

# NEW DELHI HOUSE FLAT OWNERS ASSOCIATION

(Regn. No. S-40272/2001)

Correspondence Address : 203, New Delhi House, Barakhamba Road, New Delhi - 110 001

E-mail : [ndhf.flatownersassociation2013@gmail.com](mailto:ndhf.flatownersassociation2013@gmail.com); Website : [ndhfba.com](http://ndhfba.com)

| PRESIDENT   | VICE PRESIDENT                                | GENERAL SECRETARY                                     | JOINT SECRETARY                                 | TREASURER  |
|---|---|---|---|--|
| Sh. S.C. Khaneja<br>Flat No. 303 - 304<br>Mob. 9312234555 | Sh. Karan Bagga<br>Flat No. 411<br>9810717026 | Sh. Om Parkash Arora<br>Flat No. GF - 1<br>9999633602 | Sh. Naveen Sanger<br>Flat No. 203<br>9810014942 | Sh. Vikram Mittal<br>Flat No. GF - 6<br>9810408287 |

## MEMBERS :

|   |   |  |  |   |   |
|---|---|--|--|---|---|
| Sh. Vijay Mehta<br>Flat No. 201<br>Mob.9999633601 | Sh.Chaman Mahajan<br>Flat No. 414<br>9810133160 | Dr. Raj Chawla<br>Flat No. 712<br>9811081083 | Sh. M.L. Pari<br>Flat No.407<br>9810026824 | Sh. S.M. Mahata<br>Flat No. 115<br>9811014061 | Sh. S.K. Sharma<br>Flat No. 502<br>9811271868 |
|---|---|--|--|---|---|

26<sup>th</sup> June, 2025

## AGM & ELECTION CIRCULAR

To

All Members of NDHFOA  
New Delhi House, Barakhamba Road  
New Delhi

Sub : Notice for the Annual General Meeting & Elections of New Delhi House Flat Owners Association (NDHFOA)

Dear All,

Notice is hereby given to all the members of NDHFOA that General Body Meeting shall be held on **25.07.2025 (Friday) at 4.00 PM** at Ground Floor, NDH building to conduct the following business:-

1. To record the attendance of members present and receive feedback/proposals on important issues relating to NDH building.
2. To confirm the minutes of meeting of previous AGM.
3. To consider the report of managing committee for the work done in respect of New Delhi House Building.
4. To approve the Association's Audited Balance Sheet for the previous financial year.
5. To consider and approve appointment of same Auditors for the financial year 2025-26.
6. Hon'ble Delhi High Court vide order dated 25.02.2016 in CRP No. 27/2015 confirmed that "NDHFOA" is the only body which is in existence and live; Elections to NDHFOA were held under the aegis of Hon'ble Justice Sh. P.K. Bhasin (Retd.). Elections to the present Executive Committee of NDHFOA were again held on 25.11.2022 (delayed due to covid pandemic).
7. To elect following office bearers and the Executive Committee Members of NDHFOA on the basis of our constitution and corrected electoral list as displayed in the Website: [www.ndhfba.com](http://www.ndhfba.com). All members are requested to verify the correctness of details against their respective flat No.(s) indicated in the website and submit feed back for correction, if any, to the General Secretary duly signed along with copy of ownership proof and self attested copy of Aadhar latest by 7<sup>th</sup> July, 2025.

(P.T.O.)

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- |                                |         |
|--------------------------------|---------|
| 1. President                   | .. One  |
| 2. Vice President              | .. One  |
| 3. General Secretary           | .. One  |
| 4. Treasurer                   | .. One  |
| 5. Executive Committee Members | .. Four |
- (Two members shall be nominated by the new managing committee.)

Procedure and details regarding elections are given in Annexure-1 enclosed.

8. To consider and decide any other issue relating to NDH and CMC as allowed by the Chair.

For New Delhi Flat Owners Association

  

General Secretary

Copy to :-

1. Copy for NOTICE Board, NDH.
2. Copy by Email to Members and hosting in NDHFOA website [www.ndhfoa.com](http://www.ndhfoa.com)
3. Copy to SHO, Police Station Barakhamba Road, New Delhi for information and necessary action please. It is requested that peace may be maintained for conduct of fair Elections.
4. Copy to Capital Maintenance Corporation (Prop. Yashpal Singhal), Ground Floor, NDH.

