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. ....

Dated ....

AFNO/09

11th July 2025

MINUTES OF THE SPECIAL GENERAL BODY MEETING OF AIR FORCE & NAVAL OFFICERS CGHS LTD HELD AT 10:00 A.M ON 06.07.2025 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. **OPENING ADDRESS BY CHAIRMAN.** The Chairman welcomed the members and briefly explained the purpose of calling the Special General Body meeting. President apprised the house about the renovation of community center and both the bathrooms which has been completed satisfactorily. He informed the house that certain residents had objected the sanctioned work as splitting of the jobs. However, these were two separate items of jobs and have been carried out efficiently as per procedure and rules. He also informed the house that the Fire System has been upgraded and made fully functional. However, the ADO Fire Station Sector- 6 who had come for NOC inspection pointed out certain deficiencies which would be sorted out shortly. He however regretted the lack of interest shown by our residents about the

AIR FORCE & NAVAL OFFICER'S CGHS LTD. ★New Delhi-110075★

fire safety drill as only one residents attended the fire mock drill carried out in the society premises. He stressed the need for maximum attendance by residents during next fire drill. President also informed the house about the change of old 2 AMP MCB to 3 AMP for all the society flats. He appreciated the voluntary supervision and involvement shown by Gp Capt UC Prasad (Flat no.312). After the address the following agenda points were discussed:-

AGENDA POINTS

6. **FINANCIAL APPROVAL FOR ROOF TOP SOLAR SYSTEM.** A detailed presentation on installation of roof top solar system was made by Gp Capt YP Jindal and Cdr Sanjay Jain. Gp Capt YP Jindal informed that a Sub-committee was formed by the MC headed by him on 04.06.2024. He and other members of the committee viz Lt Col Rajive Sinha, Cdr Sanjay Jain and Gp Capt SK Chauhan had worked for about a year and successfully completed the Board proceedings and submitted the report to the MC. He informed the house that the RFP was prepared and sent to Govt approved 78 vendors empanelled on MNRE portal. Preliminary (pre-bid) meeting was held on 15.05.2025 where 25 vendors attended the meeting. 10 vendors however participated and submitted their final bids. Financial bids were opened on 12.06.2025. Vision solar had submitted the lowest bid however, the bid was rejected as the financial standing of the company was a poor and service records were also not good. The next lowest bid of Rs.,2,02,50,000/- (Rupees two crore two lakh fifty thousand only) submitted by M/s Asterock Energy Pvt Ltd was ultimately accepted. The company is a channel partner of Tata group. As per the agreement the Tata Management would stand as Guarantor and would supervise the execution of the entire turnkey project. He also apprised the house that out of 2,02,50,000/- a subsidy of 90 lakhs from Central Govt within 06 months and 70 lakhs from Delhi Govt in 05 years would be received by the society totaling for an amount of Rs.1,60,0000/- . A sum of Rs.43 lakhs only would paid by the society towards the project. The board has considered the following options of funding the project:-

AIR FORCE & NAVAL OFFICER'S CGHS LTD. * New Delhi-110075 *

a) **Firstly,** entire cost of the project be collected from the members which would be approx. Rs.54000/- per flat.

b) **Second.** 50% contribution from the residents and remaining 50% from society funds.

c) **Third.** Total funding be met through taking a loan against FD's held with society.

7. The last option was accepted by all and even passed in the previous SGM. The committee also recommended to hire a professional consultant (PMC) for execution of the contract. Gp Capt N Paul (Flat no.286) questioned as to why Hero group was not invited and considered for the bids for which Gp Capt SK Chauhan explained that the RFP was sent to 78 Govt approved vendors under MNRE portal as selection can be made from the registered vendors only. In case Hero was interested, the company should have sent the bid. Gp Capt N Paul also inquired about whether Tata Management would be Guarantor for 25 years, which was replied in affirmative by the presiding officer as the project is monitored by them through their channel partners. Air Cmde JK Thakur inquired about the technical specification of the system which was not displayed in the committee presentation. Wg Cdr PC Puri (Flat no.238) suggested to hire a professional consultant for 3 to 6 months which was also accepted. The consultant would cost around 2 to 2.5 lakhs. Gp Capt PK Agnihotri (Flat no.411) inquired whether the warranty after 5 years would be with the same company which was replied as affirmative. Gp Capt ML Kapur (Flat no.258) suggested to return the loan amount on a monthly basis so as to reduce the interest being paid. Flt Lt SS Yaday (Flat no.667) informed that the Capex System is acceptable but society funds i.e BRF cannot be used for installation of solar system. He was replied that BRF funds are not being used for solar system but only loan against the FD's is being taken which would be returned in 2-3 years. Further as Rs 90 lahks would be made available within 4-6 months fund will be available for building maintenance at all times. He further intimated that where will society get the funds for the CoC which requires an expenditure of around 3 to 4 crores. President informed him that as and when CoC is

