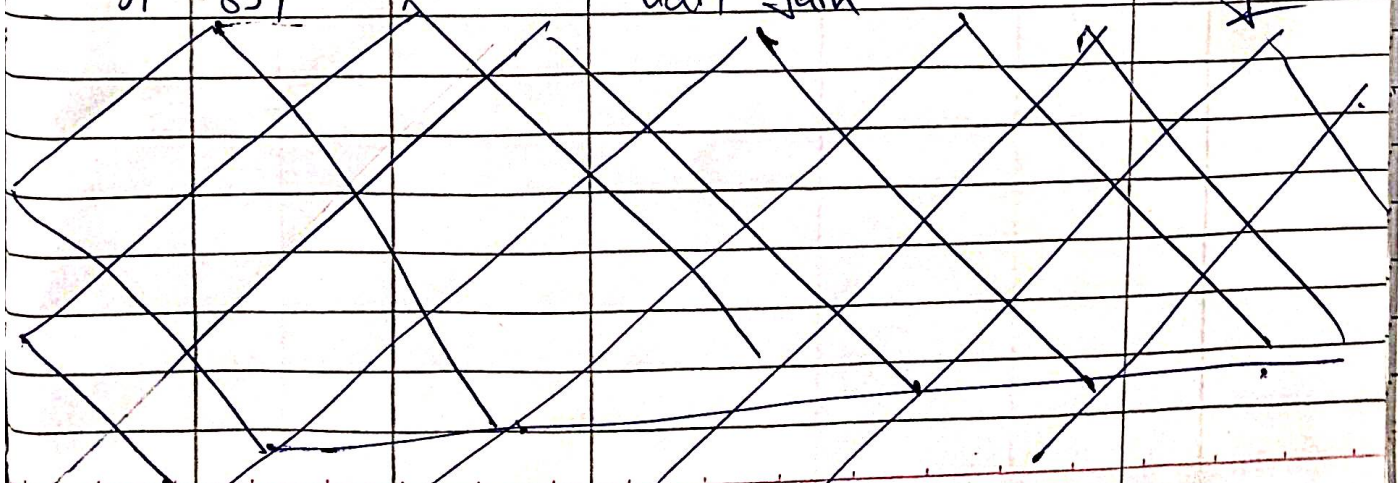


ANNUAL GENERAL BODY MEETING
28-SEP-2025

ATTENDANCE SHEET

S.N.	FLATN.	MSN.	NAME	SIGNATURE
1	814	-	Col N S Paswan (Retd)	
2	252		Vishu Sharma	
3	431	578	R.K. Baricor	
4	521		AJIT KUMAR	
5	243		Dinesh Jammal	
6	963		DAVINDER SACH	
7	202		GOVIND KUMAR APALL	
8	524		A.K. SRIVASTAVA	
9	683	N-584	Parmod Oswal	
10	863	785	K.S. NEGI	
11	834		R.S. GOYAL	
12	712		RAJIV YADAV	
13	853	822	C.K. Jood	
14	823	653	Ms Saluja	
15	824		Mrs Asha Singh	
16	412	-	LOKESH KUMAR	
17	403		A.G. Bhatnagar	
18	344		Saurabh Shrivastava	
19	452	601N	Col Arun Kaur	
20	831		Rupesh Gupta	
21	214	705	Ranv Singh	
22	244	508	Harsh Pandey	
23	723		Shivani Talwar	
24	954		Col SK Thugait (Retd)	
25	832	757	Brig Ashok Sondhi (Retd)	
26	933		Preeti Jain	
27	341		S.S. Sharma	
28	912		Anil Kr Duggan	

S.N.	FLAT NO.	MSN.	NAME	SIGNATURE
29	232		COLUS GAHLAUT	keena
30	911		Mrs Sarita Kaul	S. Kaul
31	273		Subhash Chandra	
32	721		Kashika Singh	
33	872		Niphal Mhrajam	N. Mhrajam
34	871		Mohit Khatu	
35	732		SANDEEP BHUTANI	
36	731		Moush Lee.	
37	544		Mohu Aree	
38	554		Kumar Avijit	
39	272		SARITA SAIYAL KUMAR	SARITA
40	121		Jashu K Arya	
41	454		Prasun Kumar Sharma	
42	301	798	RAJNI PUNDIR	
43	312		T.M. Cherman	
44	453	585-N	Mrs. JAGRITY REJIMON	J. Rejimon
45	141		Mangli Singhal.	
45	944		V K Pandey	
46	833		YATIN MAHOTA	
47	734		Rajni V. Paneholi	
48	132		Rajesh Kumar	
49	401		Shubh Sharma	
50	462		Purnu Pandey	
51	851		Udit Jain	Udit Jain



Nav Sansad Vihar C G H S Ltd.

