



AIR FORCE & NAVAL OFFICERS' CGHS LTD.

Regd. No. - 477 / 80

Website : afnocghs.com

E-mail : afnoenclave@gmail.com

Ph.: 011-45718577

Plot No. 11, Sector - 7,
Dwarka, New Delhi-110075

Ref. No. AFNG/09

Dated 31st Aug 2026

**MINUTES OF THE 47th ANNUAL GENERAL BODY MEETING OF
AIR FORCE & NAVAL OFFICERS CGHS LTD HELD AT 10:00 AM
ON 23rd AUGUST 2026 AT COMMUNITY CENTRE**

1.0 CONVENING OF THE MEETING

1.1 The meeting was convened by the Management Committee under Section 31(1) of DCS Act 2003 and the Rules there under.

2.0 Videography of the proceedings have been done as per the existing instructions of the Registrar of Co-operative Societies on the subject.

3.0 CHAIRMAN OF THE MEETING

3.1 The meeting was chaired by AIR CMDE SB PRASHER, AVSM VSM President Managing Committee.

4.0 QUORUM OF THE MEETING

4.1 The provisions of clause 48 (3) of DCS Rules 2007 have been complied with regards to quorum for the meeting. Attending members were welcomed by Secretary on behalf of Management Committee.

5.0 OBITUARIES

5.1 At the outset one minutes silence was observed by the members in memory of those members and families who left for their heavenly abodes in the period after last GBM. They are:-

Late Mrs Chhaya Pal

- Flat No 653

6.0 The agenda points were than taken up for discussion:-

6.1 **ANNUAL REPORT BY THE MC.** In the beginning of the meeting, the customary annual report was read out by the President MC. The report covered the achievements and the various actions taken by the MC and is placed at Annexure 'A':



- 7.0 **DISCUSSIONS AND PASSING OF AUDIT REPORT / BALANCE SHEET AND FINAL ACCOUNTS FOR THE FINANCIAL YEAR 2025-26.** The MC intimated that the Audit report and balance sheet were circulated to all members through WhatsApp / Email / Website and notice boards. There were many queries by many members notably from Gp Capt PK Agnihotri, Gp Capt Nataraj Paul and Flt Lt SS Yadav to be answered by the CA. However CA could not satisfactorily answer each and every query from the members. It was further decided that CA would send replies to all the queries raised by members within a week. The approval of the balance sheet would be taken up on 6th September 2026 in a reconvened AGM.
- 7.1 **DECISION** Current AGM would be adjourned and be recalled on Sunday 6th September 2026 at 11 am for passing of the balance sheet.
- 8.0 **BUDGET FOR NEXT ONE YEAR** The budget for next one year compiled by the MC was put in the public domain. There were many queries from Gp Capt PK Agnihotri which were satisfactorily replied by Finance Member. Under legal and professional fees there was a lot of discussion regarding court case of Dr Anjuna Dhir vs AFNO CGHS Ltd. Flt Lt SS Yadav asked the MC as to why MC did not start the court proceedings against Dr Anuna Dhir for eviction in the first instance and why she became a plaintiff. He pointed out that this is a lapse by MC and he will not bear the bill of advocate in this case. He was explained the circumstances under which the case was now filed against her. He also mentioned that he is ready to represent the AFNOE in this case as an advocate after studying the file. On CCTV expenditure Gp Capt PK Agnihotri mentioned that why Rs.5200/- has been charged from the members in one installment whereas only 35% o total has been given to the contractor at this stage as advance. He suggested that members should have been charged this amount in three installments rather than in one lump sum. The suggestion is noted for future project. Flt Lt SS Yadav also pointed out as to why income from solar system has not been reflected in the budget. This point would be discussed in the reconvened AGM.
- 8.1 **DECISION.** Budget was not approved and an amended budget would be presented in the reconvened AGM scheduled on 06th September 2026.
- 9.0 **INCREASE IN THE SALARIES OF STAFF. .** The point was objected by few members who pointed out that such an exercise cannot be undertaken by a care taker MC and should be left for new MC
- 9.1 **DECISION.** The point was not discussed. The point can be taken up by the new MC
- 10.0 **SCHEDULE OF CONDUCT OF ELECTION FOR THE NEXT MANAGEMENT COMMITTEE.** Schedule for the election of new MC was read out by the Secretary, which was unanimously accepted by all members



11.0 **INCOME TAX LIABILITY FOR THE ASSESSMENT YEAR 2015-16.** Air Cmde DC Pandey volunteered to take up the case with IT Authorities through his personal contact. The file for IT liability would be provided to Air Cmde DC Pandey for the needful.

