

AIR FORCE AND NAVAL OFFICERS CGHS LTD

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(REGN NO.477/80)

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AFNO/09

18th June 2026

MINUTES OF THE SPECIAL GENERAL BODY MEETING OF AIR FORCE & NAVAL OFFICERS CGHS LTD HELD AT 10:00 A.M ON 14.06.2026 AT COMMUNITY CENTRE

1. CONVENING OF THE MEETING. The meeting was convened by the Secretary, Management Committee under clause 51(2) of DCS Rules 2007.
2. Videography of the proceedings have been done as per the existing instructions of the Registrar of Co-operative Societies on the subject.
3. CHAIRMAN OF THE MEETING. The meeting was chaired by Air Cmde S B Prasher AVSM VSM, President Managing Committee.
4. QUORUM OF THE MEETING. Since the quorum was not complete the meeting was adjourned from 10:00 to 10:30 a.m and subsequently from 10:30 to 10:45 a.m. at 10.45 a.m. Since the provisions of clause 48 (3) of DCS Rules 2007 was met and achieved with regard to quorum of the meeting, the meeting commenced thereafter.
5. SILENCE IN MEMORY OF THOSE WHO EXPIRED SINCE THE CONDUCT OF THE LAST MEETING. Two minute silence was observed in the memory of the Members who left us for their heavenly abode :-

Mrs Manju Madiraju	-	Flat No.622
Late Sqn Ldr SK Ghosh	-	Flat No.164
Late Mrs Nishi Sinha	-	Flatno.381
Late Wg Cdr Biplab Bhowmick	-	Flat no.542
Late Lt Col Upendra Pal Singh	-	Flat no.674
Late Sh Nishan Sood	-	Flat no.384



6. **OPENING ADDRESS BY CHAIRMAN.** The Chairman welcomed the members for the meeting. He informed the house about the fire drill which was carried out on 13.06.2026. This was the fourth drill which was carried out in the society. He also informed the house about the visit of Fire Officer who was taken around the society the previous day for overseeing the efficiency of our upgraded firefighting system. Fire Officer was fully satisfied about functioning of our firefighting system and observed that two trees near the Gym area are required to be removed for smooth passage of fire tender. The agenda points were then taken up:-

AGENDA POINTS

7. **SOLAR SYSTEM INSTALLATION ON ROOF TOPS.** President gave a brief report of Roof top solar system. He informed the house that Solar Power was activated on 04/04/2026 after due acceptance by our DISCOM and quality inspection by TATA Solar. There has been a lot of interference by few of residents including court case by one, which was dismissed by Dwarka Court & later another person has gone to RCS court & case is in progress. Since case is in the court no discussion can be undertaken other than giving an update. As on today, our solar system is generating very good amount of electricity as evident from 1st bill for complete month received.

Solar Elect. Generated. : 71,7,69 units @ 6.08/unit = Rs. 4,36,356/-

+ 2 Rs. GBI/unit = 1,43,538 = Total 5,79,894/- (expected)

A sum of Rs.90/- lakhs as subsidy has already been received by the society from Govt of India. Another Rs.10 lakhs as subsidy would be received from the Govt of NCT Delhi in approximately 2 to 3 months. Approximate expenditure on RTS is Rs.1.9 crores. After receiving Rs.1 crore as subsidy, Rs.90 lakhs would be made good in approximately one and a half year (Rs. 5 lakhs per month X 18 months.)