MINUTES OF THE MEETING OF THE ANNUAL GENERAL BODY MEETING HELD ON

28th September, 2025 AT 11.00 AM

Quorum: The AGM was scheduled at 11.00 AM on 28th September, 2025, but since the quorum was not complete, the meeting was adjourned till 11:30 AM. The meeting started at 11:30 AM on the same day in the Society complex in front of shops.

1. **Attendance:** Total number of Members were 51, who were present in proceedings of the AGM.
2. **Video Coverage of AGM Proceedings:** The entire proceedings of the AGM was video-graphed. The raw and edited footage of the complete proceedings can be accessed through YouTube link <https://www.youtube.com/watch?v=oeekmNUtgEE>

Commencement of the proceedings.

3. **Presidents' opening speech:** Col. N S Parmar (Retd.) the President opened the proceedings with a condolence message on behalf of the Members of the Society, on the sad demise of Mrs. Nandita Dutta W/o Mr. Biswajit Dutt (Flat No. 542). The President welcomed and thanked the Members who were present in the AGM and apprised the Members on the work done during last one year and focused on immediate repair & rehabilitation of NSV buildings. He also requested the Members to participate in the discussion in a cordial & peaceful manner, and handed over the mike to the Secretary Mr. Satya Pal Singh Rawat to start the proceedings as per agenda items.
4. The Secretary in his address touched upon the following issues viz:
 - (i) **Non-payment of dues** (Building Replacement Fund, Building Maintenance Fund & Essential Maintenance) by the members.
 - (ii) **Non-renewal of Lease / Rent Agreement** with the tenant by the owners, which is a serious issue and against the clauses of Tripartite Agreement signed and



(2)

submitted to the Society office. There are 50 such cases of non-renewal of lease / rent agreement.

- (iii) **Emphasis on the Essential Maintenance Charges** to be paid in advance by all the Members to meet the monthly / day to day expenses of the Society. He thereafter took up the agenda points for discussion / approval by the Members.

AGENDA ITEMS

5. **Item-1 Approval of minutes of last AGM held on 27th October, 2025.**

One of the member present Mr. A K Arya (Flat No-121) conveyed his disagreement with the revision of "Essential Maintenance Charges" as passed in the last AGM, for which the Chair had assured the Members to give a re-look on it in near future. The Members took part in the discussion were Mr. Sanjay Dahiya (Flat No.-272), Col N S Gehlaut (Flat No.-232), Mr. Sandeep Bhutani (Flat No.-732), Mr. Goutham S Kondapalli (Flat No.-203), Mr. Saurabh Shrivastava (Flat No.-344), Mr. Anil Kumar Dhingra (Flat No.-912), Col Arvind Koul (Flat No.-432), Mr. Lokesh Kumar (Flat No.-412) & Mr. Ratnesh Kumar Bariar (Flat No.-431). These members proposed to fix the essential maintenance charge as it was before the decision taken in the AGM held on 27 Oct 2024 and increase the same by 15% to 20%. The proposal was put to voting and resolution was passed with majority votes in favour of earlier amount (before the AGM held in Oct 2024) with an increase of around 20% on the same to be effective w.e.f. 01 April 2026. The exact revised charges shall be worked out keeping in view the actual / fixed expenses & the emergency expenses like legal, maintenance of Generators, water pumps and others and shall be intimated to the members shortly.

6. **Item-2 Approval of the Audited Accounts for the FY 2024-25.**

The audited accounts were circulated to the members on 07.09.2025 alongwith the Agenda Notice for AGM dated 07.09.2025 vide Letter No. NSV/25-26/3962. Members were satisfied with the Audit Report. The Audit Report was approved unanimously and the resolution was passed.



