation & repair policy and Communication/Protocol for Sub Committee were deferred for next MC meeting

Pt. 18 Revision of Salary for the Society Staff : MC was informed that the last revision of the Salary of Society staff was done in the Year 2023. After detailed discussion it was ~~[illegible]~~ approved that the case be referred to Accounts Sub-Committee to examine and recommend the quantum & rate of salary revision, which will be put-up to the MC in next meeting

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Pt. 19 To obtain the Netbanking (with Viewing Rights only) from South Indian Bank, Dwarka Branch.

Secretary informed that SIB Dwarka Branch have yet not provided the Netbanking facility (With Viewing Rights only) which was being used by the outgoing MC. For that necessary application with signatures with seal of all Authorised signatories and a resolution to this effect need to send to the bank.

RESOLVED THAT Sh. N.K. Chhoker, Secretary is authorised to apply and obtain the Netbanking facility (with Viewing Rights only) from SIB Dwarka Branch N.Delhi.

Pt. 20 Repair of Lifts

Secretary brought out that M/S OTIS vide email on 03.04.2025 addressed to him has listed the issues which needs to be attended to by OTIS under AMC and also by the Society. The issues which are required to be attended by the Society should be attended to by the Electric & Fire Sub-Committee and a report to this effect will be submitted to MC.

There was no other point for discussion, the meeting ended with a vote of thanks to the Chair.

ATTENDEES & SIGNATURES.

1. [signature] (N.K. CHHOKER)
2. [signature] (Rajinder Thakrel)
3. [signature] (Col R.P. Sharda)
4. [signature] (Dr. A.P. Dubey)
5. Kanta Panwar (Kanta Panwar)
6. Tejinder Kaur
7. [signature]
8. [signature]
9. [signature]

THE NPSC CO-OPERATIVE GH SOCIETY LTD.

Minutes of the MC meeting held on 12.05.2025

A meeting of the Managing Committee of NPSC CGHS LTD was held on 12.05.2025 (Monday) at 6.00PM in Committee Room. The following were present

1. Sh R.K Thakral President In the Chair
2. Dr A.P Dubey V. President
3. Sh K.K. Gupta "
4. Mrs. Tejinder Kaur Treasurer
5. Sh. B.K Mahajan Member
6. Cdr R.P Chawla "
7. Sh. Nakul Kharbanda "
8. Sh. ManMohan Krishan "
9. Capt. Akhilesh Pathak "
10. Sh N.K. Chhoker Secretary

INVITEES

1. Prof (Dr.) Navin Rajpal
2. Sh. R.K. Mahajan

The President welcomed all the members and invitees and proceeded to take up the Agenda Points (revised) issued on 11.05.2025.

AGENDA

Pt. 1 Review of MoM :- Minutes were reviewed and approved unanimously by the MC.

Pt 2. The Receipt and Payment Statements for March 2025
The statement was presented by the Treasurer which was discussed and taken on record by M.C.

Pt 3 Revision of Legal Documents:- Legal committee to get the documents corrected in consultation with a Legal Counsel and submit ~~ATR~~

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It. 4. New Membership case of ~~Sh. Rajesh Sharma~~ Ms. KAMNA (C-404)
The case was presented by the Legal Committee and recommended for approval. MC approved New Membership to ~~Sh. Rajesh Sharma~~ Ms. KAMNA (C-404), as per following details

| SNo | Old membership no | Flat No. | Name | New M No. | Name & Date of New Membership |
|---|---|---|---|---|---|
| 1. | 456 | C-404 | Rajesh Sharma | 624 | KAMNA 12.05.2025 |

The old member ceases to be the member of the Society from the date of sale of flat, and his share money stood transferred to the Common Good Fund.
The RCS office will be informed accordingly

It. 5. Appointment of Statutory Auditors for the FY 2024-25
Sh. BK Mahajan, Member Accounts Committee, proposed the name of M/s Kumar Chopra & Associates B-12 Kalindi Colony, New Delhi, who are Class-A Auditors and on the panel of RCS, to be Statutory Auditor for the FY 2024-24. MC unanimously approved the CA firm and appointed them to conduct audit for 2024-25

It. 6. Action Taken Report iro Last MC Meeting agenda items No 9, 15 & 18 pertaining to Electrical Earthing, appointment of Security Agency and Revision of Staff Salary respectively
a) Rs 2.5 Lakhs are approved for installation of Electrical Earthing pits.
b) Proposal to appoint M/s Vinayak Manpower Services, Kakrola Delhi to provide 6 Civilian Guards and one Supervisor at Rs 93000/- (Ninety three thousand only) + GST per Month is approved by MC unanimously.

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(c) Proposal to revise the Salary of the staff was discussed and debated. MC approved the revision by 15% of the existing Salary wef 01.05.2025 by majority

Pt. 7 Mtce of Fire Services & AMC

The concerned subcommittee will put-up a comparative statement with recommendation in next meeting.

Pt 8 Cleaning of R.W.H. System and Drain

An amount of Rs. 22.5 thousands + GST is approved to get the RWH system cleaned from authorised agency and obtain necessary Certificate from the concerned authority

~~Pt~~ Pt 9. Repair of Society Sign Board

An amount of Rs 7800/- is earmarked and approved for repair of the signboard

Pt 10. Fixing of Convex Mirrors

An amount of Rs 24500/- is earmarked and approved for the installation of 5 No's of Convex Mirrors at the Gate and inside society roads/corners.

