

## Minutes of the Annual General Body meeting held on 2nd November 2025

The AGM of the NPSC CGHS was held on 02.11.2025 at Community Centre, NPSC CGHS, Plot 5 Sector 2 Dwarka New Delhi

The AGM started at 9.00 AM and after waiting 30 minutes, the meeting was adjourned at 09.30 AM for 15 minutes as the quorum was not complete and only 18 members were present in physical mode. Meeting started at 09.45, without waiting for the quorum. There were 38 members present in physical mode and 3 online. The invitation to attend the Online Meeting was sent only to those Members who are not residing in the Society, total 53 at present, as per the office records.

Sh. RK Thakral, President, could not attend the meeting, as he had some personal pressing issues. In his absence, Dr AP Dubey, Vice President presided over the AGM.

### AGENDA ITEM 1: Welcome address by the President

Dr AP Dubey, welcomed all the participants available in person and also those who had joined online. He informed the General Body about the sad demise of 3 residents/close relations of the Members since last GBM on 29th June 2025, namely, Mr Agrawal, father-in-law of Sh HS Negi C-603, Mrs Uniyal mother of Col Abhishek Uniyal D -902, and Smt Anupama Ahuja W/o Col Sunil Ahuja B-605

Dr AP Dubey requested everyone to rise and observe one minute of silence and pray for the peace of the departed souls.

Thereafter Dr AP Dubey asked the Secretary to proceed as per the agenda issued vide Notice dated 17th October 2025

### AGENDA ITEM 2: TO Confirm the minutes of last GBM held on 29th June 2025

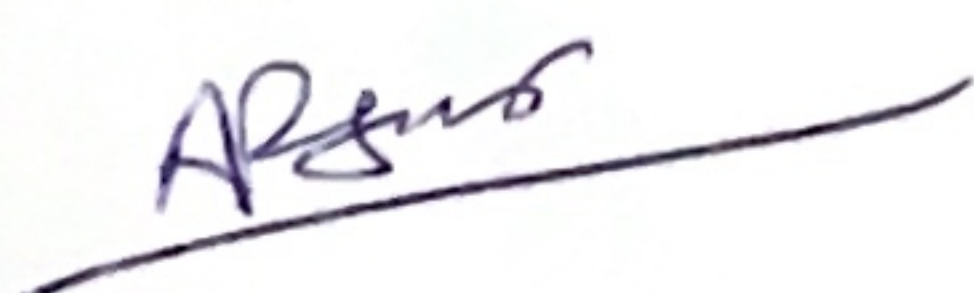
The General Body was informed that the minutes of the last GBM held on 29.06.2025 have been shared with all the Members on their email, and also uploaded on the Society's website [npccgghs.in](http://npccgghs.in). There are no comments or suggestions for the modifications of minutes which have been received from Members. General Body, unanimously confirmed the minutes.

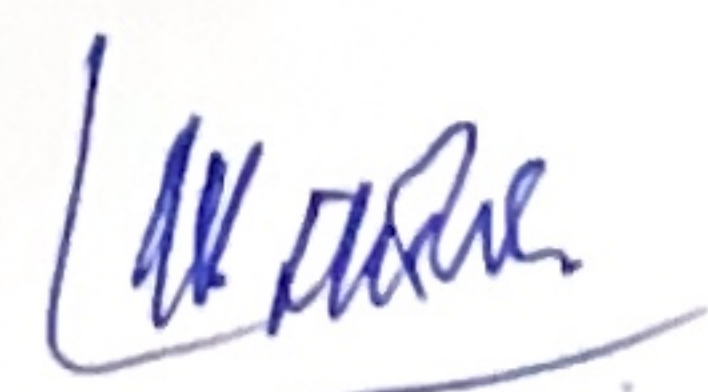
### AGENDA ITEM 3: Presentation of Secretary's Report

Dear Members,

It is my proud privilege to present the Audit Report for the FY 2024-25, on behalf of Managing Committee, before this august gathering.

Before I take up the Audit Report to discuss its salient points, I will briefly touch upon the important activities and the works completed by the Managing Committee, since we last assembled here on 29th June 2025 in the General Body Meeting to pass the Budget for the current Year 2025-26.

