

MINUTES BOOK

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A Meeting of DIRECTORS/SHARE HOLDERS Held on 27 February 2022the The Managing committee of Society ofat Society office at B-4, Vasant Kunj Chairman Signature with Date

QUORUM

1.	Sh. Bharat Singh Sehrawat	(President)	<u>BS Singh</u>
2.	Capt. Anish Singh	(Vice-President)	
3.	Lt Col R S Rathel	(Secretary)	<u>Ran</u>
4.	Smt. Lalita Jain	(Treasurer)	<u>Lalita Jain</u>
5.	Sh. Sukbir Singh	(Jt. Secretary)	<u>Sukbir Singh</u>
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Fact that Quorum was Confirmed Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

The Managing committee of the Society held its meeting at 11:00 AM on 27th February 2022 (Sunday) in Society office at B-4, Vasant Kunj, New Delhi-70, under the chairmanship of the President Sh. Bharat Singh Sehrawat. The President welcomed all member to the meeting.

DISCUSSION ON AGENDA ITEMS

Item No. 1- Confirmation of the minutes of the meeting held on 13.02.2022.

The President read out the minutes of the meeting. The Jt. Secretary's Proposal to pass the minutes and was seconded by Smt. Lalita Jain, Treasurer and minutes were approved by all.

Item No. 2- Review of the contract with M/s chinan Promoters Pvt Ltd.

The President intimated that the initial contract agreement was done on 23.09.2009. Thereafter, a Supplementary agreement was executed on 09.08.2020. This supplementary agreement was based on fixed cost of Rs. 1.18 crores.

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and fixed time up to 31.01.2022. Hence, There is a requirement to review of the contract with M/s Chinan Promoters Pvt. Ltd. Therefore, it is decided to hold an informal meeting with the Directors of M/s Chinan Promoters, members of the committee and some more members of the Society. Date for this informal meeting is decided 12.03.2022. This proposal was approved by all the present members of the committee.

Item No-3 To discuss the state of Payment by
The members and decide the default amount

The Secretary of the Society briefed the committee about latest state of Payment by the members.

He told that Society has demanded Rs. 2,48,42,2500/-

So far. The amount received is Rs. 2,03,30,01,858/-

and balance amount of construction money is

Rs. 45,12,23,142/- in addition to this, Secretary

further said that an amount of Rs. 17,35,17,323/-

has been accrued on members up to 31.03.2021.

The Society has received Rs. 6,04,72,647/- and

pending amount of interest is Rs. 11,50,44,676/-

Thus, a total of Rs. 56,62,67,818/- of demanded dues

is outstanding. The President requested committee members

for motivation of payment by the members. The committee

after taking a note of the fact that the non-payment

of the demanded amount is resulting adversely in-

completion of the project. He further said that it is

causing restlessness among the Society members.

Even after paying complete estimated cost of the project

They are not getting their flats, the committee shall have

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A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

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to deliberate the case of expulsion in the present committee meeting and should approve the proposal for issue of notice for the expulsion of a member setting out therein full details of the grounds with supporting documents. Therefore the managing committee of the Society should initiate proceedings u/s 86(1) of DCS Act, 2003 &/w Rule 99 of DCS Rules, 2007 against persistent defaulter members. He also intimated that at present expulsion proceedings against members is pending before Delhi Co-operative Tribunal. After due deliberation it is decided that an amount of Rs. 1,37,25,000/- be kept as default amount. The Secretary proposed that the default amount be declare as Rs. 1,37,25,000/- and first notice should be sent to all those members who have paid more than Rs. 97,00,000/- and less than Rs. 1,37,25,000/-. The notice should also be sent to those members who have not cleared their outstanding amount of interest. This proposal passed by all the members present in the committee.

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Item No-4) Tendering of works not covered in the scope of M/s chinari Promoters (P) Ltd.

The president of the Society expressed, urgent requirement of tendering of works not covered in scope of M/s chinari promoters (P) Ltd. He also informed the committee members that an advertisement has already given in two newspapers on 25.02.2022. The last date of invitation of interest is 10.03.22.

Item No-5 To Decide the date of next SGBM.

The secretary intimated that the last SGBM was held on 26.12.2021, there is a requirement of conducting one more SGBM before 31.03.2022. The committee deliberated upon fixing of next date of SGBM. After due consideration it was decided to have next SGBM on 27.03.2022. This proposal is accepted by all managing committee members unanimously.

Item No-6 Any other with permission of the chair.

(a) Change of nominee(s)

The secretary intimated that society has received application from FORM-17 for change of nominee(s).

The details of such application is given below: —

DETAIL OF NOMINEE(S).

S.No	Name of Member	M.No	Name of New Nominee	Relationship
1.	Azad Singh Rathee	52	Smt. Kamlesh	Wife 100%
2.	Shri Kishan Goel	125	Smt. Bala Rani Goel	Wife 100%
3.	Dr. Gyanendra Kumar	30	Smt. Punam	Wife 100%
4.	Smt. Saroj Kumari	128	Ms. Himanshi	Daughter 100%
5.	Sh. Mehtab Singh Saini	13	Smt. Geeta	Wife 100%
6.	Sarang Arora	60	Smt. Shalini Arora	Wife 100%
7.	Birender Singh Rathee	41	Smt. Babita Rathee	Wife 100%

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A Meeting of DIRECTORS/SHARE HOLDERS Held on
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The committee after due verification of above decided to change the nominee as requested by the members in their first degree blood relation.

(b) Passing of bills. P

The Treasurer, Smt. Lalita Jain proposes for passing of following bills received by the society. The details of bills are as under: —

(i) 4th Dimension (Architect) — 2,36,340/-

(ii) Johnson lifts Pvt Ltd. — 21,64,000/-

The committee examine the bills and decided to Pass the same Unanimously.

The meeting ended with a vote of thanks by the chairman to all present.

[Signature]

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A Meeting of DIRECTORS/SHARE HOLDERS Held on 13 March 2022.

The Managing committee of Society

the day of

at Society office at B-4, Vasant kunj. Chairman Signature with Date

QUORUM

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|-----|---------------------------------|----------------|----------------------|
| 1. | Sh. Bharat Singh Sehrawat | (President) | <i>BS</i> |
| 2. | Lt. Col. R. S. Rathore, (Retd.) | (Secretary) | <i>R. S. Rathore</i> |
| 3. | Smt. Lalita Jain | (Treasurer) | <i>Lalita Jain</i> |
| 4. | Sh. Sukhbir Singh | (JE Secretary) | <i>Sukhbir Singh</i> |
| 5. | Smt. Kiran Rana | (Member) | <i>Kiran Rana</i> |
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Fact that Quorum was Confirmed

Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

The Managing committee of the Society held its meeting on 13 March 2022 (Sunday) at 11:00 AM in the Society office at B-4, Vasant kunj under the chairmanship of the President Sh. Bharat Singh Sehrawat. The President welcomed all members to the meeting.

DISCUSSION ON AGENDA ITEMS

Item No-1 Confirmation of the minutes of last MC meeting held on 27th Feb. 2022.

The President read out the minutes of the meeting, Smt. Kiran Rana's proposal to pass the minutes is seconded by Smt. Lalita Jain and the proposal is passed by all.

Item No-2 Issues Related to M/s chinari Promoters (P) Ltd.

The committee noted that M/s chinari Promoters (P) Ltd have submitted application for Extension of completion time till 30th September 2022 on account of delay in progress due to COVID-19 related restrictions imposed by the government. During the extended period, there will be no cost implication

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on the Society i.e. the fixed cost of flats shall remain unchanged.

The Secretary proposed that contractor's proposal of extension of time without any cost implication should be put up in the SGBM for approval. The proposal was seconded by the Jt. Secretary and approved by all.

Item No-3 Preparation of SGBM dated 27.03.2022.

After deliberation, it was ~~dec~~ unanimously decided that,

- (i) The Venue of the SGBM shall be the same as last SGBM dated 26.12.2021 in the basement.
- (ii) The Joint secretary and Treasurer shall finalise the arrangements w.r.to lunches, sitting arrangements and video recording etc.

Item No - 4 Appointment of Auditor for F. Y. 2022-23

The secretary proposed that the existing Auditor M/s Lunawat & Co. should be requested to continue for the FY 2022-23.

The proposal was seconded by Smt. Kiran Rana & approved by all.

Item No-5 Any other with the permission of the chair.

1. Keeping in view the inputs from the Architect and the same, according to which the Society should apply for OCC for the Entire project, rather than for part occ, the committee decided to;

- (i) Release work order for UPVC doors/windows to M/s Fenesta Building Systems for tower no 3 & 4.
- (ii) Communicate to M/s Johnson lifts Pvt Ltd that they should provide the 12 lifts in first phase, comprising 6 fire lifts and 6 passenger lifts i.e. 2 lifts in each tower.

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A Meeting of DIRECTORS/SHARE HOLDERS Held on
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2. In response to the advertisement in the Newspapers on 25.02.2022 inviting EOI for the balance works under the Society's scope, 19 applications have been received. It was unanimously decided that the applications should be forwarded to the architect for their examination and recommendations in respect of shortlisting of the applicants for invitation of tenders.

3. An email has been received from the Ministry of Environment Forest and climate change regarding status of implementation of the project Activity granted to prior to Environmental clearance. It was unanimously decided, that needful action in the matter shall be taken by the Secretary in consultation with the environmental expert agency M/s Perfect Solutions.

4. Passing of bills.

The Treasurer, Smt. Lalita Jain proposed following bills received by Society after checking the bills passed by all unanimously.

(i)

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- (i) S. K. Security Services - 33,040/-
(ii) AHPN & Associates (4 bills) - 38,940/-
(iii) KnowKrafts Minds Solutions Pvt Ltd - 50,000/-

5. Passing of Expenditure for the month 1st Feb 2022 to 28th Feb. 2022.

The Secretary Lt Col R S Rather informed the MC about the expenses of the society for the month of february 2022. the proposal was seconded by Mr. Sukhbir Singh, Lt. secretary and approved by all. Details of expenses as below:-

Maharishi Dayanand CGHS Ltd.

B-4 (Adjoining B-5/B-6 DDA Flats),

Vasant Kunj,

New Delhi

Indirect Expenses

Group Summary

1-Feb-22 to 28-Feb-22

Page 1

	Closing Balance	
	Debit	Credit
Advertisement	18,995.00	
Bank Commission & Charges	1,534.00	
Conveyance Expenses	5,200.00	
General Expenses	4,538.00	
Legal & Professional Fee	3,540.00	
Postage & Telegram	587.00	
Printing & Stationery	8,373.00	
Salaries & Allowances	1,06,125.00	
Security Expenses	33,040.00	
Society Welfare	5,228.00	
Sundry Short & Excess		0.44
Telephone Expenses	1,179.00	
Grand Total	1,88,339.00	0.44

6. Change of Nominees).

DETAIL OF NOMINEE

all

S.No	Name of Member	M.No	Name of Nominee	Relationship
1.	Sh. M.L Chawla	10	Sh. Sunil Chawla	Son 100 %
2.	Sh. C.P Saini	66	Smt. Munni Saini	Wife 100 %
3.	Sh. V. P Sharma	74	Smt.Rajkumari Sharma	Wife 100 %
4.	Sh. Pankaj Goel	145	Sh. Mage Ram Goel	Father 100%
5.	Ms. Savita Goel	147	Smt.Kamlesh	Mother 100%

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A Meeting of DIRECTORS/SHARE HOLDERS Held on
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 at Chairman Signature with Date

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The Secretary of the Society informed the managing committee that 05 applications have been received. The contents of the applications are in order and he proposed that the proposal of change of nominee(s) may be accepted. The committee after going in to details approved the same.

7. Transfer of membership:-

The Secretary informed that in addition to change of nominee application, the Society has also received one application for changing of status of the membership from joint member to single member due to death of first member of joint membership. At the same time an application for the appointment of nominee has also been received. The application is in order, therefore, committee is requested to change the status from joint to single membership. The committee approve the same.

The meeting ended with a vote of thanks by the chairman to all present.

[Signature]

[Signature]

[Signature]

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A Meeting of DIRECTORS/SHARE HOLDERS Held on 26 March 2022.

the Managing Committee of Society

day of

at Society office at B-4, Vasant Kunj Chairman Signature with Date

QUORUM

1. Sh. Bharat Singh Sehrawat (President)
2. Lt. Col. R. S. Rather (Secretary)
3. Sh. Sukhbir Singh (Jt. Secretary)
4. Capt. Anish Singh (Vice-President)
5. Smt. Kiran Rana (Member)
- 6.
- 7.
- 8.
- 9.
- 10.

Bharat Singh

R. S. Rather

Sukhbir Singh

Anish Singh

Kiran Rana

Kiran Rana

Kiran Rana

Kiran Rana

Kiran Rana

Kiran Rana

Kiran Rana

Fact that Quorum was Confirmed

Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

The managing committee of the Society held its meeting on 26th March 2022 (Saturday) at 11:00 AM in the Society office at B-4, Vasant Kunj under the chairmanship of the president Sh. Bharat Singh Sehrawat. The president welcomed all to the meeting.

DISCUSSIONS ON AGENDA ITEMS:

Agenda Item No. 1: Confirmation of the minutes of last MC meeting held on 13 March 2022.

The president read out the minutes of the meeting. Sh. Sukhbir Singh's proposal to pass the minutes was seconded by Smt. Kiran Rana and the minutes approved by all.