## NEW DELHI HOUSE FLAT OWNERS ASSOCIATION

### DETAILS OF WORK DONE

- Based on NDMC directions, Structural Safety Audit of NDH building got conducted through NDMC empanelled professionals and audit report submitted to NDMC
- NDMC issued Show Cause Notice for sealing of NDH building, if immediate steps are not taken to make the building structurally safe. Accordingly qualified Engineer was hired to supervise civil works and experienced contractors were appointed on labour rate basis and completed the following jobs:-
  - (a) Dismantled and removed Maiba (135 Trucks) from the roof and laid new Kota Stones after water proofing of the roof. Water seepage and leakages stopped to top floor flats. Water proofing completed. This also resulted into reduction of dead weight of more than 200 MT from the roof.
  - (b) Strengthening completed for all the weak Pillars, Beams, shear walls and weak areas by engaging professional and skilled man power on labour rate basis. High quality raw materials including cement, stone dust, branded water proofing chemicals, micro-concrete and steel etc. supplied by the Association.
- All the eight sanitary shafts repaired and renovated to stop water leakage/seepage into the building, individual flats and basements.
- The old and rusted steel pipes were replaced by new plastic pipes along with accessories so that repeated leakage and repair problems do not happen.
- Old water pumps operated with DG Set in case of fire emergency got serviced and repaired along with gate valves and electric panels and the same was tested.
- All the shafts covered on the top to prevent entry of rain water into the shafts and to the basement.
- Both the basements duly repaired to stop the water leakage/seepage and broken/leaking pipes were replaced by new pipes.
- Structural safety audit report were submitted to NDMC after completion of misc. civil works and strengthening of NDH building and Association was successful in avoiding sealing of NDH building.
- NDMC drinking water supply was stopped by NDMC due to non payment by the association before elected NDHFOA took the control of NDH. Drinking water supply got resumed from NDMC and option given to all the flat owners to use NDMC drinking water as well as borewell water.
- In the previous tenure of NDHFOA, Four new Schindler high tech power saver and world class Lifts installed after removing old and unsafe 47 years old lifts. Now NDH building is proud to have four worldclass new high speed Lifts which are unmatched in the neighbourhood buildings.
- Fifth lift renovated and converted into cargo Lift.
- The Lift lobby at Ground Floor repaired and renovated.

(P.T.O.)



- Under Ground and Over head water tanks cleaned and repaired, leakages stopped by using water proofing chemicals, micro concrete cement and stone dust etc.
- Fire Extinguishers installed on every floor, false ceilings repaired.
- Repair and painting of NDH building on all the four sides undertaken and the jobs are almost completed.
- There were complaints by some of the top floor flat owners that water seepage/leakage is happening after the rains from the roof top. Various steps were taken to plug the same including on the inside and outside parapet walls. After consulting water leakage experts, an old traditional method was adopted for water treatment using hot tarcoal application on the clean roof followed by tarcoal bitumin sheets overlapping by 4 inches and the sheets were sealed with the help of using hot flames enabling the hot liquid tarcoal to fill up the gaps between Kota Stones and also parapet walls. There were heavy rains in the evening of 17.06.2025 and by the next day it was confirmed that there is no leakage and seepage from the roof top in all the top floor flats. It may however, be pointed out that NDH is a very old building and this water proofing may not last for long period and will have to be repeated periodically. Thus, the complaints of top floor flats have been duly addressed.
- The quality of cleanliness and security of the building upgraded by NDHFOA by constant monitoring and installation of CCTV cameras.

The above mentioned jobs were completed by NDHFOA and its Executive Committee with active support and co-operation of owners/occupiers of NDH flats.



(Annexure I)

## NEW DELHI HOUSE FLATS OWNERS ASSOCIATION

(Regn No. S-40272/2001)  
NEW DELHI HOUSE, 27 BARAKHAMBA ROAD, NEW DELHI - 110 001  
Corrs. Address: 203, New Delhi House, Barakhamba Road, New Delhi - 110 001

Form No. 1

| NOMINATION FORM      |  | Date |
|----------------------|--|------|
| NOMINATION FOR ..... |  |      |
| 1                    | Name of Proposer                                 |      |
| 2                    | Flat No. of Proposer                             |      |
| 3                    | Contact No. of Proposer                          |      |
| 4                    | Email of Proposer                                |      |
| 5                    | Signature of Proposer                            |      |
| 6                    | Full Name of the Nominee,<br>Flat No. of Nominee |      |
| 7                    | Contact No. of Nominee                           |      |
| 8                    | Email of Nominee                                 |      |
| 9                    | Signature and consent of<br>Nominee              |      |