(3)

7. Item-3 Structural Audit Report.

Based on the Structural Audit Report which was circulated earlier to the members on 08.09.2025 the following were proposed for approval.

- (i) Representative from each block
- (ii) To engage a person with civil Engineering background to look-after the day to day repair & rehabilitation work of the buildings and
- (iii) Approval for raising of payment demand towards construction cost.

A detailed discussion on the issues mentioned above were held. Mr. Dinesh Jamwal, a Civil Engineer and Member of the Repair Committee of MC, explained the Structural Audit Report to Members present in the AGM. One of the member Mr. A K Dhingra questioned about the qualification of the Structural Auditor and suggested that the Report be verified from IIT. Mr. Dinesh Jamwal clarified that the Auditor is well qualified and empanelled with the Govt. Agencies, therefore there is no need to send the report further to anyone. Some of other members' viz. Mr. Sandeep Bhutani, Mr. R K Bariar, Mr. C K Rejimon, Mr. Saurabh Srivastava, Mr. A K Dhingra & Mr. Goutham S Kondapalli & others enquired about the priority for the repair & rehabilitation work, about fund generation and about the timeline for work completion.

Mr. Dinesh Jamwal answered all the questions as (i) Priority of work will be in order of Over Head Tanks/Roofs with parapet walls/Stairs/Columns/Outer repairs at last painting (ii) The funds will be generated from the members as per estimated expenditure to be work-out block-wise and finally each member's Share of cost of construction will be intimated. But to start with, the expenditure will be incurred on repair of OHT's the same will be met from the funds available in the Society under Building Replacement Fund, which will be taken as loan for the purpose, as clarified by the President (Col N S Parmar). (iii) Overall completion of the repair & rehabilitation work will take approx 02-03 years after commencement of the work. President further clarified that the work will commence once members pay their share of construction cost.

The above proposals were approved and the resolution was passed.

8. Item-4 Amendments of Bye-Laws of the Society.

The House unanimously approved the proposal for amendment of the Society's Bye-laws. President informed the house that the draft of the amended Bye-laws will be circulated amongst the members shortly for their views / suggestions and the final draft will be put up for approval in the next General Body Meeting.





(4)

9. **Item-5 Cost issue of 03 Society Flats.**

President Col N S Parmar apprised the House about the progress with respect to the issue of allotment of three unallotted Society's Flats with the O/o RCS, as was approved in the last AGM held on 27.10.2024. There are certain complication involved in the pricing of the said Flats due to which RCS has returned our proposal with observations. Hence, this issue may take some more time as the process needs further deliberation. Members suggested that the flats may be renovated and used as Guest House; some members also suggested to renovate and give them on rent basis. Prof. Pancholi and Mr. R K Bariar gave reference of the DCS Act / Rules and categorically said that these flats cannot be used for commercial purpose, hence, these proposals were rejected.

Therefore, it was decided and resolution passed by the House that till the approval of RCS is sought, we should renovate these flats and use them for the welfare of the members of the Society.

10. **Item-6 Legal expenses on frivolous complaints / legal cases.**

The President apprised the Members that a number of frivolous legal cases / complaints are being filed by few Members / Individuals against the Society / MC and sometimes more than one case is filed on the same issue / subject which is putting heavy financial drain on the Society. So far most of these cases have been proved to be frivolous / false and have been pronounced against the complainants. Hence, it was proposed to recover the litigation / legal expenses and other miscellaneous expenses incurred on such cases from the complainants if the said cases are pronounced against them, however, this recovery will be effected only after verifying the legal provisions thereto. Few members were of the opinion that filing of legal case is a fundamental right of every citizen. Therefore, Mr. Sanjay Dahiya, Mr. Rajesh Kumar, Mr. Goutham S Kondapalli suggested that we should give time to complainants to discuss and resolve the issues amicably, if possible. Mr. C K Rejimon suggested to constitute a committee of 3-4 members to examine and resolve the legal cases.