Agenda Item No. 2: Preparation of next SGBM scheduled on 27.03.2022

The committee took a round of the site and decided that venue of the SGBM shall be in the 1st basement (upper basement). The Jt. Secretary informed that quotations have been collected for providing sitting arrangement including

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fixing side curtains, milch etc & catering for 100 persons. The lowest quotation has been submitted by M/s Chhabra Tent house for Rs 61,000 (sixty one thousand) all inclusive and proposed to approve the same. The quotation of M/s Chhabra Tent house was approved unanimously.

Agenda Item NO. 3: Any other with the permission of the chair

- 3.1 M/s Johnson lift's Pvt Ltd. has submitted their bill for 40% stage payment as per contract conditions for 12 NO. lift's (1 passenger and 1 Fire lift for each tower). It was unanimously decided to forward the bill to the Architect for verification and thereafter make payment as verified by the Architect. The bill amount claimed by M/s Johnson is Rs 85,84,000/- (Rupees eighty five Lakh eighty four thousand) only.

The meeting ended with a vote of Thanks to all by the chairman.

Bharat Singh
(Bharat Singh Chauhan)

[Signature]
[Signature]

Sankar Singh

Kiran Rana

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A Meeting of DIRECTORS/SHARE HOLDERS Held on 10th April 2022 by
 the Managing Committee of the Society of
 at Society Office at B-4, Vasant Kunj, New Delhi Chairman Signature with Date

QUORUM

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| 1. Sh. Bharat Singh Sehrawal (President) | <u>Bharat Singh</u> |
| 2. Smt. Lalita Tami (Treasurer) | <u>Lalita Tami</u> |
| 3. Smt. Kisan Rana (Member) | <u>Kisan Rana</u> |
| 4. Sh. Sukhbir Singh (Jt. Secretary) | <u>Sukhbir Singh</u> |
| 5. _____ | _____ |
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Fact that Quorum was Confirmed _____ Fact that Notice was read _____

Fact that Director's Report and Accounts were read or _____

Fact that Auditors Report was read _____

The managing committee of the Society held its meeting on 10th April 2022 at 11:30 hrs in the Society office at B-4, Vasant Kunj, New Delhi under the Chairmanship of the president Sh. Bharat Singh Sehrawal. The president welcomed all and informed that the Secretary Sh. R.S. Rather that he is unwell and would not be able to join the meeting today. Vice president Sh. Anish Singh has also informed that he would be unable to join today due to health issues of his father.

DISCUSSIONS ON AGENDA ITEMS

1. Agenda Item No. 1: Confirmation of the minutes of last MC meeting held on 26th March 2022.

The president read out the minutes of the meeting. Smt. Kisan Rana's proposal to confirm the minutes was seconded by Smt. Lalita Tami and the minutes were confirmed by all.

2. Approval of the minutes of the SGBM held on 27.04.2022 (Agenda Item No.2)

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The president read out the SGBM minutes, he also informed that the same has also been perused and approved by the Secretary Col. R.S. Rathore Sh. Sukhvir Singh's proposal to approve the minutes was seconded by Smt. Kisan Rana and approved by all. It was also unanimously decided that the Secretary should take further action, accordingly.

Agenda Item NO. 3: Tendering of Works which are not covered in the scope of M/s Chinav Promoters (P) Ltd.

The Committee noted that out of various such works, the works of UPVC door/window, Fire fighting works and Providing and Installation of Lifts are already in progress. Tenders for these works were awarded on the basis of EOI invited through newspaper advertisement on 28.11.2020, wherein total 31 EOI applications were received. The MC in order to increase competition in the balance works have once again invited the EOI (for balance works) through newspaper advertisement dated 25.02.2022. In response total 19 (nineteen) applications for various works have been received. All the applications received against the current advertisement as well as those already received against the earlier advertisement were sent to the Architect to shortlist the applications for remaining works.

The Architect has examined the applications and have short-listed the following applications/vendors for inviting tenders for various remaining works, which are not covered in the scope of M/s Chinav Promoters Pvt. Ltd.

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C-17, BASEMENT, ANAND NIKETAN, NEW DELHI - 110021. Tel: +91.11.41661137

Shortlisted Contractors for MEP works

DATE: 22.03.2022

ESS EQUIPMENT (TRANSFORMER, HT/LT PANEL, DG SETS):

1. HITCH ERECTORS PVT LTD
2. LIVSPACE ELECTRICAL CONTRACTO
3. SKY TECH ENGINEERS
4. APPLICATION CONTROL PANELS PVT.LTD.
5. SCHNEIDER ELECTRIC INDIA PVT.LTD.
6. BRILLTECH
7. SHIVANI POWER ENGINEES PVT.LTD
8. ESQUIRE ELECTRICALS, ENGINEERING, PROCUREMENT, CONSTRUCTION

MECHANICAL VENTILATION WORKS:

1. D.K ENGINEER
2. SKY TECH ENGINEERS

SOLAR PANELS WORKS:

1. NOVA ENERGIE
2. POWER GREEN ENERGY SOLUTIONS LLP
3. SANRIDH SOLAR PVT. LTD.
4. SUGS LLOYD PRIVATE LIMITED

S.T.P. WORKS:

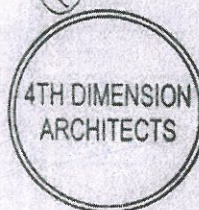
1. HABITAT ENVIRO SOLUTIONS PVT. LTD.
2. ECOLOGICS INDIA PVT.LTD.
3. GREKO TECHNOLOGIES
4. OPTIMA WATER SOLUTIONS PVT.LTD

SECURITY SYSTEMS:

1. MOMENTUM TECHSYS PVT. LTD.
2. SKY TECH ENGINEERS

Rain Harvesting Work:

1. PUMP ENGINEERING WORK
2. SKY TECH ENGINEERS



The committee perused the list and unanimously passed the proposal that tenders for the remaining work be issued/invited from the parties given in the list above.

Agenda Item NO. 4: Issues Related to M/s Chirav Promoters Pvt. Ltd.

The Secretary brought out that based on the Contractor's application dated 13.03.2022 for Extension of Time, the issue was put up to the General House in the SGBM dated 27.03.2022, wherein the General House has approved the Extension of Completion Time for the Contractor M/s Chirav Promoters Pvt Ltd till 30.09.2022 without any price escalation or any other financial implication on either side. After deliberations, it was unanimously approved that Extension of Time for completion of work may be communicated to M/s Chirav Promoters (P) Ltd. including the reduction in Scope of Work in Tower No. 3, also approved by the General House in its SGBM dated 27.03.2022. While communicating the extension of time a work program to complete the work by 30.09.2022 be also conveyed so that the Contractor can/shoud complete the work accordingly. The Secretary was requested to take further necessary action.

Agenda Item NO. 5: Any other with the permission of the Chair.

5.1 The following invoices of The CA M/s ANPN and Associates, advocate M/s Ashish Mohan and M/s S.K. Security Services were perused and passed for payment by the committee, unanimously.

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A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at

Chairman Signature with Date

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Fact that Auditors Report was read

S.NO	PARTY NAME	INVOICE/BILL NO.	DATE	BILL AMOUNT	GST	TOTAL	TDS	CHEQUE AMT.
1	AHPN AND ASSOCIATES	AHPN/N/21-22/243	16.03.2022	1,500	270	1,770	150	1,620
2	AHPN AND ASSOCIATES	AHPN/N/21-22/288	31.03.2022	1,500	270	1,770	150	1,620
3	ASHISH MOHAN (ADV)	025-2022	02.04.2022	48,400	-	48,400	4,840	43,560
4	S. K SECURITY SERVICES	018	01.04.2022	28,000	5,040	33,040	280	32,760
TOTAL				79,400	5,580	84,980	5,420	79,560

5.2 M/s Chinan Promoter's bill against interest on delayed payment and 7th (SA) Running Bill

The Jt. Secretary brought out that M/s Chinan Promoters has submitted their bill of Rs 89,85,306/- towards interest on delayed payments of their RA bills i.e 1st RA, 2nd to 4th RA & Extra their bill. The committee, after deliberations, unanimously decided that the Contractor's bill may be forwarded to the CA for checking. The Contractor has also submitted their 7th (SA) Running Bill dated 28.03.2022 for Rs 7,58,41,686/- After discussions it was unanimously approved that the bill should be forwarded to the Architect and CA for checking/verification.

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With the above, the meeting came to an end and the president thanked all for participation in the meeting.

Bharat Singh

Secretary

Kashish Ramesh

Lavita Jain

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A Meeting of DIRECTORS/SHARE HOLDERS Held on 01st May 2022 by
 the Managing Committee of the Society
 at Society Office at B-4, Vasant Kunj, New Delhi Chairman Signature with Date

QUORUM

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| 1. Sh. Bharsal Singh Sehrawal (President) | <u>Bharsal Singh</u> |
| 2. Sh. R. S. Rathor (Lt Col, Retd) - (Secretary) | <u>R. S. Rathor</u> |
| 3. Sh. Sukhbir Singh Rathor (Jt. Secretary) | <u>Sukhbir Singh</u> |
| 4. Smt. Kiran Rana - (Member) | <u>Kiran Rana</u> |
| 5. Sh. Omvir Singh - (Member) | <u>Omvir Singh</u> |
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Fact that Quorum was Confirmed Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

The managing committee of the Society held its meeting on 01st May 2022 at 11:30 hrs in the Society Office at B-4, Vasant Kunj, New Delhi under the Chairmanship of the president Sh. Bharsal Singh Sehrawal. The president welcomed all and commenced the meeting.

DISCUSSION ON AGENDA ITEMS

Item No. 1: Confirmation of the last meeting of the MC held on 30th April 2022.

The president read out the minutes of the meeting. Sh. Sukhbir Singh's proposal to pass the minutes was seconded by Smt. Kiran Rana and the minutes were passed by all.

Item No. 2: Tendering of works which are not covered in the scope of M/s Chinna Promoters (Pvt.) Ltd.

- 2.1 Tenders for SITC of Electrical works i.e Transformers, HT/LT Panels, DG Set etc. have been issued. Out of the 8 No. short-listed parties 5 No. have taken the tender document from Society's office. However, three

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have yet to respond to ^{the calls} collect the tender document. The managing committee unanimously decided as under;

- (a) To send through speed post the tender document to the remaining three parties; and;
- (b) To extend the date(s) of seeking clarifications by the tenders from 29.04.2022 to 06.05.2022 and the last date for tender submission from 05.05.2022 to 12.05.2022.

2.2 Tendering for STP: The architect has prepared the document and shared the draft with the Society. After discussions, it was unanimously decided that the document may also be got checked from the Society's Engineer and thereafter the tender document be issued to the shortlisted 04 (four) parties for STP.

2.3 Tendering for other works: After discussions, it was unanimously decided that tenders for other remaining works may be expedited keeping in view the time required for completion of the work, the cost involved, availability of funds and the overall objective of getting the occupancy certificate.

Item NO.3 Issue related to M/s Chinna Promoters Pvt. Ltd.

The Secretary brought out that M/s Chinna Promoters have submitted their 7th RA bill (SA) and the same has been forwarded to The Architect for verification. All members took note of it.

Item NO.4: Any other with the permission of the Chair

(a) Issue of Employment Certificate to late Sh. Chander Bhushan Roy

The Secretary informed the committee that a request has been received from Mrs. Chander Bhushan to issue an employment certificate of her late husband, as the same is required for the purpose of claiming his insurance. Mrs. Chander Bhushan

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 at Chairman Signature with Date

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1. has also forwarded his death certificate and format from
2. life Insurance company in which the certificate is required. The
3. committee agreed to issue the certificate and authorised the
4. Secretary to take further needful action.

5.
6. (b) Discussion on Architect's letter dated 18.04.2022
7. The president read out the letter received from the
8. Architect M/s 4TH Dimension, wherein they have requested
9. that at the time of signing of contract agreement,
10.

Fact that Quorum was Confirmed Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

the Society had decisively mentioned that the project will be completed by January 2022. They have further added that by now only 43% of work (out of the balance work at that time) has been done and now want to increase their fee by Rs 3 lakh per month in addition to their remaining 57% fees. The managing committee after due deliberation decided to have a meeting with the Architect at an early date.

(c) Proceedings of AGBM of DCHFC Ltd.

The Secretary informed that AGBM of Delhi Cooperative Housing Finance Corporation Ltd. was held on 01.05.2022, which was attended by Society's accountant. The corporation has, in the AGBM, declared profit earned and dividend for the FY 2020-2021. In order to send the dividend to the Society, the corporation has sought details of Society banker/account. It was decided that the Secretary should take needful action to provide the details to DCHFC Ltd.

(d) Discussion on Query received from ESS tenderers.

The president informed that the society has received queries from one of the tenderers (Shivani Power Ltd.) including date of extension of bid submission. After discussions it was unanimously decided to extend the date of query submission by bidders and the date of tender submission by bidder to 06.05.2022 and 12.05.2022, respectively.

(e) Consideration of application for exemption of Interest in respect of Smt. Mohini Bhatia:

The Secretary intimated that an application has been received from Smt. Mohini Bhatia for exemption of interest on delayed payment for the period from 10.11.2012 to 10.06.2015 amounting to Rs 6,14,121.00. He read out the complete letter for the knowledge of the committee members. Smt. Mohini Bhatia was personally present and explained her case that demand no. 04th to 12th were not sent to her by the society considering that she was not a member of the society. She further mentioned that society's proposal/decision of expelling her mother Smt. Aruna Singh was rejected by the Registrar Cooperative Societies and by Delhi Cooperative Tribunal. The writ petition filed by the committee in Delhi HC in this regard was also withdrawn by the then Administrator stating that the earlier orders of the RCS & DCT were speaking orders. Since her/her mother's from the society was wrong, no interest should be levied on her for the aforesaid period, when demands were not raised upon her/her mother.