This was followed by heated discussion on RFP-I dated 22.04.2025 and RFP-II dated 23.05.2025. Flt Lt SS Yadav enumerated few differences between RFP-I and RFP-II. He informed the house that though RFP-I was circulated among the members but RFP-II was not circulated. He also mentioned about the likely financial loss to the society by not following RFP-I. Few other members like Gp Capt N Paul and Gp Capt PV Singh also mentioned about the non-circulation of RFP-II among the members. Members of MC informed him that RFP-II was uploaded on our website, moreover this aspect has also been discussed in the court. Ultimately Wg Cdr PC Puri intervened and inquired from Flt Lt SS Yadav whether circulation of RFP is mandatory under any Act / Rule. Flt Lt SS Yadav failed to produce any such rule where it is



mandatory to circulate RFP among the members. There was lot of reluctance on the part of few members about the expenditure for Rs.360000/- per year for the cleaning of panels. Flt Lt SS Yadav, Gp Capt N Paul and few other members were vehemently trying to disapprove this expenditure. According to them no contract is required as the vendor is supposed to do cleaning of panels as per RFP-I. However even in RFP-II there is no mention of any cleaning of panels by the vendor in the contract. As per the contract vendor would train our in-house staff for such cleaning. President then intervened and informed the members that cleaning of the panels is mandatory and shall be carried out regularly. The proposal for cleaning at a cost of Rs.360000/- per year was then put to vote. The proposal was approved by majority vote of members present in the house by raising of their hands.

DECISION. Cleaning of solar panels at a cost of Rs.30000/- per month (Rs.360000/- per year) is approved. Training of cleaning staff will be conducted by the contractor'

8. **CCTV COVERAGE IN THE SOCIETY.** A detailed presentation on the CCTV coverage was given by Air Cmde DC Pandey. He inquired whether Roof top of Block-6 also requires to be covered by CCTV which was replied in affirmative by Vice President. Vice President informed that Delhi Govt also gives facility of RTS for common areas which would be carried out by MC in near future. Air Cmde DC Pandey mentioned that total of 155 cameras would be fixed in the project. He also mentioned that this figure may increase depending upon more inputs during installation of CCTV. Few queries were asked by Gp Capt PV Singh and Air Cmde Anand Atri which were suitably replied to by Air Cmde DC Pandey. Gp Capt PK Agnihotri inquired whether it is two bid or single bid. He was replied that it is a single bid with two year warranty. Total cost of the project is 18 lakhs which might exceed to 19 lakhs or more. Approval of the house was then requested for financial sanction of amount not exceeding Rs.19 lakhs for the project. The cost of the project would be borne by the residents @Rs.5200/- per member (19 lakhs) or Rs.4800/- per member (Rs.18 lakhs)

DECISION. The proposal of expenditure of an amount not exceeding Rs.19 lakh was approved by the house. It was proposed by Gp Capt PV Singh seconded by Air Cmde Anand Atri.

9. **REPAIR AND REINFORCEMENT OF BASEMENT AREA.** A presentation was made by Sh Ramesh Tomar regarding the repair to be carried out in the basement area. The proposal and proceedings of the sub-committee was approved by the house at an approximate cost of Rs.22 lakhs. However financial sanction for the expenditure would be approved in a subsequent SGM after calling of tenders and details of the repair to be carried out is put up.



Few members suggested that an extensive survey of the whole society is required to be carried out for necessary repairs wherever required. The house then formed a sub-committee for such a survey.

Col Rajeev Sood	-	Presiding Officer	-	Flat no.647
Member	}	Gp Capt N Paul	-	Flat no.286
Member		Gp Capt PV Singh	-	Flat no.223
Member		Mr Ramesh Tomar	-	Flat no.481

10. **FINAL PAYMENT OF FIREFIGHTING UP GRADATION.** Gp Capt SK Chauhan informed the members regarding the up-gradation of firefighting system and various items which are repaired / replaced in the firefighting system for which a bill of Rs.2.90 lakhs is due to the contractor. This amount is over and above the amount sanctioned for the firefighting up-gradation. Discussion regarding the NOC from fire department took place when it was mentioned by Flt Lt SS Yadav that the vendor was supposed to get the NOC as it was a part of the proposed proceedings / contract. However, Flt Lt SS Yadav could not show such commitment by the contractor either in the board proceedings or in the contract. It is mentioned in the board proceedings that the contractor / vendor would liaise with the Fire department for NOC.