**Notes: -**

1. Separate Form for each Post is required.
2. Executive Committee members are eligible to stand for re-election.
3. Flat owner who is a member of NDHFOA shall constitute one vote for each flat at NDH.
4. No members shall have any right to propose, nominate or become nominee or to vote at the AGM if any of their subscriptions or levies are overdue as on date of Nomination.
5. All Nominations should reach the Corrs. office of the Association, Flat No. 203, NDH by 11.30 AM on 21-07-2025



## NEW DELHI HOUSE FLATS OWNERS ASSOCIATION

(Regn No. S-60272/2001)  
NEW DELHI HOUSE, 27 BARAKHAMBHA ROAD, NEW DELHI - 110 001  
Corrs.Address: 203, New Delhi House, Barakhamba Road, New Delhi - 110 001

### "FORM-2"

#### NOTICE OF WITHDRAWAL OF CANDIDATURE FOR

ELECTION AS.....(Name of Post)

To

The Returning Officer for election to  
New Delhi House Flat Owners Association (Regd.)  
27, Barakhamba Road, New Delhi House  
New Delhi - 110001

I, the validly nominated candidate, do hereby give my notice of withdrawal of candidature for the above post.

Name of the Candidate : .....

Sl. No. in the Electoral List : .....

Signature : .....

Date :

Note :

1. Separate Form for each Post is required.
2. Executive Committee members are eligible to stand for re-election.
3. Flat owner who is a member of NDHFOA shall constitute one vote for each flat at NDH.
4. No members shall have any right to propose, nominate or become nominee or to vote at the AGM if any of their subscriptions or levies are overdue as on date of Nomination.
5. All withdrawals should reach the Corrs. office of the Association, Flat No. 203, NDH by 11.30 AM on 22-07-2025



**NEW DELHI HOUSE FLATS OWNERS ASSOCIATION**

(Regn No. S-40272/2001)

NEW DELHI HOUSE, 27 BARAKHAMBA ROAD, NEW DELHI - 110 001  
Corrs.Address: 203, New Delhi House, Barakhamba Road, New Delhi - 110 001

FORM 3

LIST OF CONTESTING CANDIDATES

As per the AGM-cum Election circular dated 26.06.2025 and after consideration the nominations/withdrawals from the members, the following are the contesting candidates:

| Name of the Post  | Name of the Candidate | Flat No. |
|-------------------|-----------------------|----------|
| President         |                       |          |
| Vice President    |                       |          |
| General Secretary |                       |          |
| Treasurer         |                       |          |
| Executive Member  |                       |          |
| Executive Member  |                       |          |
| Executive Member  |                       |          |
| Executive Member  |                       |          |

Place : New Delhi

General Secretary

Date :



Annexure - 1

**NEW DELHI HOUSE FLATS OWNERS ASSOCIATION**

(Regn No. S-40272/2001)  
NEW DELHI HOUSE, 27 BARAKHAMBA ROAD, NEW DELHI - 110 001  
Corrs.Address: 203, New Delhi House, Barakhamba Road, New Delhi - 110 001

FORM - 4

Date : 25.07.2025

**DECLARATION OF ELECTION RESULT**

Pursuant to the AGM Elections held as per cum Election Circular dated 26.06.2025, the result of the Elections to the Office Bearers of NDHFOA held on 25.07.2025 is declared as under:

| Sl. No | Post              | Name | Flat No. |
|--------|-------------------|------|----------|
| 1      | President         |      |          |
| 2      | Vice President    |      |          |
| 3      | General Secretary |      |          |
| 4      | Joint Secretary   |      |          |
| 5      | Treasurer         |      |          |
| 6      | Member            |      |          |
| 7      | Member            |      |          |
| 8      | Member            |      |          |

From today onwards previous Executive Committee Office Bearers and members will retire and new Executive Committee will take over and work towards fulfilment of the objectives of the Association as per its constitution.

Thanks to all the members of the Association for peaceful conduct of Elections.

General Secretary

Copy for information and necessary action :

1. Notice Board, NDHFOA, New Delhi House
2. Registrar of Societies, Jamnagar House, New Delhi - 110 001
3. SHO, Barakhamba Road Police Station, New Delhi - 110 001
4. Sh. Yashpal Singhal, Prop. Capital Maintenance Corporation, Ground Floor, NDH, New Delhi - 110 001
5. Office File