  
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DWARKA, NEW DELHI-110077

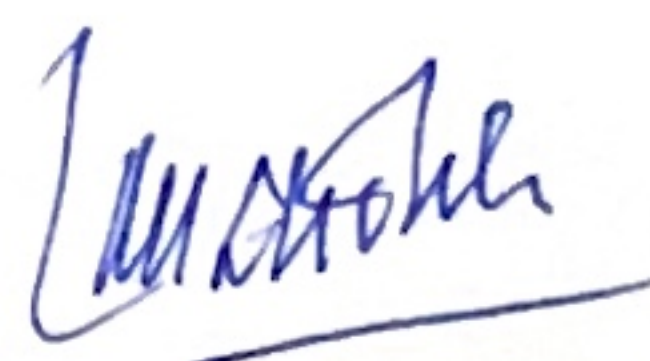


**The important activities and the status are listed below**

1. The work of Fire System repairs awarded to M/s AS Engineering at total cost of Rs430,000/-+GST, has been completed satisfactorily. A Fire drill was conducted in the society on 24th August 2025, which demonstrated that repairs was done satisfactorily. The society applied for the NOC which was expiring on 14.09.2025. I am happy to inform that our Society has received NOC from Fire Department on 10th September 2025 valid for 5 years.
2. The work of installation of 42 electric earthing pits was awarded to M/s Global Power System, which have been completed. Now all the Electrical Panel (total 21) of all Four blocks have been connected to new Electrical Earthing pits. The installation of additional 20 new pits was also undertaken, in house, which will connect 2 DG sets and 8 lifts. The work is under progress and the remaining work is likely to be completed in a week time
3. Intercoms have been installed in all the 8 lifts of the Society for better communication, in case of any emergency situation. This deficiency was also pointed by the inspection team of Fire department and also raised by Col RS Pahwa, Ex-Secretary in last GBM
4. Towards the MC Mission to make the society seepage/leakage free, the following activities were taken up
  - Removal of Peepal/shrubs growth from the shafts and other identified areas
  - Filling of grooves and other vulnerable identified pockets using Jhoola
  - Filling up the depressed areas at the roof tops of all the blocks, to avoid water stagnating leading to leakages in some of the flats
  - Regular cleaning of the roof drains.
  - Fixing the leakages problem from podiums D block and between block A and B
  - Identifying the leakages in sewer/water pipes of the external shafts (except kitchen shafts ) and providing proper treatment to fix the leakages, manually and using Jhoola.
  - Removal of the damaged /loose plaster in the car parking ceilings of all the blocks, to avoid serious damages to human life and vehicles. Work in C Block and D block is completed. Work is in progress in D block basement and B block. A block will be taken up shortly.
5. Welcoming the new Members, and grant of new share certificates : The following Members have been issued share certificates in the last 4 months as per following details:



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SNo	Case	Details	Remarks
1.	New Membership to Sh Kuldeep Singh Jhakar( MNo625) Flat no D901	Sold by Mr Jitin Tanwar S/o Sh Ashok Tanwar	MC Meeting 27.07.2025
2.	New Membership to Sh Panjaj Bansal (MNo626), Flat No A101	Sold by Mrs Pooja Mehta W/o Ajay Pahwa, &Ashok Kumar	MC Meeting 27.07.2025
3.	New Share Certificate issued to Mr Ravish Tripathi & Avinash Tripathi(MNo. 533) Flat No C-101	Demise of father Late Sh Anil Tripathi on 21.01.2018. RD submitted by Mrs Meena Tripathi and Ravish Tripathi	MC Meeting 12.07.2025
4	New Share certificate (MNn238)in the joint name of Mrs Bachan Kaur Bindra and Mr Harpreet Singh Bindra (D-1004)	Affidavit dtd 31.12.2003 for Joint name, available in records	MC Meeting 12.10.2025

6. MC has provided a relief to all the members by not charging any maintenance for the period July-Sept 2025(Q2) in the current FY 2025-26, as approved by the GB in meeting held on 29.06.2025

6. The Shop occupied by Mr Niranjan, got vacated, as the Vendor was not paying rent and was not keeping the Groceries. The shop has now been converted into a TT Room. The space was renovated and a new TT table procured at the cost of Rs.21546/- has been kept. Society's kids and players are making full use of this sports facility.

### Action Taken Report

In the GBM held on 29th June 2025, Members were apprised of the activities which MC had undertaken and also which were proposed and approved by the General Body. I am happy to share the completion status and works under progress, as under

- A. **The repair of hoist/shafts** of the lifts was awarded to M/s. ARS Elevators at a cost of Rs661000/- inclusive of GST. The repair of 4 lifts have been completed and other 4 is likely to be completed in next 15days. This is the first step towards accomplishment of 4 years schedule of Lifts replacement as discussed in the last GBM.
- B. **Rain Water Harvesting System:** GB had provided in- principle approval to take up the Civil work and approved a budget of Rs16.00 Lakhs. There is ongoing legal case

*Adeno*

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with Green Tribunal, in which members of the Dwarka Federation are also representing along with DJB. MC is awaiting the final outcome of the case.