It is presumed that

To this the president opined that (i) If she/her mother was not a member during the said period (for what so ever reasons) then the demands raised during the period are not valid upon her/her mother and fresh demand should have been raised upon them when their membership was

MINUTES BOOK

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A Meeting of DIRECTORS/SHARE HOLDERS Held on
 the day of
 at Chairman Signature with Date

QUORUM

1. Reinstated. However, if it is considered that the order of
2. their reinstatement is effective for the said period then the
3. demands raised during the period are valid on them and
4. required payment of interest on the same. The president
5. also opined that accepting the plea of Mrs. Bhatia would
6. result that the Society should not charge any interest
7. for delayed payment (in future) from the members who
8. have been expelled/proposed to be expelled & under DCS
9. Act 86 R/W Rule 99 for non-payment of their dues and
10. whose cases are subjudice in various courts/forums.

Fact that Quorum was Confirmed Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

He added that if no interest is charged on such members ~~and~~ and they are allowed to make payment of the demands raised in the past; then no member of the Society would like to make any payment and rather prefer to be a defaulter and pay without interest at a later date.

After discussions, the committee decided by a majority of 4 (in favour) / 1 (against) that this issue should be referred for legal opinion and decision taken accordingly.

The Secretary voted against the proposal expressing his dissent. He mentioned that it is a genuine case for exemption of interest hence interest of Rs 6,14,121.00 should not be charged from Smt Mohini Bhatia.

(f) Forwarding of Notice of Expulsion u/s 86 of DCS Act- R/W Rule 99 of DCS Rules.

The Secretary brought out that the expulsion proceeding before the Hon'ble Delhi Cooperative Tribunal of the above members have been dropped since they have paid up to

the cut-off/default amount of Rs 47 Lakh, applicable in that case (Appeal No. 57 of 2017). The Committee noted that since expulsion notice u/s 86 of DCS Act- R/W Rule 99 of DCS Rules have already been issued to members who have not paid the latest demanded amount of Rs 1,37,25,000.00, and unanimously decided first notice under the aforesaid Act be issued immediately to Shri. Meeta Singh & Smt. Ajaya Singh. The Secretary to take needful action.

(g) Delhi Cooperative Tribunal's (DCT) order dated 28.04.2022 in the matter of Appeal No. 057/2017.

The president read out the aforesaid order, according to which the managing committee/society should raise a demand of Rs 52,00,000.00 upon the 12 Respondents in the Appeal and the payment received from them be provisionally adjusted against the construction money and not against the payment of interest.

After discussion it was unanimously decided that demand of Rs 52,00,000.00 be raised upon the respondents in compliance of the DCT order. The Secretary was requested to take needful action.

(h) Payment of Vendor's Bills

The Secretary brought ^{out} two bills before the committee, one of S.K. Security Services amounting to Rs 33,040.00 and the other one of M/s Knowkrafts Minds Solutions Pvt. Ltd. amounting to Rs 50,000.00. After noting that the bills were verified for correctness by the Society accountant, the committee unanimously agreed to make payment of the bills as above.

(i) Change of nominee.

The Secretary informed that Society has received two applications for transfer of nominee. He further said that the applications have been checked and found in order. Details of the applications are as under;

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on
 the day of
 at Chairman Signature with Date

QUORUM

1.	S.NO.	Name of Member	M.NO	Name of Nominee	Relation - Strip	Share
2.						
3.						
4.						
5.	1.	Smt. Meena Malhotra	33	Smt. Anurita Ajay Khuman	Daughter	100%.
6.						
7.						
8.	2.	Sh. Mehtab Singh Rathie	29	Sh. Prashant Rathie	Son	100%.
9.						
10.						

Fact that Quorum was Confirmed Fact that Notice was read
 Fact that Director's Report and Accounts were read or
 Fact that Auditors Report was read

After deliberations and keeping in view the fact that the proposed nominations are in blood relation, the committee unanimously approved the proposals.

(j) Transfer of Membership in case of deceased member:

Application for change of membership from late Sh. Hans Raj to Smt. Manju Verma, who is also the nominee has been received from Smt. Manju Verma. The Secretary informed that application for transfer of membership in favour of Smt. Manju Verma has been found in order. However, Smt. Manju, in her application, has also requested for nomination of her husband. The committee after deliberation unanimously decided ^{to approve} ~~that~~ transfer of membership as per details in the table below:

S.NO.	Name of Member	M.NO.	Name of the Transferee & (Relationship)	Share
1.	Sh. Hans Raj	3	Smt. Manju Verma (Daughter)	100%

MINUTES BOOK

The Secretary was requested to take further needful action:-

(k) Change of status from Joint-Membership to Single Membership

The Secretary informed that an application has been received from Smt. Kiran Rana and Sh. Tarun Rana (Joint-members) for change of status from joint-membership to single membership. The committee found the application is in order and unanimously decided to change the status of the membership as under;

S.NO.	Name of the Members (Existing)	M.No.	Share	Name of Member (Proposed)	Share
1	Smt. Kiran Rana & Sh. Tarun Rana (Joint)	157	100%.	Smt. Kiran Rana (Single)	100%.

With the above, the meeting came to an end. The President thanked all members.

Bharat Singh
Pr Singh

Kiran Rana
Secretary

Kiran Rana

MINUTES BOOK

A Meeting of **DIRECTORS/SHARE HOLDERS** Held on 07th May 2022
 the Managing Committee of the Society day of
 at Society office at B-4, Vasanti Kunj, New Delhi Chairman Signature with Date

QUORUM

- | | | | |
|-----|---------------------------|-----------------|----------------------|
| 1. | Sh. Bharat Singh Sehrawal | - President | <u>BS</u> |
| 2. | St. Col. R. S. Rathi | - Secretary | <u>Rathi</u> |
| 3. | Smt. Kiran Rana | - Member | <u>Kiran Rana</u> |
| 4. | Sh. Sukhbir Singh | - Jt. Secretary | <u>Sukhbir Singh</u> |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |

Fact that Quorum was Confirmed Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

The managing committee of the Society held its meeting on 07th May 2022 at 11:30 hrs in the Society office at B-4, Vasanti Kunj, New Delhi under the chairmanship of the president Sh. Bharat Singh Sehrawal. The president welcomed all to the meeting.

DISCUSSION ON AGENDA ITEMS

Agenda Item NO. 1: Confirmation of the last meeting of the MC held on 01st (First) May 2022.

The president read out the minutes of the meeting. Smt. Kiran Rana's proposal to pass the minutes was seconded by the Secretary and the minutes passed by all.

Agenda Item NO. 2: Review of First Notice Issued to members u/s 86(1) of DCS Act, 2003 R/W Rule 99 of DCS Rules, 2007.

(a) After issue of the 1st Notice 07.04.2022, the following three members have paid the default amount including interest.

- (i) Sh. ~~M.A.~~ M.L. Chandel (M.NO.10)
 - (ii) Sh. Rakesh Sharma (M.NO.56)
 - (iii) Sh. M. Yadgiri (M.NO.59)
- (b) Two members namely Sh. Birender Singh Rather (M.NO.41) and Smt. Anju Jain (M.NO.168) have made part-payment.
- (c) The 1st Notice was issued to total 66 (Sixty six) members.
- (d) ~~Two~~ Two members namely Smt. Meeta Singh (M.NO.142) and Smt. Ajaya Singh (M.NO.166), whose case was pending with Hon'ble Delhi Cooperative Tribunal, have cleared the cut off/default amount in that case (Appeal NO. 057 of 2017) and proceeding against them have been dropped. Since the payment made by them remains below the cutoff amount in the current (1st) Notice, ^{1st} fresh Notice u/s 86(1) of DCS Act, 2003 R/W DCS Rules, 99 of 2007 have been issued to them.
- (e) Accordingly the total no. of defaulters remains 65 i.e. (66-3+2).

Agenda Item NO.3 : Issue related with Complaint by 8 members in RERA.

The committee perused the contents of Hon'ble RERA order dated 31.03.2022. Thereafter deliberations were held on applicability of the consent of 2/3 of Allottees in the format prescribed by the Authority in terms of Section 14(2)(ii) of RE (RD) Act, 2016. Keeping in view the lack of clarity on applicability of the said format for obtaining opinion of Rs 1750/1450, it was unanimously decided that a meeting may be held with the Society advocate in RERA to decide further course of action.

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on
 the day of
 at Chairman Signature with Date

QUORUM

1. Agenda Item NO. 4: Any other with the permission of the
2. Chair
3.
4. (a) The president informed that an email dated 06 May 2022
5. has been received in the Society and him self from
6. Society's advocate in Delhi Cooperative Tribunal (DCT) in
7. Appeal NO. 057 of 2017 and 093 of 2021 & in the
8. NCDRC in respect of the case of 18 members. The Society
9. advocate Sh. Ashish Mishra has communicated his inability
10.

Fact that Quorum was Confirmed Fact that Notice was read
 Fact that Director's Report and Accounts were read or
 Fact that Auditors Report was read

to pursue the Society's aforesaid cases any longer and have requested to make alternative arrangement before the next hearing/date.

The president requested the members to look for alternative arrangement/advocate and put up before the committee in its next meeting. He further emphasized that the committee need to take prompt & timely action in this regard.

- (b) Approval of Indirect Expenses for the period from 01.04.2022 to 30.04.2022
 The committee perused and unanimously approved the indirect expenses for the aforesaid period totalling to Rs 3,43,278.00
 Details of the expenses are as given below:

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Indirect Expenses

Group Summary

1-Apr-22 to 30-Apr-22

Page 1

	Closing Balance	
	Debit	Credit
Annual General Body Meeting Expenses	4,000.00	
Conveyance Expenses	5,500.00	
General Expenses	4,166.00	
Legal & Professional Fee	1,39,740.00	
Postage & Telegram	7,428.00	
Printing & Stationery	8,426.00	
Salaries & Allowances	1,35,125.00	
Security Expenses	33,040.00	
Society Welfare	4,629.00	
Telephone Expenses	1,224.00	
Grand Total	3,43,278.00	

(c) Letter to Contractor's (M/s Chinna Promoters) about EOT and M/s Fenesta towards slow progress/delay in executing the balance work (tower no. 3 & 4)

The committee perused the draft and after deliberations authorised the Secretary to send letters to M/s Chinna Promoters conveying approval of EOT upto 30-09-2022 (As requested by the Contractor & approved by the general house), with out any price escalation; and a letter to M/s Fenesta notifying about slow progress/delay in execution of work in towers no. 3 & 4.

(d) Meeting with the Architects (M/s 4th Dimension): The architects (Sh. Shashank Sharma & Sh. Prashant) brought out that they had quoted their price keeping in view that the entire work shall be completed by Jan '2021, however, the time has enlarged and they should be paid extra. To this the President brought out that as per agreement the time for their services is till completion of work and the estimated time till June 2022. After that this issue shall be taken up for decision by the general house.

With this the meeting came to an end.

Bharath

[Signature]

[Signature]

Korran Bar

MINUTES BOOK

A Meeting of **DIRECTORS/SHARE HOLDERS** Held on 22 May 2022
 the Managing Committee of the Society day of
 at Society's office at B-4, Vasant Kunj, New Delhi Chairman Signature with Date

QUORUM

- | | | | |
|-----|-----------------------------------|-----------------|---|
| 1. | <u>Sh. Bhavani Singh Sehrawal</u> | — President | By <u>[Signature]</u>
<u>Kalila Jain</u>
<u>Secretary</u>
<u>[Signature]</u> |
| 2. | <u>Mr. Col. R. S. Rathore</u> | — Secretary | |
| 3. | <u>Mr. Kalila Jain</u> | — Treasurer | |
| 4. | <u>Sh. Subhbir Singh</u> | — Jt. Secretary | |
| 5. | <u>Sh. Anvix Singh</u> | — Member | |
| 6. | ..... | ..... |  |
| 7. | ..... | ..... |  |
| 8. | ..... | ..... |  |
| 9. | ..... | ..... |  |
| 10. | ..... | ..... |  |

Fact that Quorum was Confirmed Fact that Notice was read
 Fact that Director's Report and Accounts were read or
 Fact that Auditors Report was read

The managing committee of the Society held its meeting on 22 May 2022 at 11:30 hrs in the Society's office at B-4, Vasant Kunj, New Delhi under the chairmanship of the president Sh. Bhavani Singh Sehrawal. The president welcomed all to the meeting.

DISCUSSION ON AGENDA ITEMS

Agenda Item NO. 1: Confirmation of the minutes of last MC meeting held on 07-05-2022.

The president read out the minutes, which were passed unanimously by all present.

Agenda Item NO. 2: Issue of 2nd Notice to defaulter members who have paid more than Rs 97,00,000.00 and less than Rs 1,37,25,000.00 including interest.

First notice under section 86(1) of DCS Act, 2003 R/W Rule 99 of DCS Rules, 2007 was issued to 66 members vide letter dated 07-04-2022 requesting them to deposit the default amount by 10-05-2022.

MINUTES BOOK

Thereafter 3 members namely Sh. M. Yadgini (M.NO. 59); Sh. M.L. Chawla (M.NO. 10) and Sh. Rakesh Sharma (M.NO. 56) have deposited their default amount, hence their names are taken out of the defaulter list. As such 63 out of 66 remain defaulters.

