

**MINUTES OF THE ANNUAL GENERAL BODY MEETING (AGM) HELD ON 27<sup>th</sup> JULY 2025 AT  
10.30 P.M. IN THE SOCIETY'S COMMON ROOM.**

The Annual General Body Meeting of Navin CGHS was called at 10.30 A.M, did not have the required quorum and had to be adjourned for 30 minutes. The meeting reconvened at 11. A.M

The President welcomed all members to the deliberations of AGM and thereafter the agenda was taken up one by one and the proceedings are as under :-

**ITEM NO 1 : OVERVIEW OF MAINTENANCE , INCOME & EXPENSES**

The house was shown in detail the total earnings ,expenditure incurred and initiative taken by Management committee ,to generate income to reduce burden on members. The house appreciated the efforts made by the MC in this direction.

**The house was also informed of the following additional works carried out during the last financial year, without taking any additional contributions from the Members :-**

Roof Repair, Boundary wall strengthening work & installation of additional razor wire, Generator repair & service, installation of additional high definition security cameras in few vulnerable areas Carpark line marking , Fire safety equipment ( Repair/servicing of fire-fighting system, refilling of fire extinguishers and installation of PA system). **Total amount spent on all these activities was - Rs 25, 99,620/-**

**ITEM NO 2 : LIQUIDITY POSITION**

The house was informed that even after carrying out all the above stated items of works and without seeking any additional amount from the Members, the liquidity position of the Society has registered growth in comparison to year before, as under

**Last year – Rs 38.41 Lakh**

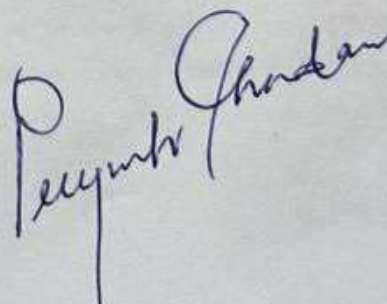

**This year – Rs 46.81 Lakh**

**Net growth – Rs 8.41 Lakh**

The house appreciated and acknowledged the efforts/achievements of the Managing Committee in accomplishing these landmarks.

**ITEM NO 3 : CORPORATE GOVERNANACE**

The house was informed that there were number of observations made by the Chartered Accountant over the last 3 years, which have reduced now substantially come down in comparison to 2021-22 to current financial year.





#### **ITEM NO 4: GREEN JOURNEY**

House was shown how the green journey via the electricity generated by our solar system installed has achieved 21% growth. This growth is not only encouraging but resulted in huge savings for the society. Further enhancement was discussed which will be elaborated below under approvals.

#### **ITEM NO 5: AUDIT REPORT**

All financial statements were shown in detail and discussed. Regarding the ground rent point mentioned in 23-24 AGM, house was briefed about the details sought through RTI. The house was also informed that the outstanding ground rent amount could be wiped out whenever the remaining Members convert their flats to freehold.

#### **CONCERNS RAISED AND ANSWERED :**

1. One member raised point share that information regarding new Members added post FAR hand over and money collected thereof for FAR be informed. Treasurer has shared the details of FAR account where the collected money is shown.
2. One member raised points that expenditure made towards society improvements / maintenance approval should be sought from all 105 members. It was clarified by one of our members from Legal profession that decision taken in the AGM is as per law and final.
3. House raised concerns about the defaulters for FAR and Maintenance - the chair informed that there has been progress on that front and the number of defaulters have substantially reduced to just 2 defaulters as on date.

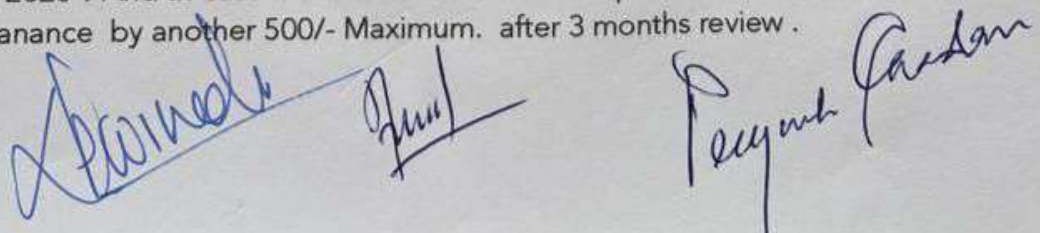
With this discussion the audited financial statements were approved

#### **POINT RAISED REGARDING SUBSIDY :**

Requested by member that the Subsidy amount which was used for the Maintenance (based on approval of last year's AGM) be reversed. Based on the discussion following arrangement has been approved:

- a) Subsidy with effect from 1st April 2025 will be credited to individual members Maintenance account
- b) Subsidy of FY 24-25 used in Maintenance account to be credited back to individual flat members maintenance account.
- c) Same amount to be charged from all members in 4 instalments (quarterly)

In view of the above decision it has been decided to increase the maintenance by Rs.500/- per month effective April 2025. And in case if this amount is not adequate MC has been authorised to enhance the Maintenance by another 500/- Maximum. after 3 months review.