AIR FORCE & NAVAL OFFICER'S CGHS LTD. New Delhi-110075

granted in future, funds would be organized by contributions from all flat owners. Wg Cdr Kauntey Sonrexa (Flat No.315) inquired if the installation would require all roof tops or few blocks will only be used . He was informed that it is up to the vendors as to how much space on roof tops can be utilized. However since a total of 650KWp can be utilized some block will certainly be left for future development and installation as and when planned.

DECISION. Financial approval of the project and funding of the project from loan against FDR's held was proposed by Wg Cdr ML Kapur and passed by majority of the residents present.

8. **ROOF TOP REPAIR**. The president intimated that a total of 9 roof tops were repaired in the recent past. Rest 39 roof tops are required to be repaired as per the recommendation of the sub-committee. Flt Lt SS Yadav suggested that a detail proposal by the presiding officer be submitted subsequently with full financial expenditure. Gp Capt N Paul wanted re-imbursement for the roof top repairs undertaken by him which was rejected. Since majority of the members were of opinion that we have already executed the work in 9 roof tops a go ahead sanction be given now itself. Gp Capt S K Chauhan brought out that an amount of Rs.35 lakhs would be required for the repair on not exceeding basis. The new contract would be finalized to get best rates using similar technology. The point was proposed by Wg Cdr ML Kapur and seconded by Wg Cdr Kauntey Sonrexa. It was passed by majority of residents present in the meeting.

DECISION. Expenditure of Rs.35 lakhs (from BRF) for roof tops repair of 39 roofs was approved by the house with a condition to link it with solar installation.

9. **REGULARIZATION OF APPOINTMENT OF MCD EMPANELED ARCHITECT**. President apprised the house that as per directive of Delhi High Court the MC has taken all the actions as per direction of the Delhi High Court. However DDA response has been delayed for a long time. Now a contempt case against DDA and MC has been filed by few residents. DDA requested the President for a meeting in the office of Deputy Director (Building). The DDA

AIR FORCE & NAVAL OFFICER'S CGHS LTD. New Delhi-110075

requested the society management to submit a new Architect design prepared by DDA approved Architect for FAR used for taking further action. Flt Lt SS Yadav (Flat no.667) suggested that such direction should be from High Court and not DDA and informed the house that it is a hearsay statement by the MC and not any direction from DDA. The President then read out the letter from DDA dated 19.06.2025 directing the society for submission of the latest Architect design. The point for ex post facto sanction of Rs.50,000/- plus GST for hiring of MCD empaneled Architect was proposed by Gp Capt PK Agnihotri and seconded by Flt Lt SS Yadav.

DECISION. Ex post facto sanction for expenditure of Rs.50000/- plus GST from maintenance fund for hiring MCD empaneled Architect was granted by the house.

10. **DECISION ON USAGE OF BALANCE AMOUNT LEFT IN LATE SH. HARIOM KUMAR (ELECTRICIAN) RELIEF FUND.**

The proposal to start a welfare fund was rejected by the house.

DECISION. It was decided by the house to return the balance amount to resident's on pro-rata basis.

11. **PASSING OF REVISED BYE LAWS OF THE SOCIETY.** Presentation was made by Sh. Subhash Chander Arora (Flat no.618) on the subject. Gp Capt N Paul informed the house that he has not seen any circular regarding bye-laws and asked for some more time for studying the bye-laws. Flt Lt SS Yadav also informed that some more time to be given on this important issue for deliberation and hence another SGM after sometime be held for approval of the bye-laws. It was informed by the MC that the bye-laws was circulated on WhatsApp group as well as by email. The bye-laws was also uploaded on the website of the society. There was no point in giving more time for studying or deliberating the bye-laws. The Presiding Officer informed that proposal submitted by the residents have been incorporated in the bye-laws. The Secretary accordingly moved a resolution for approval of the proposed amendment to the model bye-laws which was passed by more than 2/3rd of the members present.