In the mean time two member namely Smt Meeta Singh (M.NO. 142) and Smt. Ajaya Singh (M.NO. 166), who were taken out of the ^{defaulter list in} case in appeal NO. 057/2017, have been issued the first notice u/s 86(1) R/w Rule 99 for the cut off amount (construction money) of Rs 1,37,25,000.00 vide letter dated 04.05.2022.

The first notice sent to the following members have returned undelivered;

s/sh. Bachi Ram Arya (M.NO. 58)

Brijesh Kumar Vashisht (M.NO. 64)

smt Misradula Wadhawa (M.NO. 69)

PC Pandey (M.NO. 54)

Shivraj Gupta (M.NO. 95)

Sanjeev Kumar Dixit (M.NO. 182)

Kallu Ram (M.NO. 61)

Suresh Chand Sharma (M.NO. 129)

Nanrab Singh (M.NO. 21)

After deliberations it was unanimously decided that efforts should be made to contact these members through their telephone no./email available with the Society and to deliver the said notice to them. The Secretary to take useful action.

After reviewing the situation after issue of the 1st notice, the managing committee resolved to issue the 2nd Notice u/s 86(1) of DCS Act, 2003 R/w Rule

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

QUORUM

1.
 2. 99 of DCS Rules, 2007 to the defaulter members giving
 3. them opportunity to clear their dues on or before
 4. 25 June 2022

5.
 6. Agenda Item NO. 3: Opening of tenders invited for
 7. E.S.S works

8.
 9. The Society had issued tender documents to the
 10.

Fact that Quorum was Confirmed

Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

eight shortlisted agencies out of which 5 (five) have
 submitted the tender. These are as under;

(i) B Shivani Electricals	2/5
(ii) Esquire Electricals	5/5
(iii) Brilltech Electricals	4/5
(iv) Sky Tech Engineers	3/5
(v) Live space Interiors	1/5

The tenders were opened and compared. The comparative statement of various tenders is placed on the following page. As seen from the comparative statement, M/s Brilltech Engineers Pvt. Ltd. is the lowest bidder, who has quoted at price of Rs 5,24,69,886.00 (Rupees Five Crore, Sixty Twenty Four Lakh, Sixty nine thousand, eight hundred eighty). After deliberations the committee unanimously decided to invite the lowest bidder to explore if there is any scope for reduction in their bid price.

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COMPARITIVE STATEMENT OF ESS TENDERERS

S. No.	Name of Tenderer	Tender Identification	Whether EMID is Submitted as per Tender Document	Whether the Tender Document is signed by the Authorised Representative	Whether the Clarifications to queries have been signed and Submitted	Whether GST Registration Certificate is Submitted or Not	Total Amount quoted by the Tenderer		Price of Schedule 'F' and 'G', if Quoted	Price Excluding Schedule 'F' and 'G'	Remarks
							In Figures	In Words			
1	M/S Livespace Interiors Pvt Ltd.	1/5	YES	NO	NO	NO	5,51,20,959.00	Rs. Five Crore Fifty One Lakh Twenty Thousand Nine Hundred Fifty Nine Only	21,26,080.00	5,29,94,879.00	5,29,98,629.00
2	M/S Shivani Power Engineers Pvt Ltd	2/5	YES	NO	NO	YES	5,69,65,310.00	Rs. Five Crore Sixty Nine Lakh Sixty Five Thousand Three Hundred Ten Only.	No	5,69,65,310.00	5,69,65,310.00
3	M/S Skytech Engineers.	3/5	YES	YES	YES	YES	5,94,92,756.00	Rs. Five Crore Ninety Lakh Ninety Two Thousand Seven Hundred Fifty Six Only.	No	5,94,92,756.00	5,94,92,756.00
4	M/S Brilltech Engineers Pvt Ltd.	4/5	YES	YES	YES	YES	5,24,69,880.00	Rs. Five Crore Twenty Four Lakh Sixty Nine Thousand Eight Hundred Eighty Only.	No	5,24,69,880.00	5,24,69,180.00
5	M/S Esquire Electricals.	5/5	YES	NO	NO	YES	6,59,02,667.24	Rs. Six Crore Fifty Nine Lakh Two Thousand Six Hundred Sixty Seven Rupees Sixty Four Paise Only	No	6,59,02,667.24	6,59,02,667.24

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A Meeting of DIRECTORS/SHARE HOLDERS Held on
 the day of
 at Chairman Signature with Date

QUORUM

1.
2. Agenda Item NO. 4: Tendering of works not included in the
3. Scope of M/s Chinan Promoters Pvt. Ltd.
4. The Secretary brought out that following works, which are not
5. included in the scope of M/s Chinan Promoters, are yet to be tendered.
6. (i) S.T.P.; (ii) Mechanical Ventilation System for basements; (iii) P/F of
7. Fire check door; (iv) Solar Power System; (v) S.H. Rain Water Harvesting.
8. The Committee deliberated the above and unanimously
9. decided that tendering of these works should be concluded ~~to~~ with
10. the help of Architect, keeping in view their priority and availability of funds.

Fact that Quorum was Confirmed Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

Agenda Item NO. 5: Review of construction and payment

The Secretary informed that following works are ongoing at site;

External plastering in Tower No. 3; Granite flooring work in Tower No. 4; Civil and Electric works in Lift wells by main contractor; Flooring works in Tower No. 4; Fire Fighting works; Miscellaneous works in external area.

The committee noted that progress of various works, already awarded and yet to be awarded, is suffering for want of payment by several members. It was unanimously decided that all should personally contact the members who have not yet paid their share.

Agenda Item NO. 6: Any other with the permission of the chair

6.1: Slow progress of work by M/s Chinan Promoters (P) Ltd.

It was noted that the contractor M/s Chinan Promoters (P) Ltd. is executing the work at a very slow pace. Non-completion of certain works like finishing of lift wells, closing of openings in the walls of basements, Electric Sub-Station, ~~and~~ water proofing

of basement roof slab etc. is delaying the dependent works. It was unanimously decided that the matter should be taken up with the Contractor through discussion & in writing, if required Secretary to take needful action.

6.2 Appointment of advocate Kunal Tondon (Tondon and Co.), X-3, Green Park Main, New Delhi to represent the Society in the Petitions in National Consumer Forum.

The Secretary brought out that earlier the advocate Ashish Mohan, vide his email dated 06 May 2022, has informed the Society about his inability to continue as Society's advocate in the cases in DCT (Delhi Cooperative Tribunal) and NCDC (National ^{Consumer} Commission for Dispute Redressal Forum). According all members of the MC were requested to look for suitable alternative arrangements.

The Vice President Capt Anish has suggested advocate Kunal Tondon for representing the Society in National Consumer Forum. The advocate through an email dated 13 May 2022 has quoted the following fee;

Reading fee: Rs 60,000/-

Appearance fee: Rs 16,500/- per appearance

Expenses: as per actual

The vice president asked the advocate to reduce the fees, thereafter the advocate sent his revised proposal through email dated 19 May 2022. As per the revised quote the fee shall be

Reading fee: Rs 30,000/-

Appearance fee: Rs 11,000/-

Expenses: as per actual.

The committee perused the matter and unanimously decided to appoint M/s Kunal Tondon as Society's advocate in the National Consumer Forum at their above stated revised fee. The Secretary was requested to take further needful action.

MINUTES BOOK

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A Meeting of DIRECTORS/SHARE HOLDERS Held on
 the day of
 at Chairman Signature with Date

QUORUM

6.3 Passing of bill of M/S AHPN and Associates

The Secretary put up the two bills of M/S AHPN and ASSOCIATES amounting to Rs. 15,340.00. Bills were found in order and both the bills were passed.

6.4 Court fee in case of M/S Khurmi Associates v/s Society and authorisation of Sh. Jagdish Sharma

An email has been received from the office of

Fact that Quorum was Confirmed Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

Sh. Ashish Mohan, (Society's advocate) to authorise Sh. Jagdish Sharma s/o Late Sohan Lal R/o L-1st, 7/400, Sangam Vihar (Buddh Bagas), New Delhi-110080 in the subject case to submit the court fee amounting to Rs 30,000/- . An authority letter to this effect has already been issued on 19.05.2022. The committee ratified the authorisation and payment of court fee, unanimously.

6.5 Calculation of Interest due against members by the Society accountant

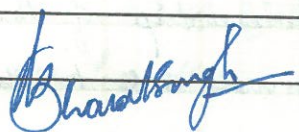
The Secretary informed the committee about computation of interest on delayed payment upto 31.03.2022. It was brought out that the Society accountant has calculated the interest for all affected members duly taking into consideration the decision taken in the SGBM dated 17.10.2021 i.e. no interest implications upto 31.03.2022. The matter was considered by the committee and it was unanimously decided that

the interest calculations done by the Society accountant be forwarded to the Society's CA MIS AHPN & Associates for checking and verification. The Secretary was requested to take needful action in the matter.

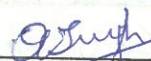
6.6. Issue of refund of Income Tax

The Secretary informed that an email has been received from Income Tax department for claiming refund for the FY/AY - 2021-22. After deliberations, the committee unanimously decided that the email to be forwarded to the Society's CA for perusal and further needful action/suggestion in the matter.

With the above, the meeting came to an end and the president thanked all present.

 Charan Singh

 Sukesh Singh



Anita Jain

MINUTES BOOK

A Meeting of **DIRECTORS/SHARE HOLDERS** Held on 29th May 2022
 the Managing Committee of the Society of _____
 at the Society's office at B-4, Vasanti Kunj, New Delhi Chairman Signature with Date _____

QUORUM

- | | | |
|------------------------------|-----------------|---|
| 1. Sh. Bharat Singh Sehrawal | - President | 
Sulekhi Gur
Karam Rana
Lalita Jain |
| 2. Mr. Col. R. S. Rathore | - Secretary | |
| 3. Sh. Subhbir Singh | - Jt. Secretary | |
| 4. Smt. Kiran Rana | - Member | |
| 5. Smt. Kalika Jain | - Treasurer | |
| 6. _____ | _____ | |
| 7. _____ | _____ | |
| 8. _____ | _____ | |
| 9. _____ | _____ | |
| 10. _____ | _____ | |

Fact that Quorum was Confirmed _____ Fact that Notice was read _____
 Fact that Director's Report and Accounts were read or _____
 Fact that Auditors Report was read _____

The managing committee of the Society held its meeting on 29th May 2022 at 11:30 hrs in the Society's office at B-4, Vasanti Kunj, New Delhi-110070 under the chairmanship of the president Sh. Bharat Singh Sehrawal, who welcomed all to the meeting.

DISCUSSIONS ON AGENDA ITEMS

Agenda Item NO.1: Confirmation of the minutes of last MC meeting held on 22.05.2022

The president read out the minutes, thereafter Sh. Subhbir Singh's proposal to confirm the minutes was seconded by Smt. Kiran Rana and the minutes unanimously confirmed by all.

Agenda Item NO.2: Negotiations with the tenders for the work of Electrical Sub-Station.

As decided in the last meeting, the lowest bidder, M/s Brilltech was invited for a negotiation meeting with the Society, today. Sh. Nitin Pratap Singh, the director, Brilltech attended the meeting with his team.

MINUTES BOOK

Before starting the negotiations, the committee perused the financial bid of M/s Brilltech and noted that while the total price quoted by M/s Brilltech is Rs 5,24,69,180.00, the amount quoted under various heads is as under:

Electric Substation items	(Rs) 1,63,07,400.00
LT Panels	1,70,89,950.00
Rising Mains	47,56,200.00
Cables and Earthing	1,31,38,370.00
Metering System	4,15,000.00
Exhaust Fans	48,000.00
Miscellaneous	6,84,270.00
Total	<u>5,24,69,180.00</u>

Opening the dialogue the president, on behalf of the Society, welcomed the team of Brilltech and requested them to consider reduction in their quoted price. M/s Brilltech mentioned that they have quoted their most competitive price and there is hardly any scope for price reduction. However, as a gesture of goodwill, they would give a nominal discount in their quoted price of certain item(s). They also mentioned that in case the Society can consider some more reputed brands of items, in addition to that mentioned in the tender, they would be in a position to offer some more discount on such items like Transformers. The offer made by M/s Brilltech was as under:

Option-A (As per tender condition): Unconditional discount of 1.43% on total quoted amount, amounting to Rs 7.50 lakh.

Option-B (Addition of "Brilltech" make in list of approved makes for LT Panels and Rising Mains: A discount of Rs 17.0 Lakhs, equal to 3.24% of the total quoted price of these items.

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A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

QUORUM

1. Option-C: (Addition of "ABC Transformer" Make in list approved
2. makes for Transformer): A total discount of Rs 10.0 lakh
3. equivalent to 1.90 % of the total price quoted for the
4. above item. They further mentioned that ABC make is
5. already one of the makes approved by BSES/NDPL, New Delhi.
6. Option-D: Discount of Rs 4.50 lakhs in case 15% advance
7. will be released against submission of Bank Guarantee
8. of equal amount.
9. The above given amount of discount is an inclusive
10. of 18% GST.

Fact that Quorum was Confirmed

Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

of 18% GST.

The committee, after discussions, asked the bidder (M/S Brill-tech) to submit their offer in writing for further consideration by the society, which was agreed.

Agenda Item No. 3: Issues related to Contractor's

3.1: Issues related to M/S Chinan Promoters Pvt. Ltd:

It was noted that M/S Chinan Promoters is though progressing with the work but at a slow pace. They need to take up certain works, urgently as given below;

- Peripheral road work
- Civil work of ESS
- Finishing of Lift wells is going very slow, to be expedited
- Front side boundary wall/Gate work
- Treatment of expansion joints
- Flooring work on interconnecting bridge
- External plaster in Tower No. 3
- Balance flooring work in Tower No. 4

There is also a need to increase the manpower deployment.