## ITEM 6: COMPLETION CERTIFICATE UPDATE AND 'IN PRINCIPLE' APPROVAL FOR EXPENDITURE FOR FIRE CLEARANCE

President updated the house of the current status of the CC and that while work is in progress the expenditure expected to ensure Fire clearance has gone up and the house was requested to give a "in principle" approval for an amount of upto Rs 20 Lakh thereon. The house gave the in principle approval and decided that a committee consisting of Mr. Santosh Gupta (B-207), Mr. Inderjeet Singh (A-202) and Mr. Sushil Suroch (B-205) could assist the MC in negotiating and finalising this aspect.

## ITEM 7 : NEW MEMBERSHIP APPROVALS

| FLAT NO | MEMBERSHIP NO | NAME OF THE RESIGNED MMEBER | NAME OF ENROLLED MEMEBR         |
|---------|---------------|-----------------------------|---------------------------------|
| A-206   | 216           | Mr. Anupam Kumar            | Mr. Pradeep Yadav & Seema Yadav |
| A-003   | 197           | Mr. Dilip Saxsena           | Mrs. Daya Bhatt                 |
| B-406   | 264           | Mrs. Sangeeta Shoor         | Mr. Narendra Yadav              |
| B-203   | 250           | Mr. M.M. Tikku              | Dr. Chetan Malhotra             |
| A-603   | 282           | Mr. Ran Narain              | Mrs. Nirmala Shearon            |

The approval for membership of following new members was sought and approved.

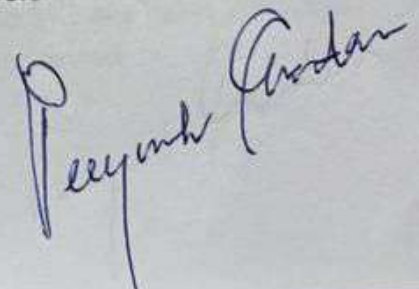
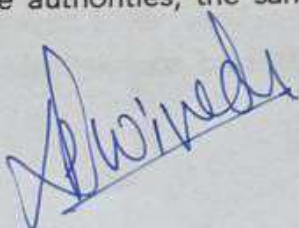
## ITEM 8 : APPROVALS GIVEN BY THE HOUSE FOR THE FOLLOWING :

The House discussed thereafter the forthcoming projects, which would require substantial expenditure, to be contributed by the members. It was decided that these projects could be taken up in phased manner, so that the Members are able to contribute the expenditure in instalments.

- **Generator** – Replacement or retro-fitment (Approx. Rs . 18 - 20 Lakh).
- **Solar plant increase by extra 30-50 KW** - The house was informed the estimated cost would be Approx – Rs 24 Lakh out of which approx Rs 6-7 lakh could be received subsequently as subsidy.

**The following matters were also approved:**

- Circular to be shared with all members to remove all materials kept at the fire exit, failing which Penalty to be levied on that member @ Rs 500 per month . And if Fire inspection results in penalty by the authorities, the same will be levied from the members who have caused this penalty .





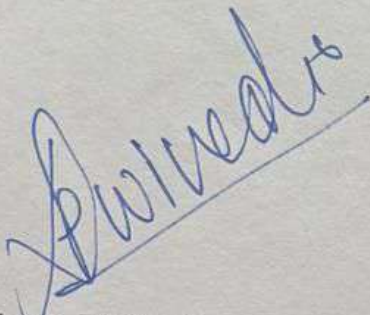
- Circular will be issued for removal of old unused cycles by members within 15 days, failing which the same will be sold and money used for Maintenance .
- Old Motorcycles and cars being kept dirty and unwashed the same will be washed by MC and charges of 500 per month levied for the cleaning.

#### POINTS DISCUSSED IN OPEN HOUSE:

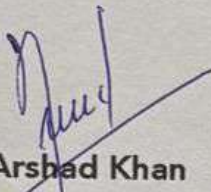
**1. Car Park** - Policy regarding the same was shared and explained and also explained that whoever wants 2nd parking will need to apply and as per policy given space as and when it is available .

There were no other points for discussion.

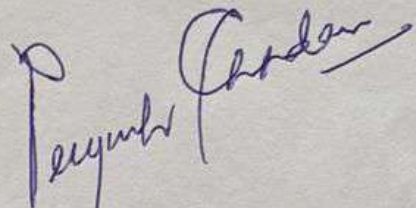
The meeting concluded with vote of thanks to the Chair.



**Pradeep Dwivedi**  
President



**M. Arshad Khan**  
Secretary



**Peeyush Chandan**  
Treasurer