

NSG SAHKARI AWAS SAMITI LTD PLOT NO.2 POCKET NO. 6  
BUILDERS AREA , GREATER NOIDA , DISTT GAUTAM BUDH NAGAR

No. NSG/SAS/113

Dated : 23rd Nov. 2016

Notice No. 159

To

All Members,  
NSG SAS Ltd.  
Through Society Web site

Subject: Minutes of 18<sup>th</sup> AGM held on 20.11.2016

Sir,

18<sup>th</sup> AGM of the Society was held at Black Cat Enclave, Plot No. 2, Pocket No. 6, Builders Area Greater Noida, Distt: Gautam Budh Nagar on 20.11.2016. The following office bearers were present during the meeting .

- |                            |                        |
|----------------------------|------------------------|
| 1. Sh V.S.Rawal, DIG(Retd) | President              |
| 2. Sh Mahendra Singh (IG)  | Vice President         |
| 3. Sh Dan Singh            | Executive Member       |
| 4. Sh V.Sajwan             | Executive Member       |
| 5. Sh Sanjeev Kala         | Co-opt Member          |
| 6. Sh RS Tyagi             | Co-opt Member          |
| 7. Dr. MK Jha              | Secretary              |
| 8. Sh SD Sharma, MA. LLB., | Administrative Officer |

2. Having observed the complete formalities regarding quorum as per rules, Sh VS Rawal, DIG (Retd) delivered his presidential speech on the request of the members which is enclosed at Annexure A to this letter.

3. The AGM approved the expenditure incurred during the financial year 2015-16 as per Balance Sheet.

4. While approving the decisions taken during the financial year 2015-2016 by the Management Committee and examining the Financial State of the Society, the AGM after detailed deliberations passed the following resolutions :-

i. Resolution No. 1 – Amount of Maintenance and Construction Charges for the year 2017

The amount of Maintenance Charges for the calendar year 2017 will be Rs. 12,000/- to be recovered before 31<sup>st</sup> March 2017 and if not paid interest to be recovered as per existing provision of 18% as laid down in lease deed. Members to pay Development /Construction charges @ to Rs. 15,000/- in two installments. Rs. 7,500/- before 31<sup>st</sup> July and Rs. 7500/- by 30<sup>th</sup> Nov 2017. In case ,Rs. 15,000/- does not suffice then Rs. 3,000/- to be recouped by every member and if these amounts are not paid by the given dates interest to be charged as per existing norms of 18% as laid down in Lease Deed. If members pay total amount in one installment before due date, a discount of Rs.500/- to be given to them.

ii. Resolution No. 2- Transfer cases of Society plots

Transfer Cases of Society plots will not be sent to UP Awas evem Vikas Parishad for their approval in view of the 97<sup>th</sup> Constitutional amendment and Lease Deed 1999 of GNIDA. The AGM took a strong view of the difficulties expressed by the members in dealing with UP Awas evem Vikas Parishad, Lucknow.

iii. Resolution No. 3 - Renting of Society Shops

Members to be given preferential treatment but no financial benefit. There should be no variation between outsiders and Society members. In cases where two members apply, draws of lots to be considered.

iv. Resolution No. 4- Facilitator

Renting of houses should continue to be done through facilitator who will submit bipartite rent deed, police verification, details of tenants in the prescribed format along with entry fee of Rs. 1000/- before entry of the tenant into the Society. A second facilitator also to be appointed to avoid monopoly.

5. The following points were deliberated in detail :-

A) It was proposed that GNIDA be requested to issue interim order regarding payment of Rs. 24,73,37,764/- as farmer's compensation, even though Society has got a stay order on the subject from the Hon'ble Court of Allahabad.

B). Initiation of proceedings for Cancellation of plot of those members who have not paid Maintenance Charges 2013 after observing /fulfilling required formalities.