DECISION. An amount of Rs.290000/- (Rupees two lakhs ninety thousand only) as expenditure for firefighting upgradation is approved by the house. It was proposed by Gp Capt Shailendra Mohan and seconded by Wg Cdr Harish Agarwal. The amount would be shared equally by all members. Approximately Rs.775/- per member.

11. **RATIFICATION OF HIRING OF SH MUKUL SHARMA AS ADVOCATE.** It was suggested by Flt Lt SS Yadav and Air Cmde Amrit Lal that instead of fees for petition writing and each visit a lump sum amount should be fixed with the Advocate for each case. It was a good suggestion and in future efforts would be made to engage Advocate on lump sum basis. The fees for petition writing and each appearance as Rs.20000/- and Rs.5000/- for appearance in Dwarka Court and Rs.8000/- in High Court / Registrar Court etc in respect of Advocate Sh Mukul Sharma was ratified and approved by the house.

DECISION. Fees as mentioned in the agenda in respect of Advocate Sh Mukul Sharma is approved by the house. It was proposed by Air Cmde Amrit Lal seconded by Gp Capt Shailendra Mohan.

12. **INSURANCE OF BUILDING AND ASSETS OF OUR SOCIETY RATIFICATION**
President informed the house about the insurance of our buildings. As projected earlier, we



2013-14 with value of AFNOE as Rs 40 cr, which means Rs. 10.60 lac per flat in case of disaster. Premium was Rs. 35849 @ 95.60/- flat by Bajaj Allianz Ltd. Same company continued from 2013 till 2023 (10 years), where value was increased to 61 cr with disaster value of 16.26 lac per flat and premium was Year 57405/- . We got, Society re-valuated & value was raised to 305 cr. with disaster amount of Rs. 81.35 lac/flat & premium was raised to Rs. 3,95,895/- @ 1055.72/flat. This was by United India. Bajaj Allianz Ltd. again insured us at a premium of Rs. 4, 85,866/- during 2025 - 2026. This increased premium by Rs. 89.971/- and per flat the premium was Rs. 1295.60/ year. This year we have increased our property value to 307.00 cr (2 cr increase as cost of Solar System). However premium has been brought down to Rs. 3,26,034/- (decrease of Rs. 1,59,832/year) @ Rs. 869/ per flat/year & disaster value has increased to 81.9 lac per flat. The new insurance is done by SBI GI Co. Ltd. This being a regular expenditure on yearly basis has been put up in SGM for information only.

13. **EV CHARGING IN SOCIETY.** Vice President informed the house that an EV charging station with negative meter from BSES would be installed in our premises. Negative meter from BSES has already been installed. The facility would have two charging station fast and slow. Fast charging takes around 3 to 4 hours whereas slow charge takes about 6-8 hours. Charges from present facility is about 12-13 per unit whereas the new facility would have much less charges per unit and would be installed up in due course. An approximate amount of Rs.150000/- would be required for installation of such a facility and the amount would be spent from society funds which would be made good by charging nominal profit from those using the facility.

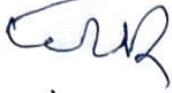
DECISION: The expenditure of Rs.150000/- for installation of EV charging station was approved by the house to be charged from the maintenance fund. This was proposed by Wg Cdr OP Govil and seconded by Air Cmde JK Thakur.

14. **CHANGE OF PIPE LINE DRAINAGE SEPTIC TANKS ON FIRST FLOOR.** The house approved the necessity of change of pipe line and modification of septic tanks on first floor. A sub-committee would be constituted to study and recommend the necessary changes in the pipe line and modification of septic tank. Wg Cdr K Sonrexa has volunteered to be the Presiding Officer of the committee. Other members of the committee would be intimated in due course.

15. The meeting concluded at 1.30 pm after all agenda points were discussed.



16. **AUTHENTICATION OF MINUTES.** The above minutes were discussed in a meeting of the Management Committee and approved for its release.



Air Cmde S B Prasher, AVSM VSM
Chairman of the meeting



Surg Cmde (Dr) VK Puri
Secretary

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2. Deputy Registrar of Co-operative Societies (SW)
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