12.0 **Points from members**

(a) Gp Capt PK Agnihotri (Flat no.411)

(i) **Monthly output of solar system**

(ii) **Current status of amount outstanding**

(iii) **Total amount of interest paid**

The point was covered in detail by the President in his address

(b) Wg Cdr ML Kapur (Flat no.258).

Progress on the case of regularization of compoundable construction in the society. ie the regularization of 3rd bed room

The point has been covered in the President address. President mentioned that the case is in progress and the drawings are ready in the auto cad form and requires to be uploaded in DDA portal. The President had three meetings with the Deputy Director land & building of DDA and requested him the name of Architect who can upload these drawings. Three names of Architect were given by the DDA. MC contacted each and every one of these Architect. However each one is asking exorbitant fees for such uploading without any receipt. President also informed that efforts is on for finding out the right Architect for such uploading.

(c) Air Cmde JK Thakur (Flat no.463).

Discussion on solar power plant, record of production of solar power on daily, monthly and yearly basis. Accountability and distribution of subsidy

The point was covered in detail by the President in his address.

13.0 **ADDITIONAL POINT.**

Modification and change of pipelines for drainage of septic tanks on first floor. At this stage Secretary informed the house about need for an urgent point and requested approval of the house for decision on the point. The house unanimously agreed for discussion on modification and change of pipelines for drainage of septic tanks on first floor. A sub-committee was constituted for the above mentioned work and the committee submitted its report on 17.08.2026. A brief presentation was made by Wg Cdr K Sonrexa. Total cost of the modification is approx. Rs.4 lakhs for six septic tanks. Approval of the project was requested from the house. It was suggested that first only one septic tank would be modified at an approximate cost of Rs.65000/- if successful all the septic tanks would be modified.



13.1 **DECISION.** The whole project was approved for a total cost of Approx Rs.4 lakhs. First only one septic tank would be modified. After its success modifications of all other tanks would be undertaken. The point was proposed by Flt Lt SS Yadav and seconded by Gp Capt PV Singh. It was unanimously approved by the house by raising of hands. .

14.0 **ROOF TOP GATE OPENING.** A heated discussion on the locking of roof tops also took place where in Sh Rohit Kapoor of Flat no.182 objected to as to why roof tops have been locked. President explained about the necessity of locking the roof top in his address explaining the risk of electric shock from a DC circuit. Air Cmde DC Pandey also pointed out that there is no need to lock the top floor. However it was again explained to the house by the President that in case of an emergency a key in the glass box has been provided at the top floor and in case of an emergency the glass can be broken for access the top floor. In addition keys are also available in the main gate guard room and in the MC office.

14.1 Decision. The mater will be taken up for discussion by the next management committee for feasibility.

15.0 **CONCLUSION.** As balance sheet and budget required clarifications, amendments and further discussion AGM was adjourned till 6th September 2026. AGM would be reconvened in the same venue on Sunday 6th September 2026 at 11 am to finish the unfinished agenda points.

16.0 The meeting was followed by lunch.

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



Air Cmde SB Prasher, AVSM VSM
Chairman of the meeting

DISTRIBUTIONS:-

Members - Website / E-mail / What's App and notice board (gate no.1)
Copy to:- Registrar of Co-operative Societies (SW) - BY EMAIL/SPEED POST
Parliament Street, New Delhi -110001



Surg Commodore (Dr) VK Puri
Secretary



AIR FORCE & NAVAL OFFICERS CGHS LTD

AFNO /09

23rd Aug 2026

ANNUAL REPORT AND OPENING ADDRESS BY PRESIDENT
IN AGM ON 23rd Aug 2026

Respected Ladies & Gentlemen,

1. Today is the last AGM I am addressing as President MC. As you all are aware 3 year term of our MC is expiring & election for next MC will be conducted on 20 Sep 2026 and all those elected by the residents will takeover from me. My best wishes to all the contestants, please win the election & show your worth by taking AFNOE to still higher values. I will now go through few of jobs undertaken by the present team MC.