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- 3.2 M/s Fire protection System (Contractor for Fire Fighting Works): Need to take action towards repairs of the civil works damaged during laying of rising main (M/s Pipes) in the Towers.
- 3.3 M/s Fenesta Building Systems (Contractor for P/F of UPVC door/windows): The contractor need to supply the balance material for Tower NO.4 and the Society need to expedite payment of their RA bills No-12th, 13th and 14th. After deliberations, the committee unanimously decided that the Secretary should communicate all these issues to the Contractor(s) in writing.

Agenda Item NO.4: Any other with the permission of the Chair

4.1 Request from members for nomination for transfer of share and interest.

The Secretary brought out that request from two members for transfer of share and interest have been received. These are as under;

S.NO.	Name of Member	NI.NO.	Name of Proposed Nominee	Relationship with Member	Proposed % age of share
1.	Sh. Satish Kumar	75	Smt. Om Kumari	wife	100%
2.	Sh. Vijay Kumar	78	Sh. Parth Tenger	Son	100%

The Secretary further brought out that the above applications have been scrutinized for its compliance with DCS Act and Rules and found to be in order.

After perusal of the applications, the committee

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A Meeting of DIRECTORS/SHARE HOLDERS Held on
 the day of
 at Chairman Signature with Date

QUORUM

1. unanimously approved the aforesaid applications. The
2. Secretary was requested to take further needful action
3. in the matter.
4. 4.2 Appointment of Auditors:
5. The Secretary brought out that an auditor is
6. required to be appointed urgently so that he/she can
7. undertake the Audit for the period 01.04.2022 to 30.06.2022.
8. He further informed that request to this effect has
9. already been made to the CA to suggest suitable name(s).
- 10.

Fact that Quorum was Confirmed Fact that Notice was read
 Fact that Director's Report and Accounts were read or
 Fact that Auditors Report was read

in compliance with the DCS Act and Rules. The CA is in the process of obtaining the list of Approved Auditors by the RCS office. After discussions, it was unanimously decided that the Secretary will closely monitor the progress to ensure timely compliance of Audit by the Society.

4.3 Payment of grant of Rs 25,000/- to the wife of late Sh. Chander Bhushan Roy, Ex Accountant of the Society.

The Secretary informed that an application in this regard has been received from the wife of late Sh. Chander Bhushan Roy for any grant from the Society. The Secretary further informed (i) that an amount of Rs 2,65,000/- (contribution by members) has already been paid to Mrs. Chander Bhushan Roy and (ii) that as per existing Society Service Rules, in case of death of a Society employee while in service, a lump sum grant of Rs 25,000/- shall be paid to his family and the same has been passed by the committee in Nov. 2021. However, payment of the same is yet to be made.

After discussions, it was unanimously decided that an

MINUTES BOOK

amount of Rs 25,000/-, as per Society Rules, be paid to the wife of Late Sh. Chander Bhushan Roy. The Secretary was requested to take needful action.

4.4. Payment of Property Tax: The Secretary informed that payment of property tax for FY 2022-23 is yet to be made and if the same is paid before 30.06.2022, the Society would get a rebate of 15% in the tax. Therefore it was unanimously decided to pay the tax at the earliest.

4.5. Appointment of an advocate for Delhi Cooperative Tribunal
The committee was informed by the Secretary that search for a suitable advocate for Society's cases in the Tribunal is still on.

4.6. Payment of bills

The following bills were unanimously passed for payment.

- (i) M/s 4th Dimensions (Architect) — Rs 3,63,950/-
- (ii) M/s Perfect Solutions (Environmental Consultant) — Rs 59,000/-
- (iii) M/s Perfect Researchers (Testing of Samples) — Rs 24,780/-

With the above, the meeting came to an end

Ranjita Jain

Sukhdev Prasad Khera

Secretary

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A Meeting of **DIRECTORS/SHARE HOLDERS** Held on 12 June 2022
 the Managing Committee of the Society day 12 of June
 at the Society office at B-4, Vasant Kunj, New Delhi Chairman Signature with Date

QUORUM

- | | | | |
|-----|---------------------------|---------------|----------------------|
| 1. | Sh. Bhawal Singh Sehrawal | President | <u>Bs</u> |
| 2. | Sh. Col. R. S. Rathore | Secretary | <u>San</u> |
| 3. | Smt. Kalika Jain | Treasurer | <u>Latika Jain</u> |
| 4. | Sh. Sukhbir Singh | Jr. Secretary | <u>Sukhbir Singh</u> |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |

Fact that Quorum was Confirmed / Fact that Notice was read /
 Fact that Director's Report and Accounts were read or /
 Fact that Auditors Report was read /

The managing committee of the Society held its meeting at 11:00 AM on 12th June 2022 (Sunday) in the Society office at B-4, Vasant Kunj, New Delhi-110070 under the chairmanship of the president Sh. Bhawal Singh Sehrawal. He welcomed all to the meeting.

DISCUSSIONS ON AGENDA ITEMS

Agenda Item No. 1: Confirmation of the minutes of last MC meeting held on 29.05.2022

The president read out the minutes, which were unanimously confirmed by all present.

Agenda Item No. 2: Consideration of offer received from M/S Brilltech Engineers Pvt. Ltd. regarding tendering of electrical (ESS) works.

Negotiations with the lowest bidder for the subject work were held in the Society office on 29.05.2022 as recorded in the MOM under agenda item No. 2. Subsequently the rebates offered by the bidder have been communicated by them vide letter dated 30.05.2022. The committee,

after discussion with the Society's electrical engineer, decided to accept the rebates offered by M/S Brilltech as under;

- (i) Option - A: Unconditional rebate of Rs 7.50 lakh or discount — Accepted as it is.
- (ii) Option - D: Rebate/discount of Rs 4.50 Lakh against 15% advance payment against submission of BG of equal amount. Accepted as it is keeping in view the BG safety and the fact that Society's current account in the bank does not have any income of interest on it; hence the rebate given will be a saving to the Society.
- (iii) Option - B: Rebate offered accepted partly i.e. only for LT Panels after technical examination.
- (iv) Option - C: Not accepted (Rebate on transformers with condition of addition of 'ABC Brand'.

It was unanimously decided that after incorporation of the above, the Letter of Award (LOA) may be issued to M/S Brilltech.

Agenda Item NO. 3: Tendering of STP

It was noted that the Architect has submitted draft of the tender document of Design, Supply, Installation, Testing, Commissioning and Maintenance of STP (145 KLD in MBBR Technology). Matter was perused and it was unanimously decided that the draft document may be got checked by the Society Engineer before issuing the tender document to the short-listed parties.

Agenda Item NO. 4: Issues related to existing Contracts

4.1(i) Contract with M/S Chinax Promoters Pvt. Ltd.

In spite of written/verbal requests, the contractor

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A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

QUORUM

1. has either slowed down or not starting certain activities of
2. work stating that these are not covered in his scope of
3. work and he is entitled for extra cost of such works. These
4. are;
5. (a) Construction of ESS building
6. (b) Water proofing of RCC roof slab of basement (except tower area)
7. (c) Providing bulk-head lights/fixture in lift wells
8. (d) Cutting of Trap door in RCC slab of Machine room in lift
9. well and provision of hook in roof of Machine room.
- 10.

Fact that Quorum was Confirmed

Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

The committee noted that item at (a) is unambiguously included in the Contractor's scope of work. As regards items (b) to (d), the contract conditions need be examined in detail to ascertain the contractor's contention. After deliberations, it was decided that if the contractor is not executing these items, the same may be executed by/through another vendor and its cost be charged to M/s Chinav Promoters, after further examination of the contract conditions, as the case may be. This decision was taken to avoid any delay in execution of dependent activity such as installation of lifts on account of delay in the aforesaid activities.

- (i) M/s Chinav Promoters (P) Ltd. may be asked to furnish proof of payment of GST for the RA bills already raised by the contractor.
- (ii) At the time of seeking EOT upto 30.09.2022, the contractor has submitted a work program. However, there are certain activities of work which does not find a place in this

program. In view of the above, a list of all such activities be communicated to the contractor seeking the date of start and completion of all such activities.

- (b) Contract for Fire Fighting works by M/s Fire Protection System: The Contractor has submitted their proposal for execution of extra items required for completion of the work. The Committee noted that while the contract provides for execution of extra items as per requirement of work, the contractor's proposal be forwarded to the Architect for its scrutiny/verification in accordance with the provisions of the contract. The Secretary was requested to take needful action in the aforesaid contractual matters.

Agenda Item NO. 5: Fixing of date for next SGBM

After deliberations, it was unanimously decided to convene the next SGBM on 10th July 2022. It was also decided the draft of agenda shall be prepared by The Secretary and after finalisation of the agenda, notice in respect of the proposed SGBM shall be sent to all members.

Agenda Item NO. 6: Review of Court Cases

The Secretary informed the list of various court cases and their next date of hearing as under;

(a) In High Court of Delhi:

- (i) M/s Khurmi Associates (P) Ltd v/s MDCGHS Ltd - 23.08.2022
- (ii) MDCGHS Ltd v/s Sh. Dineshvir (RTI-I) - 19.07.2022
- (iii) " " " " (RTI-II) - 19.07.2022
- (iv) Sh. Devender Kumar & Anr. v/s MDCGHS Ltd - 25.07.2022

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A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

QUORUM

1. (b) Before Delhi Cooperative Tribunal

2.

3. (i) Appeal No. 057 of 2017 — 08.07.2022

4.

5. (ii) Appeal No. 93 of 2021 — 06.07.2022

6.

7. (c) Complaint of 8 members before RERA Delhi (Complaint)

8. No. 83 to 90 of 2020

9. — 28.07.2022

10.

Fact that Quorum was Confirmed

Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

(d) In Cases of Smt Simmi Kapoor and Sh. Manohar Verma

before NCDRC, wherein the RCS office is R1 & the Society is R2, the

Secretary was unanimously authorised to file the reply in discussion with Advocate

Agenda Item NO. 7: Any other with the permission of chair

7.1 Appointment of Auditor of the Society

The Secretary informed that, as suggested by the CA, M/s AVA & Associated, placed at Sr. NO. 55 under Cat. 'A' in the empanelled list of CA of the office of RCS, GNCTD may be approved for appointment as Auditor of the Society for the FY 2022-23. The proposal was approved unanimously for further useful action by the Secretary.

7.2 Passing of Indirect Expenses for the month of May 2022 & Bills

The Treasurer proposed to pass the indirect expenses amounting to Rs 2,42,180.02 for the period 01.05.2022 to 31.05.2022 having following details:

	RS
Bank commission & charges	64.02
Conveyance Expenses	4000.00
General expenses	15,549.00
Legal and professional fees	3,540.00

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Postage & Telegram	5,271.00
Printing & Stationary	5,726.00
Salaries and Allowances	1,35,125.00
Security Expenses	33,040.00
Shil E Court Fee	30,100.00
Society welfare	8,136.00
Telephone Expenses	1,179.00
	<u>2,42,180.00</u>

Following bills were also proposed to be passed:

S. NO.	Party / Agency	Invoice No. and date	Total Amount (Rs)
1.	Fenesta Building Systems	12 th RA bill dated 08-02-22	11,38,587.00
2.	-do-	13 th RA bill dated 03-03-22	18,82,159.00
3.	AHPN & Associates	AHPN/N/22-23/18 dated 21-05-22	1,770.00 1,770.00
4.	-do-	AHPN/N/22-23/19 dated 21-05-22	↓
5.	Tandon & Co.	Ref: M-Misc/118/2022 dt- 31-05-2022	30,000.00
6.	S.K. Security Services	Invoice No. 020 dt- 01-06-22	33,040.00
7.	Adv. Akshat Mago	Invoice No. 010/2022 dt- 01-06-22	27,225.00
8.	Adv. Ashish Mishra	Kigafu dt- 12-05-22	1,54,800.00

After perusal, the above expenditure/bills were passed unanimously.

7.3 Approval of the draft of response to AR, office of RCS's letter NO. F.No. 1073880 97/ RCS/S-IV/2021/550 dated 06.06.2022 reg. complaint by Sh. Dhirendra Kumar.

The Secretary read out the contents of the letter from RCS office and draft of the reply prepared by him, based on the available records. He proposed to approve the draft, which was unanimously approved for further action by him.

With the above, the meeting came to an end.

Bharath Singh

Secretary

Kavita Jain

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A Meeting of **DIRECTORS/SHARE HOLDERS** Held on 19.06.2022
 the Managing Committee of the Society
 day of the Society office at B-4, Vasant Kunj, New Delhi
 at Chairman Signature with Date

QUORUM

1.	Sh. Bharat Singh Sehrawal	President	<u>BS</u>
2.	Mr. C. R. S. Rathee	Secretary	<u>CRS</u>
3.	Smt. Kalika Jain	Treasurer	<u>Kalika Jain</u>
4.	Sh. Sukhbir Singh	Jt. Secretary	<u>Sukhbir Singh</u>
5.	Smt. Kiran Rana	Member	<u>Kiran Rana</u>
6.			
7.			
8.			
9.			
10.			

Fact that Quorum was Confirmed Fact that Notice was read
 Fact that Director's Report and Accounts were read or
 Fact that Auditors Report was read

The managing committee of the Society held its meeting at 11:00 AM on 19th June 2022 (Sunday) at the Society office at B-4, Vasant Kunj, New Delhi - 110070, under the chairmanship of the president, Sh. Bharat Singh Sehrawal.

