

AIR FORCE AND NAVAL OFFICERS CGHS LTD.

PLOT NO.11, SECTOR-7, DWARKA, NEW DELHI-110076

(REGN NO.477/80)

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AFNO /025

MINUTES OF THE MANAGEMENT COMMITTEE MEETING

HELD ON 18th NOVEMBER 2025 AT 11.00 HRS AT SOCIETY OFFICE

(SL NO. MC /2023-2026/61)

1.0 The meeting was chaired by Air Cmde SB Prasher, AVSM VSM (Retd) President MC and attended by all members of MC. Agenda points discussed and decision taken are appended below:-

2.0 **APPROVAL FOR REVISION OF SALARIES FOR SOCIETY STAFF.** Annual increment of 6% of salaries for staff is granted in the month of November every year payable from 1st December. MC unanimously approved the annual increment. Total expenditure in a year would be Rs.2,68,692/-

3.0 **POST FACTO SANCTION FOR ENGAGING A LAWYER IN CASE OF SH AMIT DHIR VS AFNO CGHS LTD.** A Notice addressed to MC was received by the office on 7th October 2025 from Sh Amit Dhir regarding various discrepancies in RFP and contract regarding 500 KVA rooftop solar panel being installed in the society. The notice was to be replied in 48 hours as per para 9 of the notice. An emergency meeting of MC was convened immediately which was attended by President, Secretary, Mrs Shobha Garg and Wg Cdr Balraj Pahuja. Ms Madhurima Ghosh (Lawyer handling our legal cases) was in Canada. In view of the urgency Secretary contacted Sh Mukul Sharma who came to the office. He was intimated about the case and he agreed to take up the case on similar legal fees being paid to Ms Madhurima Ghosh. However, as all the members present in the meeting including Secretary were not available for next few days, the minutes of the meeting could not be recorded. Today all members of the MC were present and unanimously granted approval to engage Sh Mukul Sharma as a lawyer to reply to the notice and for any further legal consequences. Sh Mukul Sharma agreed to similar fees as being paid to Ms Madhurima Ghosh. Ex post facto sanction for engaging Sh Mukul Sharma would be obtained in SGM as and when it is held in future.



MC is empowered to defend any legal case filed against the committee as per section 43 of DCS Act.

4.0 **ISSUE OF DUPLICATE ALLOTMENT LETTER AND POSSESSION LETTER (FLAT NO.655)**

Maj General Gurpal Singh Bal has been the original member of this society. He was allotted flat no.655 / Membership no.496 in the draw of lots. Major General Gurpal Singh Bal lost the original certificate like - allotment and possession letter. He lodged a Police report and also gave an ad in the newspaper. (The copy of the Police report and ad in the newspaper were perused).

DECISION. The point was discussed in the meeting and it was decided to issue a duplicate allotment and possession letter in the name of Major General G.S Bal.

5.0 **GRANT OF MEMBERSHIP / OWNERSHIP / MEMBERSHIP RIGHTS (FLAT NO.376 / MEMBERSHIP NO. UNDER PROVISION OF SECTION 91 OF DCS ACT 2003.**

Sh Inder Ratwani Son of Sh. A.U Ratwani and Smt Mohini Inder Ratwani Wife of Sh Inder Ratwani owner of Flat no.376 Air Force and Naval Officers CGHS Ltd, Plot no.11, Sector-7, Dwarka, New Delhi-110075, sold their flat to Sh. Sunjit Singh Rajpurohit son of Sh. M.S Rajpurohit on 29.09.2006. Sh Surjit Singh Rajpurohit did not apply for transfer of membership / ownership rights till date. However, he has now applied for transfer of membership / ownership rights and submitted all these documents pertaining to membership rights like – Membership application form (Form20) / Affidavit (Form-21) and copy of sale deed. The Secretary has scrutinized the documents submitted by the applicant and found them in order.

DECISION. The applicants request for grant of membership/ ownership rights in the above case has been approved by MC after due discussions. Secretary is to take appropriate documentary action for the transfer of ownership/membership rights.

6.0 **CLEANING OF OVERHEAD AND UNDERGROUND WATER TANK.**

Cleaning of underground and overhead water tanks is due now. It would take three days for underground and similar time for the overhead tanks. Water supply would be regulated during the period of cleaning of tanks with sufficient notice to the affected residents. Approximate cost of cleaning would be Rs.20000/-



7.0 APPROVAL FOR CELEBRATION OF WINTER CARNIVAL IN THE CENTRAL

LAWN ON 13.12.2025. A winter carnival is being planned in the central lawn on similar lines as Diwali mela, on 13.12.2025 from 4 PM to 10 PM. The event Management company would contribute Rs.15000/- to the society funds. No other expenditure is envisaged from the society.

8.0 RENEWAL FOR VEGETABLE SHOP MOU. MC agreed to continue the MOU of vegetable shop on the old rate of Rs.22000/- per month.

9.0 SUB-COMMITTEE FOR RENT OF MIRCH MASALA SHOP. Owner of Mirch Masala shop has given a notice of vacating the premises by end of this month. A sub-committee is being constituted with :-

Wg Cdr Balraj Pahuja - Presiding Officer

Mrs. Shobha Garg - Member

Sub-committee would recommended a suitable vendors or by issuing tender for the same. Sub – committee is requested to submit its report by 30th November 2025

10.0 INSTALLATION OF NEW TRANSFORMER. A new transformer would be installed shortly.

11.0 AFFIDAVIT FOR SUBMITTING OF NEW ARCHITECT DRAWINGS IN THE DDA. Submission of fresh architect drawing for regularization of third bedroom, store room, covered balconies and other common area in DDA would be undertaken. Before submission an Affidavit from the President is required containing names of residents who have opted for regularization. Out of 114 ballots received from residents by the office, 104 have opted for regularization which is 91.4% of the total residents who have submitted their ballot papers

12 There being no further points the meeting came to a close at 1.30 pm.

(Mrs. Shobha Garg)
Member MC

Gp Capt S K Chuahan
Vice-President MC

Wg Cdr Balraj Pahuja
Member MC

Surg Commodore (Dr) VK Puri
Secretary

Mrs. Mamta Misra
Member MC

Air Cmde SB Prasher, AVSM VSM
President, MC