- C. **Lift Area upliftment:** MC in the last GBM approved budget of Rs 250000/- for all the 8 lift lobbies. (Approx 30 K for each). The Infra sub-committee has identified contractor for this job. However few more options/other contractors are being explored. The work will be taken up shortly.
- D. **Diesel Generator Conversion:** In the last GBM, detailed discussions took place and all options such as a) RECD attachment in the existing DG sets b) Hybrid Mode- using PNG and diesel as fuel, c) Gas engine generators, and d) DG Sets of 160KVA were explored.

Sh KK Jotwani (MNo 512) had suggested that a committee be formed to arrive at a suitable solution which was approved by the GB. Orders to this effect were issued. Sh KK Jotwani has suggested to write a letter to IGL Gas Company, seeking their suggestions and a feasibility for providing PNG connections for the Generator. This suggested communication has been sent to M/s IGL.

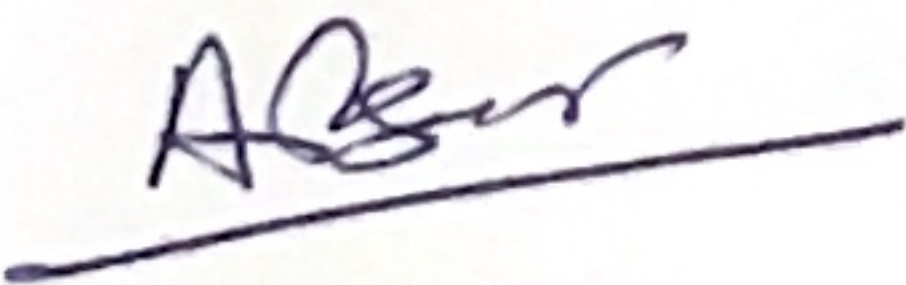
- E. **Water Pressure in the Top floor flats:** In the last GBM held on 29.06.2025, GB approved that interested flat owners will be allowed to use booster pumps at owners cost, including electricity charges. This has been allowed and problem stands mitigated.
- F. **Shaft and Grit Repairs:** As discussed and agreed during in the last GBM, BOQ has been thankfully received from Sh. Rajender Gupta (B204) MC also contacted a few agencies to take the feedback. But due to unprecedented and extended rains till 2nd week of September and even on Dussehra day, MC was busy in getting many other very urgent jobs ( car parking ceiling plaster, seepage/leakage arresting activities, electrical earthing, fire fighting system repairs, hoist/shafts repair for the lifts etc) during this short rain free duration to avoid hardships/inconveniences to the residents. The action on this activity for review and finalisation of the BOQ and tendering etc shall be taken up shortly by the Tender committee

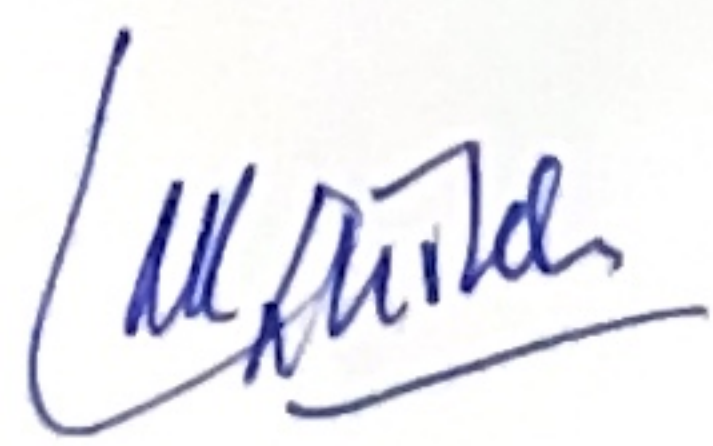
**Cultural Events:** In the last 4 months, MC has celebrated 4 important Cultural events. Notably among them are 15th August, Krishna Janmashtami, Dandiya program and Diwali Mela. All the events were not only well received by the residents but their enthusiastic and active participation surpassed everyone's expectations. The events demonstrated that residents are more than willing to come forward and make the society vibrant and shoulder responsibilities, if right support is provided. MC thanks profusely, to all the participants and hope that they will continue to organise such wonderful, scintillating programs. MC on its part assure that we will continue to support in all possible ways.