It was decided by the House that office bearers of the MC (President / Vice President / Secretary / Treasurer) may call the complainants to discuss the issues relating to legal cases for which Mr. Goutham S Kondapalli has taken the responsibility to organized a meeting of the complainants with the MC office bearers. However, the President apprised the House that the issue of meeting of the complainants with Secretary was already discussed in the MC Meeting and Mr. Goutham S Kondapalli was authorized to coordinate but the meeting could not take place.

[Signature]



[Signature]

(5)

11. Item-7 Repair of shaft pipes / balconies.

The Secretary, Mr. Satyapal Singh Rawat apprised the House that about 90% of shaft pipes / balconies have been repaired / rehabilitated / replaced by the concerned Flat owners. Secretary whole-heartedly thanked all these owners for their cooperation and requested remaining owners to come forward and to get their shaft pipes / balconies repaired / rehabilitated.

12. Item-8 Issue of Car Parking.

The agenda item above was discussed in the AGM and all the members present, unanimously approved and passed the resolutions as under:-

- (a) **Car Security Stickers:** No car without the valid sticker of the Society will be allowed to enter into the premises of the Society with effect from 1st November, 2025.
- (b) **Number of Cars authorized:**
- (i) **Owners** residing in the Society will be allowed **two car** parking stickers; one for parking in the designated slot of parking in the Basement and another in the open space in front of Blocks 1 to 3 and Blocks 4 to 7 alongwith the boundary walls subject to availability, on extra charge of Rs. 1000.00 for each vehicle subject to maximum of two vehicles. Parking of vehicles along boundary walls in front of Block 8 & 9 and in front of the DG Room starting from the entry gate till Block 1 will be strictly prohibited, keeping in view the fire safety instructions issued by Delhi Fire Services.
- (ii) **Tenants** will be allowed only **one car parking** sticker to park their car in their owners' designated parking in the Basements. They will not be provided any extra parking in open space parking area of the Society.
- (c) **Parking Discipline:** No Vehicle will be parked at "**NO PARKING**" area of the Society complex. If found wrongly parked, will be clamped by the Security Guard, and will be released only after payment of Rs. 500.00 (Penalty) for each day of wrong parking. The same rule will be applicable to



(6)

unauthorized vehicles (without valid sticker of the Society) parked in the complex of the Society.

- (d) If the owners are having more than two cars and **using the designated parking slot of other owner's**, they must get an authorisation letter from that owner and submit the same to the Society office duly authenticated by the user.
- (e) **No commercial vehicle** will be allowed to stay in the Society complex for more than one hour.
- (f) **All extra vehicles will be park outside** the Society complex at owner's risk.
- (g) No **Two wheelers** / bicycles of Drivers / helpers / Domestic help will be parked in the basement parking. These will be parked in the area earmarked by the Society / MC.
- (h) If any **owners not having a four wheeler** and having a two wheeler can park his two wheeler in his designated parking slot.
- (i) Due to paucity of space in the open parking, **visitor's car** will be parked outside the complex after leaving the guests at the respective blocks.

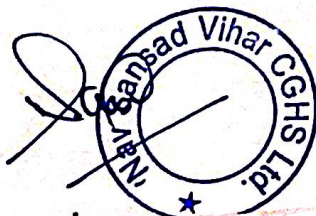
Issues raised with permission of the Chair

11. **Item-9 Water meter be fixed in every vertical of all the Blocks.** The proposal was raised by Mr. V K Pandey, Member In-charge water & fire as the issue already approved in the MC Meeting. **The proposal was approved unanimously and the Resolution was passed.**

12. **Item-10 Construction of Temple / Mandir.**
The members of the Society viz. Ms. Punam Pandey, Mr. Rajesh Kumar, Mr. Saurabh Srivastava, Mr. Nikhil, Mrs. Pancholi and others raised to the proposal to build a Temple in the complex of the Society. The President assured the members that the demand of Temple will be considered once the repair & rehabilitation work is completed in the Society.

13. **Item-11 Pet Discipline.**
The issue was discussed and all the members present unanimously approved and passed the resolution as under:-

- (a) **Pets without leash and Pet Poop.** Pets owners are required to keep their pets muzzled and leashed while moving in the Society premises, especially while moving in a lift and staircase to ensure



(7)

security of fellow residents. They should also carry a set of poop disposal and ensure that the poop is discarded properly and immediately. Any default on these accounts will entail a fine of Rs. 500:00 for each default. A notice to this effect will be circulated on the Notice Boards of the Society and also through the email and other means.

