

# NAV SANSAD VIHAR CO- OPERATIVE GROUP HOUSING SOCIETY LTD. (REGD.)

E-Mail : navsansad@gmail.com

PLOT NO.4, SECTOR-22, DWARKA, NEW DELHI-110077  
TEL. OFF : 28052710-11, 42808149

M. NO. ....

Ref. No. NSV/23-24/3527

Category.....

Date..... 08/10/2023

To

The All Members

Nav Sansad Vihar CGHS Ltd.

## ANNUAL GENERAL BODY MEETING (AGM): 29th Oct 2023

1. Notice is hereby given that the Annual General Body Meeting of the members of "Nav Sansad Vihar" Co-operative Group Housing Society Ltd, Plot No. - 4, Sector- 22 Dwarka, New Delhi-110077 will be held in the Society premises (Upper Basement) at 11:00 AM on 29th Oct 2023.
2. If the quorum is not complete, the meeting shall be adjourned for half an hour and adjourned meeting shall start at 11.30 AM at the same place and day for which no quorum will be required. No fresh notice for the meeting will be sent, members are requested to please sign the attendance register at the time of joining the meeting.
3. PLEASE CARRY ALL THE RELEVANT COPIES SUPPLIED, NO ADDITIONAL COPIES WILL BE DISTRIBUTED AT THE VENUE.
4. Only members will be allowed to attend the AGM, however, joint members may be allowed in extreme circumstances where the member is unable to attend and that too with an authority letter issued by the primary member.

## AGENDA OF THE AGM

5. The following items will be put up in the AGM for discussion and approval of the house :-
  - (a) Item 1. Minutes of General Body meet i.e. SGBM held on 25th Aug 2019, video recording of the said SGBM is provided on the link below. Members are requested to watch the proceedings of the said SGBM before attending the AGM 29<sup>th</sup> Oct 2023, so that an appropriate decision can be arrived at.
  - (b) Item 2. Audit-Reports. Since last AGM of the Society was held on 17th Mar 2013 and thereafter no AGM has ever been held. This AGM is the first AGM being held after a long period of 12 years. Hence, it is obvious that audit reports in respect of accounts of our Society have been pending for approval in the house. The audit reports of Society accounts w.e.f. financial year ending



8

31<sup>st</sup> March 2012 to financial year ending 31<sup>st</sup> March 2023, are presented to the members in the form of e-copy which is uploaded in Google drive for members to access. In case any member is unable to retrieve the e-copy or unable to use computer, may collect it from the Society office within 07 days of this notice with prior information.

Due to the unusual circumstances which were faced by the current MC which includes the "extension project" which got into controversy, non handing over of Society records including tender documents, unplanned and unapproved expenses incurred by the then Administrator Mr. Anil Kumar, there was a need to carry out a special audit of accounts of the affected period i.e., w.e.f. 1st Apr 2019 to Aug 2022. The said 'Special audit' of accounts has been done, and an e-copy of the same is being uploaded for the information of members.

It is proposed to review, consider and adopt the audited Balance sheet, profit and loss Account of the audit reports and the special audit report as under :-

S. No.	Financial year	Period
(a)	Financial year ending	31 Mar 2012 (e copy available )
(b)	-do-	31 Mar 2013 (e Copy available)
(c)	-do-	31 Mar 2014 (e Copy available)
(d)	-do-	31 Mar 2015 (e Copy available)
(e)	-do-	31 Mar 2016 (e Copy available)
(f)	-do-	31 Mar 2017 (e Copy available)
(g)	-do-	31 Mar 2018 (e Copy available)
(h)	-do-	31 Mar 2019 (e Copy available)
(j)	-do-	31 Mar 2020 (e Copy available)
(k)	-do-	31 Mar 2021 (e Copy available)
(l)	-do-	31 Mar 2022 (e Copy available)
(m)	-do-	31 Mar 2023 (e Copy available)
(n)	Special Audit Report covering Period w.e.f. 1st April 2019 to 31 Aug 2022.	01st April 2019 to 31 Aug 2022 (e copy available)