Members on being briefed about the cancellation of plots for non payment of Maintenance Charges for the year 2007 and 2010 agreed to the proposal of cancellation of plots of those members who have not paid Maintenance Charges 2013. They consented for cancellation provided the cancelled plots be auctioned/allotted to new members under the existing conditions.

C). Frequent change of Security Agency.

AGM was explained that non homogenous members are threatening the Security guards of dire consequences when requested to follow security measures. The Security agency is therefore helpless. Unless non homogenous are expelled from the Society, the Security cannot function properly. Members wanted it to be resolved by all means.

D). RWA

Some members expressed concern over formation of RWA. They were informed that all the members of RWA are non homogenous people who have formed the RWA just to regularize their houses. It was agreed to ignore them and accordingly they be dealt with under the existing laws.

E). Water bills

Members expressed that water bills of defaulting members should not be paid by the Society. The authority may be requested to intimate the names of those members who have not deposited water bills. Members be informed again of the pending amounts, since bills are not reaching them.

F). Other issues

a) New purchasers be informed to fulfill all formalities for membership.

b) Map of the Society be provided at the main gate along with signboards showing location of plots.

c. Opening of Second main gate:

Keeping all the facts in consideration i.e. non homogenous entrants living on ground, tenants living without following proper procedure, vehicles without stickers, parking of commercial vehicles inside the Society campus, the financial constraints of hiring more security personnel, avoiding of further litigation, etc; endeavor should be made to open the second main gate at the earliest.

d. Recarpetting of roads :

All the Society roads to be recarpetted with cement within two months or so. The concept of Capital expenditure followed in the Govt. accounting procedure was raised with relation to expenditure being incurred in the recarpetting of the road. It was explained that this Society is not funded by Govt. funds. It is governed by Management Committee and expenditure is shown as development work. The expenditure and head of account are being checked by the Audit party of UP Govt. and they have not raised any objection of this nature till date.

e. Postponement of improving Shopping Centre.

The Management Committee informed the gathering that they have been able to start the development work which was forcefully stopped by other non homogenous entrants and Sh Kataria who has been living in the Society without permission of the Management in house No. A/46. Improvement in the Shopping Centre will now be carried out once building of Nursery School is completed as per the requirement of Lease Deed to avoid the would be levying of penalty by GNIDA for non completion of work within the existing time frame.

f. Cutting of Kajurina Trees.

The matter has been referred to the Forest Department to remove kajurina trees in a phased manner as most of the trees fall in gusty wind specially Kajurina . The house was informed how these non-homogenous entrants had muscled their resources in having a challan issued in May 2012 against the Secretary and another ground worker of the Society containing seven clauses wherein five clauses were of non-bail able nature under the Forest Act, for having removed the fallen kajurina trees

g. Pending issues with GNIDA:

Non conforming of structural procedure much against the laid out Zonal /Society plans with Planning Division, illegal construction of houses, fate of empty plots in the Society, GPA sales/purchase, etc be taken up on war footing with GNIDA.

h. Court case:

Pending cases in the Hon'ble High Court may also be taken up with urgency.

Misc points

Members were informed that minor issues like fixing of new slabs over the storm water drains, Sign Boards to indicate location of plots , Speed breakers to control speed of vehicles, etc., will also be sorted out after recarpetting of the roads.

6. Most of the members appreciated the untiring efforts made by the Management and for full support forthcoming from the Greater Noida Industrial Development Authority and Police Department as a result of which AGM could be held at Black Cat Enclave. They once again reposed all faith in the Management Committee.

7. The AGM ended with vote of thanks to the chair.

Yours faithfully,

Sd/-  
(Dr.MK Jha)  
Secretary ,NSG SAS Ltd.

Copy to the :-

- i. Commissioner /Registrar, UP Awas evem Vikas Parishad, Lucknow :  
for information.
- ii. Sahkari Adhikari Awas, UP Awas evem Vikas Parishad, Sector 16 A,  
Vasundhra Complex, Ghaziabad (UP) - for information.
- iii. Property Section, GNIDA - for information.
- iv. District Magistrate, Gautam Budh Nagar – for information and with a  
request to take necessary action on certain points if desired fit.