Pt. 11 & 12 Deferred for the next meeting

There was no other point of discussion, the meeting ended with a Vote of thanks to the Chair

ATTENDEES & SIGNATURES

1.
2.
3
4
5.
6.
7. Tejinder Kaur
8.
9 Akhilesh
10

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MINUTES OF THE MC MEETING HELD ON 10.06.2025

A meeting of the Managing Committee of NPSC CGHS LTD was held on 10.06.2025 (Tuesday) at 6:00 PM in the Committee Room of Society. The following were present

1. Sh. R.K. Thakral President In the Chair
2. Dr. A.P. Dubey V.P.
3. Sh. K.K. Gupta V.P.
4. Mrs. Tejinder Kaur Treasurer
5. Mrs Kanta Panwar
6. Sh. B.K. Mahajan
7. Col. R.P Chawla
8. Sh. Nakul Khorbanda
9. Sh. Madan Asija.
10. Sh. Akhilesh Pathak
11. Sh. NK Chhoker Secretary

The President welcomed all the Members and proceeded to take up the agenda points (Revised) as issued on 09.06.2025.

AGENDA

Pt. 1. Confirmation of MoM :- The minutes of last MC were read out by Secretary and unanimously confirmed.

Pt. 2. Electrical Earthing Pits :- Electric & Fire Sub-Committee presented the report of comparitive statement of bids submitted by 4 bidders. MC approved the L1 bidder M/S Global Power System, Gurugram to install 42 Earthing Pits at a total cost of Rs. 201600/- (Two Lakhs, one thousand & sixty only) + 18% GST as applicable.) The supply & installation of GI strip (25X3 mm and 25X6 mm) will be at Rs. 115/- per meter

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and the payment will be done based on the actual requirements & consumption.

It. 3 Fire fighting system – Repairing/Maintenance & AMC

The Electric & Fire Sub-committee presented a report of comparative statements submitted by 5 bidders. The highest bid submitted (L5) was that by M/s AK Enterprises and lowest L1 by M/s A.S. ~~Engineers~~ Engineering, Palam Colony, New Delhi-110075.

After detailed deliberations MC approved the award of work to L1 bidder, M/s A.S. Engineering, Palam Colony at a total cost of Rs 3,64,530/- + 18% GST as applicable. MC also approved the proposal of AMC at a cost of Rs 25,000/- + GST, after successful repairs & NOC by Fire Dept. Testing & re-filling of the fire extinguishers will be done by M/s AS Engineering.

It 4. Addition of New Functionalities in the Society Website

The features and functionalities in the Society website i.e. npsccghs.in are limited. It was decided to expand the features and provide individual login to each member, to enable them access to their own information and other information uploaded by the MC. MC approved the proposal submitted by M/s Softech Web Solutions, the existing service provider to design & implement the functionalities at a cost of Rs. 16000/- only. The website will be migrated to independent server for which the yearly recurring cost will be Rs 10488/-. This cost will be for our own hosting i.e. Domain, SSL & Server.

It.5 BE 2025-2026 & Provisional Income Expenditure for FY-24-25

Sh. B.K. Marajan ~~printed~~ presented a draft BE and

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provisional income expenditure statement FY 2024-25. MC discussed the same in detail and authorised President, Secretary, Treasurer and Sh. B.K. Mahajan Member Accounts Committee to finalise and table in the GBM Meeting fixed on 29.06.2025 (Sunday)

Pt. 6 Repairs/Civil Work in Shaft/Hoistways of A-Block lift
There were two bidders for repairs of Shaft/Hoistways of A-Block Big lift. M/s Jaiswal Constructions at Rs. 96000/- + GST was found to be L1. The case will be put up before GBM for approval.

Pt 7 Appointment of Statutory Auditors for FY-2024-25
Since M/s Kumar Chopra & Associates CA has refused as informed by Sh. B.K Mahajan, now M/s Agrawal & Gaur CA (Panel No B-12) are appointed as the Statutory auditors, and M/s Shivav Corporate Services Pvt Ltd will prepare the accounts at a cost of Rs 25,000/- (Rs. Twenty five thousand only), which was approved by MC unanimously.

Pt. 8 Sports equipment in Common Area - MC unanimously agreed & allotted Rs. 25,000/- for purchasing a T.T. table to be placed in the Common Area.

Pt. 9 ~~& 10~~ : MC approval the proposal. Details will be worked out & put up before MC for implementation.

Pt. 10 → Infra Committee to submit the detailed proposal for approval by the MC for repainting & demarcations of car parkings.

Pt 11 : ~~It~~ Amul Shop — Issue of Non-payment of Rent and functioning
The issue was discussed in detail. ...

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from pre-page

III was informed that Mr. Niranjan, the Amul shop ~~[illegible]~~ proprieter has only paid Rs. 12000/- in the month of May 2023. Thereafter he has not paid any rent. There is no written agreement between Society and Mr. Niranjan who is running the shop. Mr Niranjan is not keeping the groceries and other dairy items as required & hence the shop is not serving the purpose.

It was approved by the MC to issue a notice to Amul Shop & get it vacated.

III There was no other point of discussion, the meeting ended with a ~~thanks~~ Vote of thanks to the Chair.

ATTENDEES & SIGNATURES

1. [signature] R.K. Thakral
2. [signature] (N.K. Chauhan)
3. M. M. ASIJA [signature]
4. Kanta Panwar (Kanta Panwar)
5. [signature] B.K. Mahajan
6. [signature] (Dr A P Dubey)
7. Tejinder Kaur
8. Col R P Chawla [signature]
9. [signature]
10. Akhilesh