[https://drive.google.com/drive/folders/1dBicBv6vo5MhbDpuWw3c5mrjSZqutJO2?usp=drive\\_link](https://drive.google.com/drive/folders/1dBicBv6vo5MhbDpuWw3c5mrjSZqutJO2?usp=drive_link)



18



(c) **Item. 3. Maintenance of Essential Services Fund, Building Replacement Fund, and Building Maintenance Fund.** The following needs to be discussed and approved:-

i. **Maintenance of Essential Services Fund.** Revision of charges under this head is need of the hour and to be discussed. Income & expenditure summary for the period 2019-20 to 2022-23 and from 1<sup>st</sup> April 2023 to 30th Sep 2023 is attached as ready reference. The present collection under this head is not enough to meet routine expenditure. Also, to keep the expenditure low in order to ensure that it does not exceed the income, the Management is forced to compromise on the quality of services. Hence to run the Society efficiently there is a need to hire better service providers / personnel, for which we need to pay more. Inflation has gone up manifolds in last 05 years when the maintenance charges were revised in 2019. Hence members are requested to come prepared with suggestions for revision under this head.

ii. **Building Replacement Fund.**

- a. Demand notice for the year 2020-21 and 2021-22 (Two previous years) to be discussed. Demand notice for the years 2022-2023 and 2023-24 has already been sent to members on 17th Jul 2023.
- b. Revision of rate of Building Replacement charges from Rs.10.00 PSF to Rs. 12.00 PSF.

(iii) **Building Maintenance Fund.** As per provision of DCS Act & Rules this fund required to be collected in all housing/residential Society, but the same has never been introduced in our Society. (Refer DCS Act 2003, section 81 (i), (2) & (3) and DCS Rules 2007, Sec 94(1) (a). This fund is exclusively meant for routine repair and maintenance of Buildings, there is a need to introduce this fund in our Society.



**Item-4. Budget.** Proposed budget for the year 2024-25 is enclosed for members for their suggestion & discussion in the AGM.

(e) **Items-5: Court Cases.** There are presently nine (11) court / legal cases which the Society is dealing with:-

(i) **Ritu Sahu V/s Society (Flat 922).** Judgement has already been given by Hon'ble Supreme Court in favour of Society. The Sub Registrar has been approached to transfer the possession in Society's name.

(ii) **Hitesh & Anju Bagai V/s Nav Sansad Vihar** - Old case (National Consumer Forum). Order has been passed on 31<sup>st</sup> Aug 2023 by National "Consumer Dispute Redressal Commissioner" (NCDRC) in favour of Hitesh & Anju Bagai.

**(Sanjay Club membership application fees Case)**

(iii) Nandi Yelliah V/s Nav Sansad Vihar - Old Case  
**(Flat 743, termination of membership)**

(iv) Alok Rai V/s R.C.S. & Anr. - Delhi High Court.  
**(MC Election case)**

(v) Ratnesh Bariar & Othr. V/s DDA & Anr. - Delhi High Court.  
**(Extension case)**

(vi) Nav Sansad Vihar V/s Anil Kumar & Anr - District Court Dwarka.  
**(Misappropriation of funds)**

(vii) Nav Sansad Vihar Vs KR Sharma -RCS  
**(Claim petition under DCS Act Sec 70)**

(viii) Nav Sansad Vihar V/s Mr. Sanjay Kumar and Ms. Nipa Sharma District court Dwarka **(against unlawful occupation of Flat 624).**

(ix) M/s Hadiso Construction Pvt. Ltd. V/s Nav Sansad Vihar. (Comm.)/436/2023) (for recovery of claim). Stay granted by Hon'ble Delhi High Court.



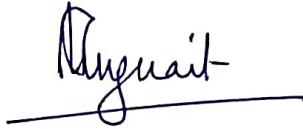


(x) Nav Sansad Vihar V/s M/s Hadiso Construction Pvt. Ltd. Listed on Sep 2023. The next date of hearing is 29th April 2024.

(xi) Alok Rai V/s DDA & Anr.