DISCUSSIONS ON AGENDA ITEMS

Agenda Item NO. 1: Confirmation of the minutes of last MC meeting held on 12.06.2022

The president read out the minutes. Thereafter Sh. Sukhbir Singh's proposal to pass the minutes was seconded by Smt. Kiran Rana and the minutes were passed unanimously.

Agenda Item NO. 2: Action regarding change of nomination out of Blood Relation in respect of 13 members as per the Registrar Cooperative Societies letter F.NO. 107338047/RCS/S-IV/2022/578 dated 14.06.2022.

The Secretary brought out that the above letter from the office of the RCS had been received. Contents of the letter are as follows:

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OFFICE OF THE REGISTRAR CO-OPERATIVE SOCIETIES
GOVT. OF NCT OF DELHI
OLD COURT BUILDING, PARLIAMENT STREET, NEW DELHI-110001

F.No. 107338047/RCS/S-IV/2022/ 578

Dated: 14/06/2022

To,

The President/Secretary,
Maharishi Dayanand Co-operative Group Housing Society Ltd.,
B-4, Vasant Kunj, New Delhi-110070

Sub : Change of nomination out of blood relation in r/o 13 Members by the Managing Committee of the Maharishi Dayanand CGHS Ltd.

Sir,

As per fact finding report of Shri. G.S. Aggarwal the then Administrator of the Society the nomination of 13 members (copy of report attached) are void-ab initio as they were done in utter violation of provision of section 78 of DCS Act, Rules 91 and 2(g) of DCS Rules. Further the then President of the society has also clearly mentioned in the letter dated 30.11.2017 at para 17 that :-

"it is recommended that the illegal change of nominee(s) which have taken place so far should be cancelled by the society. It is also recommended that suitable action against those committee members who were responsible for illegal change of nominee(s) may please be taken as per the DCS Act and Rules at your end. You are requested to direct the managing committee to take strict action against those who are indulging in the sale purchase of membership including the members of the managing committee and the contractor of the society."

In view of above the President/Secretary Maharishi Dayanand CGHS Ltd. is hereby directed to cancel the out of blood relation nomination in r/o 13 members within 07 days under intimation to this office.

This issues with the prior approval of worthy RCS.

Encl. : As above

(SURINDER NARANG)
ASSTT. REGISTRAR(H/S-IV)

After perusal of the matter, it was unanimously decided to obtain legal advice on the matter. It was further decided that the advice may be obtained from M/s Tendun & Co., who are the legal advisors/advocates of the Society in the matter of ongoing case in NDRC. An email to

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A Meeting of **DIRECTORS/SHARE HOLDERS** Held on
 the day of
 at Chairman Signature with Date

QUORUM

1. *this effect: was then sent to Mr Tandon & Co. as under:*

Gmail

Maharishi Dayanand <mdcghs1175@gmail.com>

Legal Opinion in respect of Change of Nominations Out of Blood Relation in R/o 13 members of Maharishi Dayanand CGHS Ltd, Vasant Kunj.

5 messages

Maharishi Dayanand <mdcghs1175@gmail.com>

Sun, Jun 19, 2022 at 1:00 PM

To: ikunaltandon@icloud.com, shashank tandonandco <shashank@tandonandco.com>

Cc: Bharat Sehrawat <sehrawatbharat62@gmail.com>, Ramesh <rameshwar.rathee@gmail.com>, anish singh <anishcapt@gmail.com>, lalita.jain@hotmail.com, omveer singh <omveer.tomar56@gmail.com>, Sukhbir Rathi <sukhbirrathi54@gmail.com>, kiran1960rana@gmail.com

Sir,

Please find attached herewith copy of a letter dated 14.06.2022 from the office of the Registrar Cooperative Societies on the subject cited above, according to which the managing committee has been directed to cancel the out of blood relation nominations within 07 days.

In this regard a copy of the following relevant documents is enclosed herewith.

- i. Fact finding report/enquiry report dated 17.09.2019 of Sh. G S Aggarwal, the then Administrator of the society.
- ii. Letter dated 30.11.2017 of the then president of society, Lt Col R S Rathee.
- iii. Letter dated 18.12.2017 of the then secretary of society, Sh. Gyanendra Kumar in response to the RCS Letter dated 20.11.2017.
- iv. Letter dated 20.11.2017 of the office of RCS
- v. Legal opinion of Adv. D S Choudhary furnished as per the request dated 12.07.2014 of the then president, Sh. Gyanendra Kumar.
- vi. Comments furnished by the then secretary, Sh Gyanendra Kumar to the Assistant Registrar, RCS vide letter dated 03.01.2018 in response to RCS letter dated 20.11.2017.
- vii. Scanned copy of DCS Act (2003) 28, 78, 118, 120, 137 and DCS Rules (2007), 91.

Should you require any further information, please let us know through a return email.

It is requested to kindly peruse the matter and furnish your legal opinion in the matter including the further course of action by the managing committee today itself, so that the society can take timely action in the matter.

Please also communicate about your fees for the above services.

7 attachments

SUMMARY OF 13 MEMBERS.pdf
338K

LEGAL OPINION BY ADVOCATE D S CHOUDHARY.pdf
1274K

LETTER DATED 30.11.2017 BY THE THEN PRESIDENT.pdf
3295K

LETTER DATED 18.12.2017 BY THE THEN SECRETARY, SH. GYANENDRA KUMAR.pdf
3316K

LETTER DATED 20.11.2017 FROM RCS.pdf
3928K

COMMENTS FURNISHED BY THE THEN SECRETARY, SH GYANENDRA KUMAR ON DATED 03.01.2018.pdf
1378K

DCS ACT AND RULES FOR NOMINATIONS.pdf
6681K

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Agenda Item NO. 3: Action regarding implementation of order of State Consumer Dispute Redressal Commission, Delhi in the case titled of RCS Vs Simmi Kapoor and RCS Vs Manohar Verma as per the Registrar, Cooperative Societies vide letter No. F.No. 107338097/RCS/S-IV/2022/575 dated 13.06.2022

REMINDER-II

OFFICE OF THE REGISTRAR CO-OPERATIVE SOCIETIES
GOVT. OF NCT OF DELHI
OLD COURT BUILDING, PARLIAMENT STREET, NEW DELHI-110001

F.No. 107338097/RCS/S-IV/2022/ 575

Dated: 13/06/2022

To,

✓ The President/Secretary,
Maharishi Dayanand Co-operative Group Housing Society Ltd.,
B-4, Vasant Kunj, New Delhi-110070

Sub: Implementation of Order of State Consumer Dispute Redressal Commission Delhi in the case titled of RCS Vs Simmi Kapoor and RCS Vs Manohar Verma.

Sir,

Vide letter no. 175 dated 25.02.2021 and subsequent reminder dated 18.03.2021 President/Secretary of the society was directed to implement order of the State Consumer Dispute Redressal Commission dated 11.03.2021. Hon'ble National Consumer Redressal Commission vide its order dated 17.03.2021 granted Stay in the case of Simmi Kapoor and Manohar verma. The President/Secretary of Society is directed to implement the order of State Consumer Dispute Redressal Commission in respect of remaining cases (16 members) and provide detail of all cases to this office within a week. Failing which action will be taken as per DCS Act and Rules.

(SURINDER NARANG)
ASSTT. REGISTRAR(S-4)

Dated:

F.No. 107338097/RCS/S-IV/2022/

Copy for information to:-

1. PS to RCS, O/o the RCS, Parliament Street, New Delhi-110001.

(SURINDER NARANG)
ASSTT. REGISTRAR(S-4)

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A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

QUORUM

1. The Secretary read out the contents of the letter placed above.
2. After deliberations, it was unanimously decided
3. (i) That an email shall be sent by the Secretary to the
4. advocates (M/s. Tondon and Co.), who are already representing
5. the Society in the matter of review petitions filed by
6. Smt. Simmi Kapoor and Sh. Manish Verma challenging
7. the decision of the State Consumer Dispute Redressal Commission
8. before the National Consumer Dispute Redressal Commission,
9. seeking their advice and further course of action to be taken
10. by the managing committee. A draft of the response on

Fact that Quorum was Confirmed Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

part of the managing committee may also be sought from the advocate.

- (ii) That, since the matter is time bound, the Secretary should send the reply of the letter of RCS based on the draft of response received from the advocate.

- (iii) That the committee should meet again on 26.06.2022 and the Secretary should issue a meeting notice to this effect; today itself. The same was sent as placed opposite.

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M Gmail

Maharishi Dayanand <mdcghs1175@gmail.com>

Implementation of Order of State Consumer Dispute Redressal Commission Delhi in the Case titled RCS Vs Simmi Kapoor and RCS Vs Manohar Verma.

4 messages

Maharishi Dayanand <mdcghs1175@gmail.com>

Sun, Jun 19, 2022 at 2:46 PM

To: kunal@tandonandco.com, shashank.tandonandco <shashank@tandonandco.com>

Cc: Bharat Sehrawat <sehrawatbharat62@gmail.com>, Ramesh <rameshwar.rathie@gmail.com>, anish singh <anishcapl@gmail.com>, Lalita Jain <lalita.jain@hotmail.com>, Sukbir Rathi <sukbirrathi54@gmail.com>, omveer singh <omveer.tomar56@gmail.com>, kiran1960rana@gmail.com

Sir,

Please find attached herewith copy of RCS letter dated 13.06.2022, through which the President/Secretary of the society have been directed to implement the order of State Consumer Disputes Redressal Commission dated 11.03.2020 in respect of remaining cases (16 members) and to provide detail of all cases to the RCS with in a week.

You are representing the society (Respondent No. 2) in the Revision Petition No. 255 of 2021, filed by Smt. Simmi Kapur & Revision Petition No. 256 of 2021, filed by Sh. Manohar Verma before the National Consumer Disputes Redressal Commission, in respect of the aforesaid order of State Consumer Disputes Redressal Commission. All documents relevant to the case, including the Judgement dated 11.03.2020 of the State Commission and the orders of the National Commission thereafter, are already provided to you. Copies of following communications between the society and the RCS office, subsequent to the order of the State Commission dated 11.03.2020 are also placed herewith.

- i. RCS letter dated 25.02.2021.
- ii. Society's letter dated 11.03.2021 in response to RCS letter dated 25.02.2021.
- iii. RCS letter dated 18.03.2021
- iv. Society's letter dated 25.03.2021 in response to RCS letter dated 18.03.2021.

You are requested to please peruse the matter and furnish your advice along with further course of action to be taken by the managing committee. Draft of response to be furnished to the RCS, may please also be suggested. An early action shall be highly appreciated as the society is required to act in a time bound manner.

Thanking you,

(R S Rathee)

Lt Col, Retd

Secretary MDCGHS Ltd.

RCS LETTER DATED 13.06.2022, 25.02.2021 & 18.03.2021 and Society reply.pdf
3086K

The meeting came to an end and the president thanked all for their time and efforts.

Karan Rana

Sukbir Rathi

Lalit Rathi

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A Meeting of ~~DIRECTORS/SHARE HOLDERS~~ ^{Held on} Managing Committee of the Society was held on 26.06.2022
the day of

at the Society's office at B-4, Vasant Kunj, New Delhi - 110070 Chairman Signature with Date

QUORUM

1.	Sh. Bhawal Singh Sehrawal	President	<u>B.S.</u>
2.	Sh. Anish Singh	Vice President	<u>Anish</u>
3.	Mr. Col. R. S. Rathie	Secretary	<u>R.S.</u>
4.	Smt. Dalila Jain	Treasurer	<u>Dalila Jain</u>
5.	Sh. Sukhbir Singh	Jt. Secretary	<u>Sukhbir Singh</u>
6.	Smt. Kiran Rana	Members	<u>Kiran Rana</u>
7.			
8.			
9.			
10.			

Fact that Quorum was Confirmed Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

The Managing Committee of the Society held its meeting on Sunday the 26th June 2022 at 11:00 hrs in the Society's office at B-4, Vasant Kunj, New Delhi - 110070, under the chairmanship of the president Sh. Bhawal Singh Sehrawal, who welcomed all to the meeting.

DISCUSSION ON AGENDA ITEMS

Agenda Item NO. 1: Confirmation of the minutes of last MC meeting held on 19.06.2022.

The president read out the minutes of the last meeting. The proposal of Smt. Kiran Rana to pass the minutes was seconded by Sh. Sukhbir Singh and the minutes were passed by all.

Agenda Item NO. 2: Committee's meeting with Respondent Members in Appeal NO. 057/2017 in the Delhi Cooperative Tribunal.

Pursuant to the order of the Tribunal dated 28.04.2022, all 12 respondents were invited for a physical meeting to continue the talks for settlement. Their suggestions were also asked. In response, only one member responded for a physical meeting with a point that the issues as raised earlier will remain

the same, however, he reserves his right to raise any additional issue during the physical meeting between the parties, in the interest of the Society.

Only Three respondents namely Sh. Rishabh Garg, Sh. Mukesh Kumar and Sh. Ravikant attended the meeting. All the three agreed that the issues which were raised earlier still remain as it is and no new issues are there. The MC came out that they were expelled from the primary membership of the society since they were persistent defaulters in the matter of payment. The MC has performed its duty u/s 86(2) of DCS Act-2003 R/W Rule 99 of DCS Rules 2007. The MC requested them to come out or suggest any solution, so that to move forward towards reconciliation. In response, the respondents reiterated their earlier demands, which the MC was unable to meet. The physical meeting ended with this note.