AIR FORCE & NAVAL OFFICER'S CGHS LTD. ★New Delhi-110075★

DECISION. The Bye-laws were approved to be adopted by the house after obtaining necessary approval from the RCS.

12. **EV CHARGING STATION (STATUS).** The house was informed about the progress in installation of EV charging station by taking a negative meter from BSES. Two stations would be installed, one at the old site and another near block 2A. The charges would be around Rs.7/- per unit as compared to Rs.14/- being charged at present.

13.. **SHAFT REPAIR**. Proposal for repairs of 96 shafts was approved in the SGM held on 21.01.2024. However after repair of 14 shaft the approval for repairs of additional shaft was not given by the house in the SGM held on 20.10.2024. It was suggested in the SGM that shaft should be opened and repaired on as required basis. Now complaints have been received for repair of three more shafts. Approximate cost of repair of each shaft is about Rs.70000/- total expenditure involved is approx. Rs.210000/-. The expenditure for shaft repairs was proposed by Air Cmde Amrit Lal (Flat no.328) and seconded by Wg Cdr Harish Aggarwal (Flat no.264).

Decision: Expenditure of Rs.210000/- approx for repair of three shafts was approved by the house. Expenditure to be made from BRF.

14. **ADMINISTRATIVE EXPENSES FOR CERTAIN FUNCTIONS IN SOCIETY LIKE (DIWALI / HOLI/ NEW YEAR EVE / INDEPENDENCE DAY / REPUBLIC DAY / LOHRI AND OTHER SOCIAL FUNCTIONS.** Gp Capt SK Chauhan explained that there is always an administrative expenditure for any function to be organized in the society and no distinction as to who all are to be charged is made. As the function is open to all and it is a society function hence all members are to be equally charged the administrative charges whether the person is attending the function or not. The house unanimously passed the resolution regarding the administrative expenditure for all functions to be held in the society.

DECISION. Administrative expenditure for organizing various functions to be paid from society funds and all members will be charged equally.

AIR FORCE & NAVAL OFFICER'S CGHS LTD. ★ New Delhi-110075 ★

15. **DOG REGISTRATION.** At present only 9 out of 17 dog owners in the society have submitted registration certificates of their dog with MCD. Dog registration with the MCD is mandatory. Wg Cdr Kauntey Sonrexa suggested that only vaccination certificate of the dog should be sufficient. However, it was reiterated again that dog registration with MCD is mandatory as per the prevailing laws. He also suggested that MCD should be requested to sterilize the stray dogs inside and outside our society. A letter would be written to MCD in this regard.

16. **VOLUNTEER TO LOOK AFTER SENIOR CITIZEN AT THE TIME OF NEED AND EMERGENCY**. Only MC members including President / Vice President are looking after senior citizen in our society during an emergency. Last time only one resident Gp Capt PK Agnihotri mobile no. 989153445 volunteered for the job. The service to help senior citizens at the time of need by Gp Capt PK Agnihotri was appreciated by MC members and also by all members present in the house. Wg Cdr PC Puri informed the house that in the past there was a Sankat Mochan group for each block to help the senior citizen at the time of need. There is need to revive the system. Any volunteers may give their name to the MC.

17. **COMPOST MACHINE FOR SOCIETY – (MARTYR FLIGHT LT SUNIT MOHANTY PARK).** Domestic waste is being segregated by the residents into dry and wet waste. However, the wastes is mixed up by the MCD sanitary workers. A suggestions is being considered that waste be processed in a compost machine to be procured by the society and locate it in the Martyr Flt Lt Sunit Mohanty Park. In the past compost machine free of cost was offered to the society but many residents objected it to be placed near their respective block. The suggestion was accepted in-principle by the house for consideration in due course of time as and when put up for approval.

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

AIR FORCE & NAVAL OFFICER'S CGHS LTD. New Delhi-110075

19. **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(Retd)
Chairman of the meeting

Surg Cmde (Dr) VK Puri
Secretary

DISTRIBUTIONS:-
1. Members - Through Notice / WhatsApp / E-mail and website –www.afnocghs.com

Copy to:-
2. Deputy Registrar of Co-operative Societies (SW)
Old Court building Parliament Street, New Delhi -110001 - By Speed post

AIR FORCE & NAVAL OFFICER'S CGHS LTD. * New Delhi-110075 *