- (f) **Item 6.** Security.
- (h) **Item 7.** Fire Safety & Fire Alarm system.
- (j) **Item 8.** Up gradation of Lifts.
- (k) **Item 9.** Replacement of concrete covers for Basement water channels and Meter room cable ducts.
- (l) **Item 10.** Repair work of basement. (proposal annexed)
- (m) **Item 11.** Laying down '**Limit of expenditure**' by the MC (with or) without Calling of Tenders for the works.
- (n) **Item 12.** Deposit of 50% of claim amount in Hon'ble Delhi High Court as per Arbitral award of Hadiso V/s Nav Sansad Vihar CGHS Ltd.

6. Any other point may be discussed with permission of chair.



Col. S K. Tugnait (Retd)  
Secretary



Copy to: Registrar

Office of the Registrar of Co-operative Societies  
Old Courts Building Parliament Street  
New Delhi 110001

For information and with a request for detailing an observer for the said AGM.

Enclosures:

1. Copies of Audited accounts for 2021-22 & 2022-23

(Copies of Audited accounts for 2011-12 to 2020-21 are being sent on Emails

ID's of members available in the Society records.



2. Comparison statement of last three years expenditure and income.
3. Proposed budget for the year 2024-25 with detail of expenditure in current FY.
4. Current financial status.

Additional list of documents forwarded on Emails ID's of members, available in the Society records and also uploaded in Google drive link mentioned below:

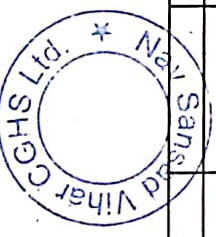
[https://drive.google.com/drive/folders/1dBicBv6vo5MhbDpuWw3c5mrjSZqutJO2?usp=drive\\_link](https://drive.google.com/drive/folders/1dBicBv6vo5MhbDpuWw3c5mrjSZqutJO2?usp=drive_link)

1. Copies of Audited Accounts from 2011-12 to 2022-23.
2. Minutes of SGBM held on 25.08.2019 are being sent on Email ID's of members available in the Society records.
3. YouTube link to watch video footage, of minutes of SGBM held on 25.08.2019 are being sent on Emails ID's of members available in the Society records.
4. A report of consultant, on repair of Basement.

Note: Link to downloaded audit report and other enclosures mentioned above is mentioned on page no 2 of agenda notice, as also being sent on Email ID's of members available in the Society records.



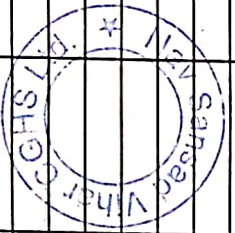
24	Professional fee for yearly audit of accounts			50000.00			
25	Audit Fee			30000.00			
(F)	Salary to staff						
26	Salary to office staff			960000.00			
27	Salary to Estate Manager			540000.00			
28	Plumber (2)			600000.00			
(G)	Horticulture						
29	Gardner Salary (3)			540000.00			
30	Horticulture Expenses			150000.00			
(H)	Festival						
31	Festival Expenses			150000.00			
	Total						
	Building Maintenance Fund						
	(DCS Act 2003 & Rules 2007-Rule 94(a) Rule 106						
(I)							
32	Building Repairs						
33	Painting & White wash						
34	Plumbing / Drainage / Sewerage System						
	Total			13277000.00			10312540.00
	Flatwise Share	Nos			Proposed Monthly Collection	Proposed Yearly Collection Charges	
	2 BHK	96		3500.00	336000.00	4032000.00	
	2 BHK (PH)	6		4500.00	27000.00	324000.00	
	3 BHK	62		4500.00	279000.00	3348000.00	
	4 BHK	88		5200.00	457600.00	5491200.00	
	4 BHK (PH)	4		6500.00	26000.00	312000.00	
		256					
	Flats owned by the Society	3					
	Total	253			1125600.00	13507200.00	



NAV Sansad Vihar CGHS Ltd.