#### REVISED ESTIMATE (RE) 2025-26

Revised Estimate(RE) for the current FY envisages total outlay of Rs.1,21,90,171/- as against BE of Rs.11818000/- in the BE, including the capital items/building mtce expenditure of Rs 1980000/-

This Revised Budget of Rs1,21,90,171/- outlay includes Rs 20,43329/- of Capital Budget and Expenditures to be debited to Building Maintenance Head as shown in the RE statement shared with the Members.

  
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The actual expenditure incurred in last 6 months, from April to September 2025 is Rs 59,75,047/-

**AGENDA ITEM 4: TO Adopt the Audited Income and Expenditure Account for the period ending 31st March 2025, Balance Sheet as on 31st March 2025 and the Audited Report for the Financial Year 2024-25.**

Secretary informed the General Body that the Audit for the FY 2024-25 has been successfully completed by M/s Agrawal and Gaur CA, and sent to RCS on email on 25th September 2025.

Sh Pankaj Bansal (A-101) and Sh SN Bhat (D-705) raised the issue that Audit Report FY 2024-25 contain certain remarks in Part-C, such as that Cash Payments of 6.46 Lakhs were made, which should be reduced. Society must minimise cash transactions and make payments through banking channels and establish proper internal control. Further there are vouchers which are not signed by the MC or are without supporting documents.

After these deliberation, the Audit Report FY 2024-25 was put up before the GB, which was unanimously adopted to be taken on records.

**AGENDA ITEM 5: Revised Estimate (RE) 2025-26**

Revised Estimate(RE) 2025-26 as shared with the members has a total outlay of Rs12190171/-. The various queries raised by members are

- Col RS Pahwa said that Electric Earthing work has been awarded to M/s Global Power System, a dubious vendor and Rs 270000/- has been paid. Secretary informed that Vendor has been chosen based on L1 ranking, wherein 4 bidders participated. Moreover, there is nothing on records in the Society's files, which debarred this vendor. The amount paid is for the work executed by him and is actually Rs.218687/- and not Rs270000/- as mentioned by Col Pahwa

The RE was put up before the GB for approval and the same was approved by GB unanimously.

**Other Points for information/consideration of the GB**

1. **Removal of RO from the Asset list of the Society Balance sheet.** Auditor in the part-C of the report has observed that RO, which was installed sometime in 2006-7 to supply water in the kitchens centrally, does not exist in the Society physically now and recommended that this asset should be written off in the books and society take confirmation for this in the MC/AGM meeting. The General Body approved this asset to be written off from the Society's books.
2. Auditor also observed in their Audit Report for the FY 2024-25 that "Land and Building" is not appearing in the asset list, though Society, take insurance cover for building and suggested that case be discussed and got approved in the AGM for Managing Committee to take appropriate steps to include "Land and Building" in the asset list. The same was approved



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3. There are number of legal/arbitration cases which Society is fighting and are pending before RCS and other authorities. MC in its meeting held on 27.08.2025 Considered a proposal to constitute a committee which will examine the representations from Members and submit their recommendations which, if approved by the GB will settle the cases
4. At present Society is levying a Surcharge of Rs 100 per month on the delayed payments. This amount is same for all kind of payments and any amount. This is absurd and defies basic financial principles. It is suggested that simple interest should be charged as per DCS Act/Rule Rule 49, read with Rule 102(4), rather than surcharges as being levied now.

It is approved the Society shall charge 10% simple interest on the delayed payment in accordance with Rule 102(4), which provides for charging a maximum 15%. This shall come into force wef 1st January 2026.

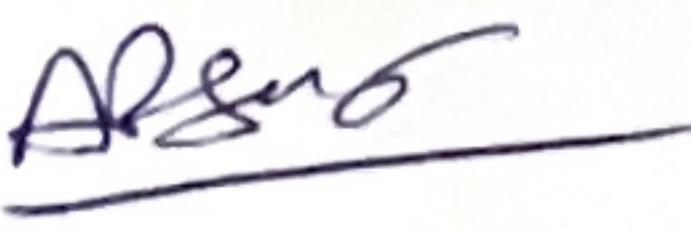
#### Legal Cases:

