AIR FORCE AND NAVAL OFFICERS CGHS LTD

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AFNO /025

3rd October 2026

MINUTES OF THE MANAGEMENT COMMITTEE MEETING HELD ON 3rd OCOTBER 2026 AT 11.00 HRS AT SOCIETY OFFICE (SL NO. MC /2026-2029/02)

1.0 The meeting was chaired by Gp Capt Nataraj Paul (Retd) President MC and attended by members of MC except Mrs Urvashi Member MC.. Agenda points were discussed and decision taken are appended below:-

2.0 DIWALI MELA CELEBRATIONS The Management Committee discussed the arrangements for organizing the Diwali Mela in the Society. It was decided that the Diwali Mela would be held on 6th November 2026. For making the necessary arrangements and coordinating the celebrations, a Diwali Mela Sub-Committee was constituted comprising the following members:

1. Gp Capt PK Agnihotri	-	Presiding Officer , Sub-committee
2. Wg Cdr Balraj Pahuja	-	Member Sub-committee
3. Mrs. Urvashi	-	Member Sub-committee
4. Wg Cdr Chandeep Bharara	-	Member Sub-committee
5. Mr. Mohit Kapoor	-	Member Sub-committee
6. Mrs. Yamini Kapoor	-	Member Sub-committee

The Sub-Committee made a presentation before the Management Committee covering the proposed arrangements and details of the celebrations were discussed by the MC members.

DECISION After discussion, the Management Committee gave the go-ahead to the Sub-Committee to proceed with the planning necessary preparations for the Diwali Mela and give the financial analysis of income and expenditure, after due assessment of all

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aspects of celebration and charges to be levied to members for Diwali expenses and recovery through demand note(including Diwali bonus to staff).

3.0 **AMENDMENT OF SOCIETY BYLAWS.** The Management Committee discussed the status of the amendment of the Society's bylaws. The amendment of the Society's bylaws was undertaken earlier in 2026. The same was passed by the SGM. Subsequently, the amended bylaws were submitted to the Registrar of Cooperative Societies (RCS) for approval but were not as per DCS Act and Rules. The RCS observed that the prescribed procedure had not been properly followed and accordingly returned/rejected the amended bylaws and sent them back to the society that the proposal passed by SGM was Improper in law.

DECISION. After discussion, the Management Committee decided that the amended bylaws, along with the additional proposed amendments/points, would be resubmitted to the RCS after fresh BOO formation with SGM approval. The BOO has to follow the proper prescribed procedure for obtaining the necessary approval of RCS. The matter will accordingly will have to be placed before the AGM for discussion by the house for informing the proposed amendments to members by Post with proof of Postal despatch (instead of website or Whatsapp) while sending amendment proposal to RCS.

4.0 **AMC FOR CLEANING OF SOLAR PANELS.** The Management Committee discussed the issue of cleaning and maintenance of the Society's solar panels. The Society's solar power system became operational with effect from 18th March 2026. However, the solar panels have not been cleaned since the system became operational. After taking over charge on 23rd September 2026, the present Management Committee immediately took up the matter with the proprietor of the solar plants. Discussions were held with him on 2nd October 2026 regarding the cleaning and maintenance of the solar panels. The proprietor has agreed to submit a quotation for an Annual Maintenance Contract (AMC). The quotation will specify the frequency/number of cleaning cycles, scope of work, total cost and other relevant terms and conditions. The Management Committee has also sought quotations from other reputed agencies for cost comparison and finalization of cleaning contract.

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DECISION. The quotations and comparative statement with details will be placed before the SGM for consideration and approval.

5.0 **LEGAL CASES.** The Management Committee discussed the ongoing legal matters/cases relating to the Society. Flt Lt SS Yadav, VSM, the officially appointed Legal Advisor by the house for briefing the House regarding the status of ongoing legal cases.

DECISION The status of legal matters will be placed before the SGM for information and consideration, wherever required.

6.0 **STRUCTURAL AUDIT OF SOCIETY BUILDINGS** The Management Committee discussed the urgent requirement for carrying out a fresh structural audit of the Society's buildings. It was noted that the Society's building is nearly 30 years old. A previous structural audit was held in 2021 and had highlighted various requirements/recommendations regarding repairs and maintenance. However, the recommended repairs were not carried out by the then Management Committee. Keeping in view the age of the buildings, the earlier structural audit recommendations as per applicable regulatory requirements guidelines, (and the relevant directions/orders of the RCS vide letter no. F.47/RCS/Policy/27/Misc Matter/2026-27/219-225 dated 1st October 2026. It was proposed to undertake a fresh structural audit through an empanelled/qualified architect or agency, as per RCS letter dated 1st October 2026.