2. I took over on 01 Oct 2023 and following issues were resolved/taken up :-

- (i) AMC to the Kone lift was over paid by Rs. 1,10,000. This was resolved after 2 meetings. AMC for 2023-24 was signed for Rs. 16,56,474/- per year for all 24 lifts. It was cancelled by me & revised to Rs. 14,87,247/-, these saving of Rs. 1,69,227/- year. Also AMC increase of 4/5/6% per year was reduced to 4/4/5% for next 3 years.
- (ii) Our AFNOE was insured by Bajaj Allianz GI since 2017-23 at a premium of Rs. 1,29,645 with disaster value of Rs. 16.26 lac/flat. For 24-25 it was revaluated & insured for Rs. 305 cr. at a premium of Rs. 3,95,895/- @ Rs. 1055.70 premium per year per flat with disaster value of Rs. 81.35 lac (United India). At present the property value has been enhanced to 307 cr. (adding 2 cr spent on Solar System). The premium has been reduced by 69,861/- to 3,26,034/- @ Rs. 869 /- per flat & disaster value is further increased Rs. 81.9 lac.
- (iii) Proper winter clothing were provided for first time to all employees i.e. Electrician / Plumber & house keeping staff as well.
- (iv) All sewage lines were cleaned after 25 years which were totally choked. This was done with the help of equipment/shaft of DJB arranged by Air Cmde D C Pandey & supervised by me personally. It took us 10 days to do this job from 10 a.m. to 5 p.m. Last year we got them re-cleaned & as such there is no water logging in the Society.



- (v) 2 new DG sets were procured as per guidelines of Central Pollution control orders meeting CPCB IV norms. Cost per DG was quoted as Rs. 11,95,000/- which was reduced to 11,00,000/- per DG set after negotiations. Apart from this auto unit was got complementary which was costing Rs. 22,000/-. Old DG set was to be scrapped & not to be sold. Still we managed to dispose them at a cost of Rs. 1 lac each. Performance of both these DG set is exceptional till date.
- (vi) 2 Badminton Courts of international standard were created for use by resident which being extensively used by one & all.
- (vii) Water proofing of all 48 roof tops by a 7 layer treatment was carried out & found to be very effective. It is guaranteed for 10 years. Few of parapet walls are showing sign of cracks & need repairs to be done up. Sub-committee has been formed to assess the requirement & submit a report.
- (viii) Opening of 14 sewage shafts was completed & all seepages effecting our structure were repaired. However, work on repairing 82 more shafts was stopped as decided in SGM. Repair is to be undertaken on as required basis, if any indication of seepage is seen.

3. **NOC for Fire System :**

- (i) The last NOC of Fire System of AFNOE was given on 02/01/98, i.e. before allotment of flats by DDA. It is supposed to be renewal every 5 years. It has not been done since 2003 i.e. 23 years. All residents were unsafe & living here with no rescue from fire. This is criminal act since any loss of life or property due to non function fire safety measures shall be the responsibility of the MC. This MC took over the task of activating Fire installation after conducting sub-committee & SGM decision. It took over 4 months to revive fire installations. Since then MC has conducted 4 live drills at various blocks to ensure our resident's safe living. No such live drills were undertaken earlier. [Also we have few residents sitting here, who have been in MC in various capacities, what did they do during 25 years to ensure fire fighting system is available in emergency ?] Nothing, they were not even aware. As of now, our fire fighting capability are totally reliable & I assure all our residents that we are fully capable of fighting fire, if ever such exigency arises. To ensure its



continued operational capability, we have entered AMC with contractor since most of the equipment are mechanical & unless we keep it activated, these may go bad again. AMC for fire installation has been entered for the first time since 1998. We all should be thankful to Lt Col Gurukirpal Singh for supervising the renovation of fire installation & volunteering to ensure continued serviceability.

- (ii) All our 24 lifts are safe and fully functional and license has been renewed in July 2026. It is valid for one year. Use of lift without valid license is also a criminal act. Lift cant be used even for a day for want of valid license. It you all recollect the license was not renewed for 5 year after installation in the year 2017-18, thus endangering life of all residents.
- (iii) Just few days back replacement of the old & damaged flooring of Gym was undertaken. The Gym flooring has been colorfully done up with total cushioned, flooring with rare chance of injury. This resurfacing of Gym flooring has been done from our MLA's, fund with no cost to AFNOE. Wish you all happy Gymming & good health.

4. Now I will go through the Solar Energy installation project: -

- (i) A Lot of opinions/suggestions are being given about solar system by the various residents. Let me try and make you all understand in simple language about Solar system. I have personally supervised each & every job from the day of installation beside quality control on installation by Tata Solar energy, the OEM supplier of all equipment. Dr UC Prasad having vast Electric Engg experience & highly qualified has himself checked the installations technically.
- (ii) To start with there is no danger from the solar system if it is properly installed. It's purely electrical engineering installation where sun light gets converted to electricity technically by photovoltaic cells from the Solar panels. DC current is produced , by the cell which is converted into AC by Inverter & then via AC box it is routed to substation & further to the grid . All AC wires have been taken to Sub-station inside heavy duty conduits by digging the route & none is visible to



naked eye. However, following warning is found written in Tech Manual of inverter.