## Annexure A

Subject: President's address on 18th Annual General Body meeting.

On behalf of Executive Committee, NSG, I welcome you all to the 18th Annual General Body meeting. At the onset I would like to again state that almost all the major issues plaguing the Society has been deliberated threadbare in the previous AGMs from 13<sup>th</sup> AGM onward, Members had given their thumping approval to take corrective measures to save the Society and maintain its Cooperative spirit. The Management Committee has tried its level best to maintain its ethos, ethics and culture. The President expresses its heartfelt thanks to members for restoring their faith again and again therefore motivating further to act bold with conviction. Progress made by the Management in the following fields is reported as under :-

### 1. Green belt

Green belt has been developed through constant and proper liaison with Greater Noida Industrial Dev Authority . They have been requested to find a permanent solution to the existing situation.

2. Mother dairy, shopping Centre, cooking gas pipe line , etc. are fully operational and for that I am grateful to my team working tirelessly against all odds.

### 3. Water bill

Members were requested to clear water bills of their plots. It has been noticed that a majority of the members have not deposited water bills to GNIDA in spite of clear instructions issued vide Notice No.37.

### 4. Nursery School and recarpetting of Roads.

Recarpetting of road by M25 ecocrete is in progress and all the remaining roads will be recarpeted early . Thereafter construction of Nursery School will take place.

5. Financial position of the Society.

Financial position of the Society is given in a statement enclosed with the Notice for perusal of the Members of the Society.

6. Audit of the Society.

Audit of the Society has been carried out for the financial year 2015-16. Balance Sheet for the financial year 2015-16 has been uploaded as Notice No. 157.

7. Problems of the Society.

i. The following information is still awaited from some of the members :-

- a. Email ID/Mobile Number
- b. A copy of water bills paid by them to GNIDA right from the date of receipt of occupancy certificate. Notice No. 37
- c. Completion Certificate – Notice No. 8
- d. Approved map of the house Notice No. 8
- e. An affidavit that the house has not been transferred /sold in any manner. Notice No. 73
- f. Transfer documents required as per Notice No. 17 to issue associate membership. Notice No. 95

ii. To clear the Society from unauthorized occupants

A number of plots of the Society have been sold without the permission of the Society on fake documents. Cases of members applied for transfer as per procedure were rejected as they were neither serving nor retired NSG personnel. The purchasers have been living in the Society in spite of their cases having been rejected by the Society. They are creating problems after problems before the Management. They stop construction of road, ask the labours to work in their houses, allow their children to play in parks meant for peace of senior citizens, park vehicles without society stickers, ask the milk men to give milk at their door steps, keep the students in their houses much against Management orders, running commercial activities in their houses, throw malwa in front of their houses, ask the labours to remove it, compel Society office to close the office, remove the green patri in front of their



houses by laying slabs, changing the level of storm water drains in front of their houses according to their own convenience , constructing house without the approval of Society, erection of Mobile tower without the approval of the Society., holding unlawful meetings, erection of RWA Notice Board. etc.etc.

It is unfortunate that certain original members have deep nexus with these non NSG personnel and they are also asking the management to consider their cases as a one time measure. Crime is after all a crime. It can not be ratified sacrificing the ethos, ethics and the image of the Society.(Notice No. 80)

#### Conclusion

Once again I would like to place on record that the Management Committee has done its best to maintain the Society economically and to provide new facilities to the members by way of opening Shopping Centre, development of green belt , providing piped natural gas to the members and construction of cemented road.

I would like to convey my thanks to the GNIDA and UP Awas evem Vikas Parishad, Lucknow for their continued support and guidance.

Thank you, Jai Hind.

Sd/-

(V.S.Rawal) DIG (Retd)  
President, NSG SAS Ltd.