DECISION. The Management Committee decided to place the proposal before the SGM for approval. The estimated expenditure for the structural audit shall not exceed ₹4,00,000/- (Rupees Four Lakh only). This estimated expense excludes BOO for basement structural recommendations (as per previous house approved) and 1st floor septic tank project for all blocks.

7.0 **REPLACEMENT OF 400 AMPERE MAIN SWITCHES** The Management Committee discussed the condition of the Society's main electrical switches. It was noted that three 400 Ampere main switches have remained unserviceable for a considerable period. Suitable improved switches/MCB of the same rating are now available in the market and would be fitted accordingly.

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DECISION The Management Committee decided to replace the three unserviceable switches with suitable switches of the same rating. The work shall be undertaken within the financial powers of the Management Committee, with the total expenditure not exceeding Rs.93,600/- (Rupees ninety three thousand six hundred only) for the urgent electrical safety.

8.0 **INSTALLATION OF IRON GATES AT ROOFTOPS.** The Management Committee discussed the requirement for providing security at the rooftop/top-floor access points to enable opening of fire exit gates. It was decided that **eight iron gates** would be installed at the rooftop/top-floor access points to safeguard and secure the electronic equipment associated with the Society's solar power plant and society members. The installation is considered necessary for the security and protection of the solar plant equipment and members.

DECISION. The work shall be undertaken within the financial powers of the Management Committee, with the total expenditure not exceeding ₹50,000/- (Rupees Fifty Thousand only).

9.0 **RELEASE OF BALANCE PAYMENT TO SOLAR CONTRACTOR.** The Management Committee discussed the issue of release of the balance payment due to the solar contractor. As mentioned in the handing/taking-over brief provided by the previous President, the balance payment could be released against submission of a Performance Bank Guarantee (PBG) by the contractor. The contractor has agreed to provide the required PBG. Accordingly. Management Committee decided to clear the outstanding payment of Rs.1000281/- and retain balance amount of Rs.571482/- in the society account till receipt of performance bank guarantee (PBG) as per contract clause 3.1 (vi). Performance Bank Guarantee (PBG) would be released on completion of 5 years of warranty period.

DECISION. The Management Committee will monitor the servicing and maintenance activities and place the proposal for solar panel cleaning before the SGM, as required as per contractual clauses on finalization

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10.0 **GRANT OF MEMBERSHIP RIGHTS UNDER PROVISION OF SECTION 91 OF DCS ACT 2003**

3.1 The following application was received for transfer of ownership / membership rights:-

Sl no.	Details of seller	Details of buyer
I	Mrs Neeta Bhandula and Mrs. Arzoo Bhandula Membership No.520, Flat no.371, Air Force and Naval Officers CGHS Ltd, Plot no.11, Sector-7, Dwarka, New Delhi-110075	Sh Shitij Bumnawat Son of Sh Parmeshwar Dayal and Mrs Purnika Verma Daughter of Sh Anil verma R/s S U-209, Pitam Pura, North West Delhi, Delhi-110034
Ii	AVM Rajiv Kumar Obheroi Membership no 545 / Flat no.471. Air Force and Naval Officers CGHS Ltd, Plot no.11, Sector-7, Dwarka, New Delhi-110075	Smt Indu Surana wife of Sh. Subhash Surana R/o Flat no.471. Air Force and Naval Officers CGHS Ltd, Plot no.11, Sector-7, Dwarka, New Delhi-110075

10.1 **DECISION** The purchasers request for grant of membership/ ownership rights in the above cases have been approved by MC after due discussions. Secretary is to take appropriate documentary action for the transfer of ownership/membership rights.

11.0 There being no further points the meeting came to a close at 1300 hrs.

Gp Capt PV Singh
Secretary

(Mrs. Jayanthy Aiyar)
Member MC

(on leave)
Mrs. Urvashi
Member MC

Wg Cdr Balraj Pahuja
Member MC

Gp Capt Vidya Sagar Gandhi
Member, MC

Gp Capt PK Agnihotri
Vice President, MC

Gp Capt Nataraj Paul
President, MC

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