(b) **In the case of Cats** which have increased in multiple numbers in the Society, the cat lovers are advised to feed them in a designated area outside the building / block premises in a pre-designated area. Members may also approach the concerned authorities to vaccinate and shift them out of the Society complex in a safer place. Accordingly, suggestion are invited from each Member residing in the Society for resolving the cat menace. The members are advised to refrain from feeding cats/pigeons especially in the common areas / Society premises. A fine of Rs. 500.00 for each default on this account will be put on the defaulting resident.

14. **Item-12 Installation of EV Charger in the Society.**

Mr. P K Oswal, Member In-charge (Electrical) raised the issue of EV Chargers being installed by some owners in the Basement Parking. He explained that though the Government is encouraging the use of electric vehicles and providing subsidy on EV charging stations but the rules framed by the authorities lays down that EV Charging stations in basement parking of residential Societies are not permitted.

Therefore, Mr. Oswal moved a proposal that Society should install at least Two to Three EV Charging stations in the open area or any suitable area of the Society complex. The house unanimously approved the said proposal and passed the resolutions.

After installation of EV charging stations as suggested above, the EV Chargers installed by the owners will be removed by the owners / Society.

15. **Item-13 Revoking of Revised Sanctioned for FAR / Extension.** Mr. Ajit

Kumar, Mr. C K Rejimon raised the issue of revoked revised sanctioned of DDA for FAR / Extension dated 10 Dec 2020. Both pointed out that since the said revised sanction has already been revoked by the resolution passed in the AGM held on 29 Oct 2023 and thereafter the same was confirmed in the AGM held on 27 Oct 2024, but still some members are filing cases to push forward the


(8)

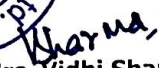
extension of their individual flats, they raised concerns on these members approaching DDA and other authorities bypassing the Society / MC in support of extension, which is alarming as this act of theirs is against the principles of CGHS norms. The members raised concerns that the Society has already suffered a lot both financially and psychologically and do not wish to suffer any further. These members requested the Management to take strict and strong action against such individuals who are working against the interest of majority and showing dis-respect to the laid down norms. Other member also joined and requested the Chair to clear the stand on this issue as few individuals in the Society have been making false claims by raising the said issue in litigations in difference forums.


It was clarified by the President that the revised sanction of DDA for FAR / Extension has already been withdrawn in the previous AGM's in the year 2023 and 2024 and intimation duly sent to O/o RCS and DDA in compliance of DDA's speaking order No. F23/47/95/Bldg./420 Dated 06.05.2022. The award passed by retired Hon'ble Justice V K Jain had also observed illegality in the said project, hence, he declared the contract as "Null & Void" and "void-ab-initio".

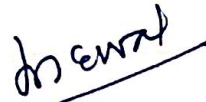
After due discussion, the house unanimously decided to once again inform the DDA about the revocation of revised sanction plan and request them to inform the action taken by DDA on previous letters of Society on the said issue. The issue of rollback of FAR and revocation of revised sanction was approved today in the AGM for the third time by the majority of members present in the meeting and resolution passed to this effect.

There being no other points, the meeting was declared closed.

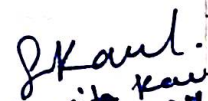

 (Col N S Parmar (Retd.))
 President



 (Mrs. Vidhi Sharma)
 Vice President

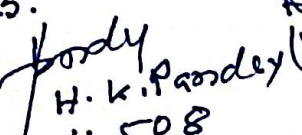

 (Satyapal Singh Rawat)
 Secretary



 (P K Oswal)
 Jt. Secretary


 (Davinder Nagi)
 Treasurer

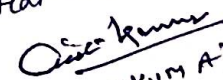

 (Savita Kaur)
 Flat No-911
 03/10/25


 Neelam Saluja
 Flat No. 823
 3/10/25


 H. K. Pandey
 H 508
 Flat No 246
 Dt 03/10/2025


 (RATNESH KR BARIAAR)
 M-578 flat-431
 03.10.25




 (AJIT KUMAR)
 Flat No 521
 Dt. 03.10.25