Agenda Item NO. 3: Action regarding change of nomination out of blood relation in respect of 13 members as per the Registrar Cooperative Societies vide letter F.No. 107338047/RCS/S-IV/2022/578 dated 14.06.2022.

The Secretary briefed the MC members about the action taken in the matter as under;

- The matter was discussed with advocate Kunal Tondon of Tondon and Associates. A copy of letter dated 14.06.2022 of the RCS alongwith other relevant communication were forwarded to them seeking their opinion.
- Opinion has since been furnished by the advocate according to which the out of blood relation nominations are inconsistent with DCS Act & Rules. However, before cancellation of such nomination a show cause notice should be served to the affected members to allow them an opportunity to present their defence, if any. The draft of the notice has been suggested/approved by the advocate as follows.

MINUTES BOOK

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DRAFT ...

To,

Sample

Sh. Arun Kumar

M. No. -----

Address-----

Through Speed Post/Registered Speed

Sub: Change of Nomination out of blood relation in r/o 13 members by the managing committee of the Maharishi Dayanand CGHS Ltd.

Dear Member,

The society is in receipt of a letter F.No.107338047/RCS/S-IV/2022/578 dated 14.06.2022 from the office of the Registrar Co-operative Societies (copy enclosed), wherein the President/Secretary of the Society has been directed to cancel the out of blood relation nominations in respect of 13 members, you being one of them.

Earlier in June 2014, you had nominated Sh. Aditya Sethi S/o Sh. Arun Sethi R/o H. No. 16, Road No. 52, Punjabi Bagh, New Delhi as your nominee, who is out of your blood relation.

You are, hereby, called upon to show cause as to why the out of blood relation nomination proposed by you, should not be cancelled. Your reply should reach to the society office on or before 30.06.2022, failing which further action will be initiated in the absence of your reply, without any further notice to you.

Thanking you,

Yours sincerely

(R S Rathee)
Lt Col, Retd
Secretary, MDCGHS Ltd.

Encl: as above

Copy to; The Assistant Registrar, Office of the Registrar Co-operative Societies, Delhi: for kind information please

After deliberations, it was unanimously decided to issue Show Cause Notice to all 13 affected members and decide further course of action in the matter after receipt of their response within due date.

MINUTES BOOK

Agenda Item No. 4: Action regarding implementation of order of State Consumer Dispute Redressal Commission, Delhi in the case titled of RCS Vs Simmi Kapoor and RCS Vs Manohar Verma as per the Registrar Cooperative Societies office letter F.No. 10733 8097/RCS/S-IV/2022/575 dated 13.06.2022.

The Secretary briefed the members that after interaction with the advocate, it was noted that the order dated 11.03.2020 of State Consumer Dispute Redressal Commission (SCDRC), in para 27 of the order, mentioned that similarly, he would take care of 17 other members regarding whom order was passed in CC No. 376/12. The revision petitions of Smt Simmi Kapoor and Manohar Verma, wherein they have prayed to set aside the order dated 11.03.2020 of the SCDRC. The Hon'ble National Consumer Dispute Redressal Commission (NCDRC) having considered the petitions has stayed the impugned order dated 11.03.2020. As such the order of stay will take care of all other remaining 16 members as well.

The Secretary further briefed that the RCS office letter dated 13.06.2022, alongwith other relevant communications/information were sent to the advocate through email. In response, draft of the response to RCS office letter was received from the advocate on the lines mentioned above and based on that Society's response to the RCS office letter dated 13.06.2021 was sent to the RCS office vide letter dated 21.06.2022, keeping in view the urgency of the matter.

Copy of the letter sent to RCS office is placed below:

MINUTES BOOK

63

A Meet

the

at

Tel.: 011-41011558

HARISHI DAYANAND
CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

o/c

KUNJ, (ADJOINING B-5 & 6 DDA FLATS), NEW DELHI-110070

Ref. No. MDCGHS/22/128

Date : 21/06/2022

To,

✓
 The Assistant Registrar,
 Office of the Registrar Co-Operative Societies
 Government of NCT of Delhi
 Old Court Building, Parliament Street,
 New Delhi- 110001

Through Speed Post/Registered Speed

Sub: Implementation of Order of State Consumer Disputes Redressal Commission Delhi in the case titled RCS vs. Simmi Kapoor and RCS vs Manohar Varma

Dear Sir,

We are in receipt of your letter F.No.107338047/RCS/S-IV/2022/575 dated 13.06.2022 whereby the President/Secretary of Society have been directed to implement the Order dated 11.03.2020 passed by the Hon'ble State Consumer Redressal Commission.

At the outset, we refer to the effective portion of the said Order, being reproduced herewith:

"27. Registrar of cooperative society/appellant is directed to ensure that the transfer of membership in the name of complainant is reversed in the records of the society as well as in the office of himself by taking all permissible steps including coercive steps. In case Respondent no. 2 society does not cooperative in carrying out this order, Registrar of society may seize the record of the society and/or derecognise the society, as per law. Registrar Cooperative Society to take proper action in respect of Dinesh Kapoor having membership no. 16 in respondent society which was initially in the name of Jaswanti. Similarly, he would take care of 17 other members regarding whom order was passed in CC no. 376/12."

The aforesaid order of the Ld. State Commission was assailed before the Hon'ble National Consumer Disputes Redressal Commission in *Simmi Kapoor vs Registrar of Cooperative Societies* and Anr (Revision Petition No. 255 of 2021).

MINUTES BOOK



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The Hon'ble National Commission vide order dated 17.03.2021 directed stay on the Order dated 11.03.2020 and the said interim Order granting stay has been continued from time to time and until date. Hence the entire operation, implementation, execution of the aforesaid directions of the Ld. State Commission stand stayed as on date. Copy of the Orders passed by the National Commission in RP.N. 255 of 2021 are enclosed herewith.

It is pertinent to mention here that the Ld. State Commission, while considering the Appeal filed by the Registrar of Cooperative Societies qua two of the members of the Society, had passed a general order in relation to the remaining 16 members of the society, and direction were given to the Society to take effective steps qua these said 16 members other than the two who had filed the complaint, failing which consequences were also provided for in the said Order. Thus, it is the view of the society that considering the order of the State Commission dealt with cancellation of all the 18 members, it may not be correct for the society to take action against such members arising out of an Order which has been stayed by the National Commission, and the matter is pending consideration.

We, thus, humbly request you to reconsider the same, and in the event that you do not agree with our above view, then kindly do let us have your decision in this regard.

Thanking you,

Yours sincerely

(R S Rathee)
Lt Col, Retd

Secretary, MDCGHS Ltd.

Encl: as above

Copy to;

✓ The Registrar,
Office of the Registrar Co-Operative Societies
Government of NCT of Delhi
Old Court Building, Parliament Street,
New Delhi- 110001



The managing committee unanimously approved and appreciated the above communication.

MINUTES BOOK

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A Meeting of DIRECTORS/SHARE HOLDERS Held on
 the day of
 at Chairman Signature with Date

QUORUM

1. Agenda Item NO. 5 : Any other with the permission of
2. the chair.
3. 5.1 Status of type of options (in respect of 1750/1450 per sq ft.)
4. received from members in compliance of RERA order.
5. The Secretary informed the status as under;
6.
7. Total NO. of members — 181 NO.
8. Options received so far — 131 NO.
9. Options for flat @ 1750 — 115 NO.
10. Options for flat @ 1450 — 16 NO.

Fact that Quorum was Confirmed Fact that Notice was read
 Fact that Director's Report and Accounts were read or
 Fact that Auditors Report was read

5.2 Leave application of Sh. Rajesh Kumar Pandey (Accountant)
Sh. Rajesh Kumar has applied for leave from 29.06.2022
to 09.07.2022, the same was put up for consideration of
the committee. The application was approved unanimously.

5.3 Forms from m/s Johnson Lifts for erection permission to
be granted by lift inspectors.

The forms were perused and it was unanimously
decided that the secretary shall fill/sign the forms
on behalf of the Society, keeping in view the available
information. The Secretary was requested to take
further needful action.

5.4 m/s Chinan Promoters (Pvt) Ltd. to be requested to expedite
the work.

It was noted that the contractor be once again requested
to expedite the works of road, ESS, finishing of steel
portion of Towers 1, 2, 5 & 6 and the boundary wall (front)
portion.

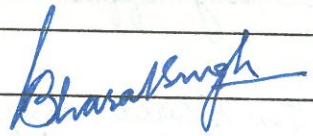
MINUTES BOOK

With the above, the meeting came to an end.

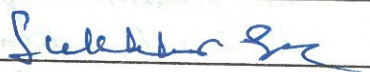
for



Santa Dain



Kirori Rao



MINUTES BOOK

A Meeting of ~~DIRECTORS/SHARE HOLDERS~~ Held on 07 July 2022
 the The Managing Committee of the Society day of
 at Society office at B-4, Vasant Kunj, New Delhi Chairman Signature with Date

QUORUM

1.	<u>Sh. Bharat Singh Sehrawal</u>	<u>President</u>	<u>KS</u>
2.	<u>Sh. Anish Singh</u>	<u>Vice President</u>	<u>KS</u>
3.	<u>Mr. Mr. R. S. Rathi</u>	<u>Secretary</u>	<u>KS</u>
4.	<u>Mr. Lalita Jain</u>	<u>Treasurer</u>	<u>Karla Jain</u>
5.	<u>Sh. Sukhbir Singh</u>	<u>Jt. Secretary</u>	<u>Sukhbir Singh</u>
6.			
7.			
8.			
9.			
10.			

Fact that Quorum was Confirmed / Fact that Notice was read /
 Fact that Director's Report and Accounts were read or /
 Fact that Auditors Report was read /

The managing committee of the society held its meeting on 07th July 2022 at 11:00 AM in the society office at B-4, Vasant Kunj, New Delhi under the chairmanship of the president Sh. Bharat Singh Sehrawal.

Initially, as per the notice dated 28.06.2022, the meeting was scheduled to take place at 11:00 AM on 06.07.2022, however, when it came to notice that on 6th July a hearing is scheduled in the Delhi Cooperative Tribunal, the meeting was rescheduled on 7th July. The information to this regard was sent to the member through WhatsApp message by the Secretary.

The president welcomed all and commenced the meeting.

DISCUSSIONS ON AGENDA ITEMS

Agenda Item NO. 1: Confirmation of the minutes of last MC meeting held on 26.06.2022:

The Secretary read out the minutes, the vice president's proposal to pass the minutes was seconded by the Jt. Secretary and the minutes passed by all.

Agenda Item NO. 2: To determine the date, time and place for convening a General Body Meeting for conducting elections

MINUTES BOOK

of its successor committee as per Rule 53 of DCS Rules, 2007.

The Committee perused the matter as under;

- (i) That election of the present committee of the Society was held on 06.10.2019 and its tenure will be over on 05.10.2022.
- (ii) That in compliance of Para 1 (i) of Schedule-II, The committee shall meet at least sixty clear days in advance of the date of expiration of its term and by resolution determine the date, time and place for convening a general body meeting for conduct of election of its successor committee.

In view of the above, the committee resolved to hold next election of the Successor Committee on 25.09.2022 (Sunday) at 9:30 AM to 4:30 PM at Society site office at B-4, Vasant Kunj (Adjoining B5 & B6, DDA flats), New Delhi.

The committee also resolved that while communicating the above resolution to the Registrar Cooperative Societies requesting for appointment of Returning officer to conduct the elections, it should also inform about the cut-off amount/default amount decided by the Registrar Cooperative Societies during the previous (last two) elections, alongwith a request to decide the default/cut-off amount of payment by members to be eligible for voting in the forthcoming election.

Draft of The letter to be sent to the Registrar Cooperative Society's in this regard was decided as given hereunder.

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A Meeting of **DIRECTORS/SHARE HOLDERS** Held on

the day of

at Chairman Signature with Date

QUORUM

1.
2.
3. To,
4.
5. The Registrar
6. Office of the Registrar Cooperative Societies
7. Old Court Building, Parliament Street
8. New Delhi - 110001
9. **Subject: - Conduct of Election of Managing Committee of Maharishi**
10. **Dayanand Co-operative Group Housing Society Ltd, at B-4, Vasant Kunj,**
11. **New Delhi- 110070.**

Fact Sir,

Fact

Fact

1. The Election of the Managing Committee of the Society was held on 06.10.2019. Accordingly, the tenure of the present Committee will be over on 05.10.2022.

2. A meeting of the Managing Committee of the society was held on 07.07.2022. To determine the date, time and place for convening a General Body Meeting to conduct the Election of its Successor Committee. In the meeting a resolution was passed by the Committee to hold next election of Successor Committee on 25.09.2022 at 9: 30 AM to 4:30 PM at Society site office at B4 (Adjoining B5 & B6, DDA Flats) Vasant Kunj, New Delhi. A copy of the resolution passed is attached herewith.