- (iii) Don't install the equipment in a place that is easy to touch, specially within children reach. High temp exists when equipment is working. Don't touch the surface to avoid burning.
- (iv) When exposed to Sun light, the PV array will generate very high voltage which can cause electrical shock hazard.
- (v) There should be no naked wire anywhere & routing of wires should be through conduits so that no one can come directly in contact with wires or can reach these current carrying wires. It all has been adequately ensured. A mishap/ incident can take place if any one starts interfering with the layout intentionally or unintentionally like pulling the wires, opening inverter box or AC box as a curiosity. All installations have been adequately earthed, including protection from lightning. Solar panels have to be protected from damage from intentional or unintentional act. Most of you know, that lots of youngsters visit the roof tops for fun activities and entertainment. Guards used to be sent to bring them back around midnight from the roof top and sent them back to their homes. To curb & stop any mishap happening, it was decided to keep the roof doors closed. MC is fully aware about the fire escape route and evacuation which is still safely available under the present arrangement. CCTV cameras have just been installed & keys are available next to the roof doors, which can be taken out to open the doors only in case of emergency or exigency. Beside this Guards at main guard room holds one set of keys & over and above one set is in MC office. We can't afford to have a single case of electrocution because of negligence or misadventure by any member or their wards intentionally or unintentionally which can be disastrous to the life and property of our society. There is lot of place available in central lawn, community hall, Gym where any one can go any time & do Yoga/ Sun basking etc etc. (Here to talk about visit of few resident to Fire Officer).



(vi) We have to ensure that we get the best service out of our Solar system set up for at least the next 20 yrs plus - which is possible by adhering to a few basic restrictions and being disciplined.

(vii) Next upcoming MC can review this for a balanced & practical decision to provide adequate safety of our assets & safety of precious life.

(viii) We have been monitoring the performance of Solar energy system on almost daily basis. The expected electricity generated is 4.5 to 5 watt per KWH of installed capacity i.e. between 2250 to 2500 watt (units) per day subject to optimum Sun light. I am happy to announce a peak generation of 2450 units & least of 2119 unit on a particular day. More we keep panels clean, more will be electricity generated. As recorded on date we have generated total of 280.22 MWH (2,80,220 KW (untis)) & total income of Rs. 22,40,000/- since 04 April 26. Average of that means $2,80,220/141=1987$ units per day and saving of Rs. 15,886/- day i.e. 4.6 lakh per month in our electrically bill. We have spent Rs. 1.90 cr. By delaying starting of installation we saved Rs. 12 lakh as part of reduction in GST by Govt. with in 3 week's of installation we got Rs. 90 lakh from MNRE & Rs. 10 lakh from Delhi Govt i.e. 1 cr. in addition we got rebate of approx. Rs. 20 lakh in electricity bill. Thus Rs. 1.2 cr stands paid back on over draft availed. About 70 lakh will get paid in next 12 to 18 months & there after for almost 22 years. We can expect our electricity bill to get reduced to approx. 40%.

5. **Enhancing Security coverage by additional CCTV's:** A Sub-committee was formed to workout requirement of additional CCTV's over roof tops to cover Solar Panels and in parking areas, inside lifts etc. After SGM approved, Jobs of CCTV installation is in progress. Cameras have been installed over all the roof tops and installation inside lifts & various parking areas is in progress.

6. **Installation of higher rating CB's :** All 2 amp CB's have been changed to 3 AMP CB's in view of installed higher rating of new DG Sets. This is to help residents to use more appliances when main goes off & we are on DG supply.

7. **Upgradation of Sub-station:** We have 4 transformers of 750 KVA rating 2 of there transformer have gone unserviceable & we have replaced them with new



transformer of better quality & higher rating of 800 KVA. Apart from one 28 years old OCB has been almost overhauled, to get enhanced & reliable service. Above action has enhanced stability of our electric supply availability. Unserviceability of our sub-station has drastically reduced.

8. **3 BR & Store regularization as per HC orders** : All actions as per HC order are under process. As on date regularization of 3 BR/Store/Community Hall/Guest House/ AFNOE Office & few shops, which are under compoundable category has been worked out in consultation with DDA. Residents option & willingness for these regularization was requested. Almost over 60% resident have opted. 1st Floor people do not want this until their stilt parking construction is also added. An Architect has made auto-cad drawing, duly superimposing the compoundable construction & which have been seen by DDA. The requirement now left is to upload these on DDA portal which will also be done. Those who have not given their consent to regularize these compoundable construction, will not be included in this. They have to defend their case themselves. Once uploaded & accepted by DDA, then only amount to be paid to DDA will made known by DDA.



Air Cmdr SB Prasher, AVSM VSM (Retd)
President MC
AFNO CGHS Ltd.