Proposed Budget for the FY 2024-25

Sl. No.	Services	Amt.	Sl. No.	Income	Amount
	<b>Maintenance of Essential Services</b>		1	Bank Charges	577.00
	(DCS Act 2003 & Rules 2007-Act 89, Rule 106)		2	DG Cash Card	272864.00
			3	Interest from Member	202638.00
			4	Interest from Bank	50261.00
(A)	<b>Contractual Services</b>		5	Maintenance Charges	9463000.00
1	Security Agency (8 Guards + 2 Supervisor)	3600000.00	6	Moving in/out Charges	90000.00
2	Housekeeping	1440000.00	7	Delhi Park & Garden	128290.00
3	DG & Electrical Maintenance	500000.00	8	Scrap Sale	95360.00
			9	Share Money Forfited	4550.00
			10	Misc Income	5000.00
(B)	<b>Annual Maintenance Contracts (AMC)</b>				
4	Lift (Bi-Annual)	1200000.00			
5	CCTV (Bi-Annual)	35000.00			
6	Intercom (Bi-Annual)	25000.00			
7	Fire Fighting System	60000.00			
8	DG Electrical System (Including DG Services)	150000.00			
(C)	<b>Repair &amp; Maintenance Expenses (Routine)</b>				
9	Lift	10000.00			
10	Fire fighting system	300000.00			
11	Electricity bill (BSES)	2000000.00			
12	Electricals equipment-repair & Maintenance	100000.00			
13	Rain Water Harvesting	35000.00			
14	Delhi Jal Board (Water tanker)	50000.00			
15	Other Expenses / Purchase	50000.00			
(D)	<b>Office Expenses</b>				
16	Printing & Stationery	75000.00			
17	Telephone / Mobile Recharge	8000.00			
18	Computer, Printer & Other office equipments	20000.00			
19	Staff Welfare Expenses	40000.00			
20	Postage	9000.00			
21	Conveyance	30000.00			
22	Other / Misc Exp	20000.00			
(E)	<b>Legal &amp; Professional Fee</b>				
23	Legal Expenses	500000.00			





Particulars	Actual Expenditure from April to Sep 2023
Bank Charges	1855.55
Building Insurance	128712.00
CCTV AMC	
Conveyance	12951.00
Discount	78750.00
Electrical Contract for Monthly service	190805.00
Electrical Repair & Maintenance	35002.00
Electricity Expenses (BSES)	990100.00
Festival	22764.00
Fire Fighting Maintenance	472896.00
Horticulture Exp	74517.00
Housekeeping Exp	433278.00
Intercom AMC	21240.00
Professional fee	689250.00
Lift Maintenance	533010.00
Misc Exp	16658.00
Office Exp	738.86
Plumbing & Sanitation	83802.00
Postage	5602.00
Rain Water Harvestomg	30000.00
Repair & Maintenance Assets	9950.00
Repair & Maintenance Building	329247.00
Repair & Maintenance CCTV	41797.00
Salary to Staff	526234.00
Security Guards	963014.00
Staff Welfare	18731.00
Stationery	41971.00
Telephone Exp	1076.00
<b>Total</b>	<b>5753951.41</b>













# NAV SANSAD VIHAR CGHS LTD

Plot No. 4 Sector 22 Dwarka New Delhi

Financial status of Society as on 30.09.2023.

Sl. No.	Particulars	Detail	Balance
1	State Bank of India	Maintenance	2616000.00
2	State Bank of India	Building Replacement	2345000.00
3	State Bank of India	DG Charges	36000.00
4	State Bank of India	Ground Rent	4200.00
5	State Bank of India	Maintenance	111000.00
6	HDFC	Maintenance	40000.00
7	HDFC	Building Repair	298.00
8	HDFC	Building Extension	29000.00
	<b>FDR with HDFC Bank</b>		
1	Building Repair fund		1168000.00
2	Building Extension Fund		175000.00
3	Maintenance Fund		813000.00
	<b>FDR with State Bank</b>		
4	Building Replacement Fund		4054000.00
5	Maintenance Fund		971000.00
6	FDR for Sanjay Club		160000.00

## Summary

Sl. No.	Particulars	Bank Balance	FDR	Total
1	Maintenance	2767000.00	1784000.00	4551000.00
2	Building Replacement Fund	2345000.00	4054000.00	6399000.00
3	Building Extension Fund	29000.00	175000.00	
	FDR Deposit with Registrar General Delhi High Court		3793300.00	3997300.00
4	Building Repair Fund	298.00	1168000.00	1168298.00
5	Sanjay Club		160000.00	160000.00