The following cases are pending before the RCS

- a) **Mrs Susheela Kaul vs NPSC and Others:** This case was filed before RCS under Sec-70, in 2022. Col RS Pahwa, Ex-Secretary and Sh Arvind Bhatia, Ex-President have signed the Affidavit and authorised Adv Rahul Madan to take instructions and file the reply. There have been total 8 hearings in this case. Addl Registrar has disposed off the case on 06.08.2025 and appointed an Arbitrator under Sec-71.
- b) Mr Anup Nayyar(D-303) vs NPSC before RCS under Sec-70. Last hearing was held on 30.07.2025
- c) Mr NK Chhoker ( A-903) vs NPSC before RCS under Sec-70. Last hearing was on 30.07.2025
- d) Sh. S.N Bhatt (D-705) Notice issued Under section 91 of the DCS Act 2003

Other issues raised in the meeting

1. Grocery Shop: Few members raised the issue of Grocery shop in the Society. We are happy to inform the esteemed Members that a Milk and Grocery shop will start functioning from 15th November 2025
2. Shaft Repairing: Col RS Pahwa suggested that there are PVC pipes, purchased earlier for Rain Water Harvesting, lying in the Society which may be used in the shaft repairs, in the future. The same is noted.
3. Brig RK Rana (B-1001) mentioned that the lightning arrester installed at the terrace is only ½ feet in height, as against standard 3 feet.
4. Sh Ishwar Singh Yadav (D- 406) informed that the cracks between Columns of 3rd and 4th units of D block have widened and should be looked into.
5. Sh. SN Bhat raised the issue that previous MC approved Rs71,000/- in FY 2024-25, for Legal case which was initiated against 6 individuals. Sh Lekh Raj Ex-VP replied that no money has been paid to Adv Rahul Madan in this case and the money paid to the advocate was for the 15-20 years old cases being fought by the Society. However on verification of records it has been found out that the said amount was paid to Adv Rahul Madan in the month of January 2025, in the matter of Petition

  
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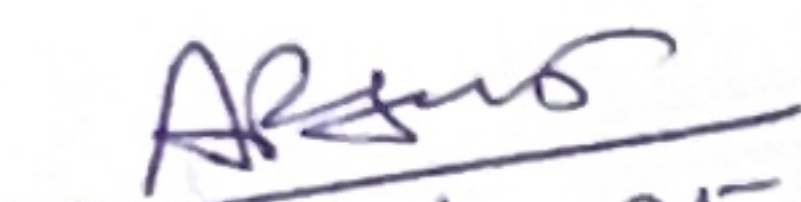
  
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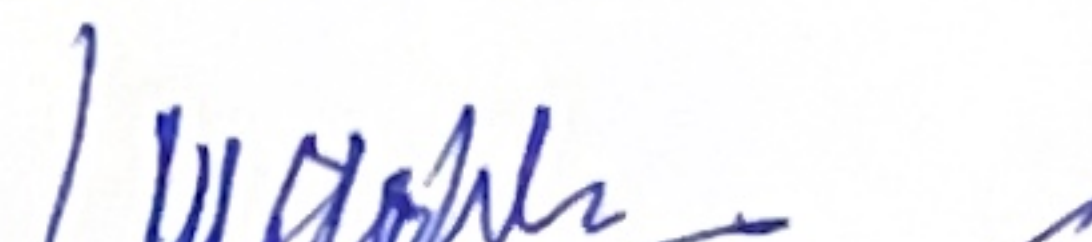
under Section-70 DCS Act 2003 in Bhupinder Kumar Mahajan & Others VS Mr Arvind Bhatia & Others

6. Sh SN Bhat also raised the issue of Dual Membership case of Col RS Pahwa, Ex-Sect. After deliberations it was decided that a comprehensive view will be taken based on the records of correspondence with the RCS, available in the office
7. Mr SN Bhat further contended that appointment of Adv Rahul Madan being son-in-law of an Exc/MC office bearer, to represent NPSC CGHS in the legal matters, contravenes the provisions of DCS- Rule 45.
8. Col RS Pahwa and Mr Tarun Gupta raised the issue of sale of two flats. It was clarified that the interest amount of the Flats money 3.3 Cr, is not utilised and is intact. The rebate given to the Members in Q2 of the current FY 2025-26 was out of the excess of Income over Expenditure amount, in the last FY.
9. Sh Jotwani raised the issue that an amount of Rs 100000/- is kept in the RE, under Pest Control head, whereas the budgeted amount has not been spent so far. It was informed that Society got work done such as fumigation etc through Max Hospital and MCD free of cost so far.

The meeting ended with Vote of thanks to the Members

  
07/11/2025

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