

AIR FORCE & NAVAL OFFICERS CGHS LTD.

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AFNO/09

19th September 2024

45th ANNUAL GENERAL BODY MEETING HELD ON 29.09.2024

Introduction

1. Further to our advance notice dated 29.08.2024 for convening the annual general body meeting of our society to be held on 29.09.2024.
2. **QUORUM FOR THE MEETING.** The meeting will start at 10.30 am on 29-09-2024. The quorum for the meeting shall be observed up to 11:00 am. If the quorum is not complete, the meeting shall be adjourned for fifteen minutes that is from 11:00 to 11.15 am. The adjourned meeting will then be held from 11.15 am on the same day at the same venue for which no quorum shall be necessary.
3. **MC's Agenda points with brief on each point.**
 - (a) **ANNUAL REPORT.** The Annual Report would be prepared by the President and will cover up the tasks undertaken since last AGM.
 - (b) **PRESENTATION AND PASSING OF THE BALANCE SHEET FOR 2023-24.**

The Audit Report and Balance Sheet along with the related documents and schedules have been circulated to the members through website, e-mail, what's app and notice board. Hard copies are also available in society office for perusal as required. Members are requested to minimize hard copies demand and be environment friendly. Members are requested to study the balance sheet (along with allied documents) and audit report and offer their comments and observations which will be duly addressed and responded by MC. Till date no observations have been received from any members of the society.
 - (c) **BUDGET FOR NEXT ONE YEAR.** The budget for next one year as compiled by the Management Committee has already been put into public domain and no



comments as yet have been received from the members. The salient features of the budget are as follows:-

- (i) Annual inflation have been catered for salaries AMCs and services while arriving at budgeted figures.
- (ii) Legal expenses are expected to increase substantially due to ongoing court cases.
- (iii) The budget shows excess of expenditure of app Rs 190 per flat per month during next year.

Approval of the budget will be requested from the house.

(d) **UPWARD REVISION OF MONTHLY MAINTENANCE CHARGES.** In order to offset the above stated shortfalls, MC recommends an increase in monthly maintenance charges of Rs 200 per month per flat with immediate effect.

(e) **REGULARIZATION OF 3RD BEDROOM AND STORE ROOM FOR EACH FLAT.** In order to achieve regularization of 3rd bedroom and store and subsequent issue of Completion of certificate (CoC) by DDA, following documents are required to be submitted:-

(a) Approval of the AGM for :-

- (i.) Taking up the case for regularization of 3rd bedroom and store including covered balconies.
- (ii.) Approval of the AGM to hire empanelled Architect.
- (iii.) Undertaking by the Management Committee as indemnity for no case pending in courts.
- (iv.) Various clearance from various department
- (v.) Sanctioned approved layout & floor plan.
- (vi.) New existing 3rd bedroom floor plan super imposed on the approved 2nd bedroom sanctioned plan.

(f) **ROOF TOP SOLAR SYSTEM.** Presentation by the Sub-committee headed by GP Capt YP Jindal. Approval by the house is required.




(g) **PAY SCALE AND SERVICE CONDITION OF EMPLOYEES.** Presentation by the sub-committee headed by Mrs. Shobha Garg.

(h) **APPROVAL FOR EMPLOYMENT OF ONE ADDITIONAL STAFF FOR HOUSEKEEPING.** We added one more hygiene worker because sometime it's difficult to manage housekeeping in absence of one and more housekeeping staff. Housekeeping is a mandatory routine work which we cannot over look.

(i) **SALE OF FLATS TO PERSONS OF SERVICE BACKGROUND.** Our society was registered as society for defence personnel and veterans. Defence personnel and veteran have a common bonding. Over a period of time some of our residents have sold their flats to non-defence personnel. So far there has been no ill-will or alteration within our residents. However it has been observed that in few societies the number of original allottees have sold their flats and the new owners have started creating problems in the smooth running of various activities including day to day administration of the society. In few societies even parallel managing committee have been formed for day to day affairs. In some societies even an Administrator has been appointed to run the affairs of the society. Therefore it is proposed that henceforth sale of the flats would be made to personnel of defence / paramilitary background only.

4. **WORKING LUNCH.** A vegetarian lunch is being arranged after the meeting.

5. **APPROVAL BY MANAGING COMMITTEE.** The above agenda points and related details were discussed and approved by the Managing Committee during its meeting held on 16.09.2024.


Surg Commodore (Dr) VK Puri
Secretary
For Management Committee

Distribution:

1. All members- through E-mail / whats app / website and notice boards of society.
2. **Copy to:-**
Registrar of Co-operative Group Housing Societies -
Old court Building Parliament Street, New Delhi-110001

BY POST