3. As regards to cut off/default amount for eligibility to vote, the following is submitted herewith: -

- (a) The society has raised 29 demands of the construction money amounting to Rs. 1,37,25000.00 (rupees one crore, thirty-seven lakhs, twenty-five thousand only) from each member by now.
- (b) The society has also declared default amount as Rs. 1,37,25000.00 and by now it has forwarded two notices to 61 members under clause 86 (1) of DCS Act, 2003 R/W Rule 99 of DCS Rules, 2007 for default in payment.
- (c) In the last two elections, the default amount was decided by the Registrar Cooperative Societies keeping in view the average of payment by the members. For instance, that the demanded amount at the time of election held on 12.12.2015 was Rs. 47,00,000.00 (rupees forty seven lakh), whereas the cut-off/default amount to be eligible for voting by each member was kept Rs. 35,00,000.00 (thirty-five lakh),
- (d) which was the average amount received from each member. The copy of Registrar Cooperative Societies letter no. 107338047/Sec-IV/RCS/1950 dated 20.10.2015 is enclosed herewith as **Annexure -I.** Similarly, the default/cut off amount to be eligible for voting was kept as Rs. 68,00,000.00 (rupees sixty-eight lakh) against the demanded

MINUTES BOOK

2.

amount of Rs. 97,00,000.00 (ninety-seven lakh), for the last election held on 06.10.2019. The copy of Registrar Cooperative Societies letter no. F. No. 107338047/RCS/S-IV/2019/127-130 dated 12.03.2019 is enclosed herewith as **Annexure -II.**

(e) During the process of deciding the default amount for the elections held on 06.10.2019, the matter went to the Hon'ble High Court of Delhi. Decision of the Hon'ble High Court dated 22.05.2019 is placed at **Annexure - III.**

(f) The present status of payment by each member is placed herewith as **Annexure -IV.** As seen from **Annexure -IV,** the total payment received against construction money till date is Rs. 2,07,54,67,169 and dividing it by the total no. of members i.e., 181, the average of payment by each member works out to Rs. 1,14,66,669.44.

4. It may not be out of place to submit that the Society is more than 39 years old and it is executing its housing project for more than last 12 years. Now, the project construction is very near to completion (more than 85% work completed). To keep the construction going and to complete it without further delay, it is imperative that the successive committee is in place latest by 05.10.2022 so that it can take decisions about the project.

5. In view of the above, it is requested;

(a). To appoint the Returning Officer for conducting the election of the Committee at the earliest. The notice of the general body meeting shall be sent to the members on confirmation of date of election from your office.

(b). To decide the default/cut-off amount of payment as well as a cut-off date of payment for each member to be eligible for voting.

Thanking you,

Yours sincerely

(R S Rathee)
Lt Col, Retd
Secretary, MDCGHS Ltd

Enclosure: Annexure I to IV as above

Copy to: -

1. Notice Board of the society
2. PS to Registrar of Cooperative Societies, Old Court Building, Parliament Street, New Delhi- 110001.
3. Assistant Registrar (Section -IV), Old Court Building, Parliament Street, new Delhi-110001

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A Meeting of DIRECTORS/SHARE HOLDERS Held on
 the day of
 at Chairman Signature with Date

QUORUM

1. Agenda Item NO. 3: To review preparation of Next SGBM
2. to be held on 10.07.2022.
3. The committee after discussions on various issues related
4. to progress and completion of the housing project, unanimously
5. decided to put up the following proposals for consideration
6. and approval of the general body of the society.
7.
8. 3.1 Proposal related to the work of UPVC door/windows being
9. executed by M/S Fenesta Building Systems
10.

Fact that Quorum was Confirmed Fact that Notice was read
 Fact that Director's Report and Accounts were read or
 Fact that Auditors Report was read

Background: M/S Fenesta is executing the work of UPVC door/windows for the housing project since 24.10.2020. As brought out in the SGBM dated 27.03.2022, after completion of work in towers No. 1, 2, 5 & 6, they had demanded increase in rate by 30% due to hike in the price of material, even though the contract with them is a fixed price contract. On this issue the general house had nominated Sh. Arvind Gupta & Sh. Mehtab Saini to work with the MC and negotiate with M/S Fenesta. The aforesaid two members and the MC negotiated with M/S Fenesta verbally and through various letters and made them to execute the balance work without any increase in price. Accordingly, M/S Fenesta took up the work in tower no. 4 and have completed the work in 18 Flats. In the balance 11 flats also work has been done partially but can not be completed until the door/window openings are finished by the main contractor (M/S Chinan Promoters). Work in Tower No. 3 could not be taken up by M/S Fenesta because the door/window openings are not yet ready for the same on account of the main contractor M/S Chinan Promoters. Once again, M/S Fenesta through an email

dated 04.07.2022 has notified the Society that for the present order will expire on 08.07.2022 and further work will be done on fresh order.

Apart from non-finishing of the openings by M/s Chinax Promoters, lack of fund due to non-payment by several members has become a serious impediment in execution of construction works including the UPVC door/windows.

The Proposal: "In view of the above, it is proposed to amicably foreclose the UPVC door/windows contract of M/s Fenesta once the work in 5 Towers i.e Tower NO. 1, 2, 4, 5 & 6 is complete. The work in Tower NO. 3 can be ordered/taken up under a separate order once the members make their share of payment and the situation of funds availability is conducive for completing the work in all six towers."

3.2 Post Facto Approval/Ratification of the award of work of SITC of 11 KV/0.415 KV Electric Substation with Ancillary works' to M/s Brilltech for their quoted amount of Rs

Background: As approved by the General House under agenda item No. 6 in its meeting dated 27 March 2022, tenders for SITC of electrical equipment for 11 KV/0.415 KV ESS were invited and the work has been awarded to the lowest bidder M/s Brilltech for their quoted amount of Rs 5,07,15,146.00 vide LOA dated 18.06.2022.

Supply and Installation of DG sets is excluded from the scope of this tender since the same is to be procured under a separate tender as advised by the electrical expert of the Architect. Supply and laying of cable is, however, included in this tender. The Supply of Cables is in the scope of the main contract and the same shall be dealt, accordingly. Salient features of the tender are as under;

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A Meeting of DIRECTORS/SHARE HOLDERS Held on

SALIENT FEATURES OF THE TENDER FOR ELECTRICAL WORKS

1. Name of work: "Supply Installation, Testing and Commissioning of 11KV/0.415 KV Electric substation including ancillary work."
2. Type of tender: Item rate tender invited from 8 applicants shortlisted by the Architect among the EOI applications invited through open advertisement in the newspapers two times i.e., on 28.11.2020 and 25.02.2022.
3. The Name of 8 shortlisted Vendors is;
 - (a). High-tech Erectors.
 - (b). Live space Electrical Contractor.
 - (c). Sky Tech Engineers.
 - (d). Application Control Panels Pvt Ltd.
 - (e). Schneider Electrical India Pvt Ltd.
 - (f). Brilltech Engineers Pvt Ltd.
 - (g). Shivani Power Engineers Pvt Ltd.
 - (h). Esquire Electricals.
4. The tender documents were issued to the above 8 bidders from 25.04.2022. Initially the last date of tender submission was kept as 29.04.2022. However, certain queries were received from the bidders and in order to provide clarifications to the queries, the tender submission date was extended two times, the last extension was up to 12.05.2022.
5. Up to last date of tender submission i.e., 12.05.2022 only following 5 vendors submitted their tender.
 - (a). Live space Electrical Contractor.
 - (b). Sky tech Engineers.
 - (c). Brilltech Engineers Pvt Ltd.
 - (d). Shivani Power Engineers Pvt Ltd.
 - (e). Esquire Electricals.
6. Comparison Statement of bids of above mentioned 5 vendors.

(a). Live space Electrical Contractor.	-	Rs. 5,29,98,629.00
(b). Sky tech Engineers.	-	Rs. 5,94,92,756.00
(c). Brilltech Engineers Pvt Ltd.	-	Rs. 5,24,69,180.00
(d). Shivani Power Engineers Pvt Ltd.	-	Rs. 5,69,65,310.00
(e). Esquire Electricals.	-	Rs. 6,59,02,667.00
7. EMD For the tender - Rs. 2,00,000.00
8. Performance Bank Guarantee - 5% of Quoted Price.
9. Time for completion of works. - 5 Months.
10. Price escalation - No
11. Whether the quoted prices include GST - Yes

12. The lowest bidder M/s Brilltech Engineers Pvt Ltd. was called by the Managing Committee on 29.05.2022 for further negotiation on their bid. As a result of the meeting, the bidder offered the following rebate/concessions;
- * Option A – 1.43% discount on quoted price (Rs. 5,24,69,180.00) amounting to Rs. 7.5 lacs.
 - * Option B - 3.25% discount on quoted price if consider make "Brilltech" for Supply of LT Panels and Rising Mains, amounting to Rs. 17 lacs.
 - * Option C – 1.90%, discount amounting to Rs. 10 lacs, if consider the transformer of Make "ABC".
 - * Option D – Additional discount of Rs. 4.5 Lacs in case 15% advance will be released against submission of Bank Guarantee of equal amount.
13. The MC has accepted options A and D in full. Option B has been accepted partially i.e., only about LT panels after having further clarifications/confirmation on technical issues. Option C was not accepted.
14. Accordingly, the Total Rebate worked out to Rs. 17,54,034.00 (Rs. 7,50,320 + 5,53,714 + 4,50,000) and the quoted price with rebate worked out to Rs. 5,07,15,146.00.
15. The Letter of Award to the M/S Brilltech has been issued on 18.06.2022. They have also submitted the Performance BG and the BG against mobilisation advance.

Remarks:

- (i) The above price is inclusive of the cost of supply of cables (approx. cost about Rs 90 lakhs), which is in the scope of main contractor. Option will be given to the main contractor either to supply cables as per requirement OR allow for deduction of the cost of cables (supply only).
- (ii) Supply and Installation of DG sets is excluded from this contract and the same shall be procured under a separate contract as per advice of the electrical consultant of the Architect.

Proposal: Based on the above, the committee proposes to the general house to ratify the award of the work to M/s Brilltech as per details above.

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A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

QUORUM

1. 3.3 Proposal related to the Contract of M/s Chinna Promoters
 2. Pvt. Ltd.

3.
 4. Background: Completion time for the work of M/s Chinna
 5. Promoters has been extended by 30.09.2022 as requested by
 6. the Contractor and as approved by the general house. During the
 7. course of execution of work it is noted that the contractor is
 8. not taking up certain works required for completion stating
 9. that these are not included in his scope of work under fixed
 10.

Fact that Quorum was Confirmed Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

Cost: Examples are water proofing of RCC roof slab of basement, where which is to be developed as green area, construction of ESS and closing of openings in the walls of basements, providing light fixtures in the lift wells etc. Apart from that the contractor is not deploying adequate resources on activities which are on critical path of project completion. For example he has been unable to finish the door/window openings so as to facilitate fixing of UPVC door/windows in towers NO. 4 & 3.

Further due to non-payment of construction money by several members availability of funds to complete the entire work under the scope of M/s Chinna Promoters is quite unlikely ^{in near future.} Therefore the Society may be required to leave/exclude Tower NO. 3 while applying for Occupancy Certificate. This would require that the remaining works i.e. internal flooring, fixing of doors, Plumbing/Electrical fixtures, finishing works (excluding cement plaster already done) in Tower NO. 3 will have to be excluded from the scope of M/s Chinna Promoters.

~~In view of the above~~ ^{be} Further, The common area works, utilities etc., which the contractor is not taking up with the contention that they are not covered in his scope under fixed cost, but essentially required to be completed for applying the Occupancy cum Completion certificate will have to be taken up by The Society at its own.

Proposal: In view of the above it is proposed to allow the managing committee to operate the following clauses of the Conditions of Contract with M/s Chinat Promoters (P) Ltd; as the need arises in near future

- (i) Clause NO. 03.6 at page 21 of the agreement dt-23.9.2009
- (ii) Clause NO. 29.2 at page 34 of the agreement dt-23.09.2009
- (iii) Clause No. 38 at page 39 to 41 of the agreement dt-23.09.2009.

3.4 Proposal related to the contract agreement of the Society with the present architect M/s 4TH Dimension.

Background: The architect through their letter dated 18th April 2022 has submitted that while quoting their fee during tendering they had considered they had considered their involvement in the project; amount of work, project duration, and on an average monthly disbursement of their fee. That they are on board since last 2.1 months, have worked hard in resolving the pending issues, delivering drawings and attending all meetings to facilitate the timely completion of the project. But to their dismay only 43% of the fee had been disbursed to them till that date. That their expenses in the project are mismatching with the disbursement. Finally for further involvement in the project, they proposed monthly remuneration of INR 3.0 Lakh starting from the month of February 2022.

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A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

QUORUM

1. The M.C. perused the matter and noted.....
2. That as per clause 4 of the conditions of contract, the architect's
3. services shall complete only when construction activities
4. including the defect liability of all works contract's have
5. completed and the occupancy certificate has been awarded
6. to the Society in respect of the project. The completion of
7. construction activities and obtaining of Occupancy Certificate
8. are estimated to be achieved till end of June 2022.
9. That due to various reasons and primarily on account of
10.

Fact that Quorum was Confirmed Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

not payment by several members, the project construction remains yet incomplete and the occupancy certificate is yet to be applied.

- That keeping in view the above, the managing committee decided to communicate the following to the architect through email;
- 66 The managing committee has perused the matter in its meeting dated 07.07.2022 and is of the opinion that an amount of Rs 60 (sixty) thousand per month over and above the payment of balance fee as per contract is reasonable and can be allowed to the architect w.e.f July 2022, subject to the approval of the General House of the Society.

Since the meeting of the General House is scheduled on 10.07.2022, you are requested to communicate your concurrence to the proposal so that the same can be put up to the General House for its consideration and approval."

Proposal: The MC should put up the above facts and the

architect's response to the email, if available before the SGBM dated 10.07.2022 for consideration and directions to the MC in the matter.

Agenda Item NO. 4: Any other with the permission of the Chair

4.1 Action regarding change of Nomination out of Blood Relation in r/o 13 members as per Registrar, Cooperative Societies vide letter NO. F.NO. 107338047/RCS/S-ID/2022/578 dated 14.06.2022.

Earlier as decided by the managing committee, based upon the RCS directions and the legal advice thereupon, the MC had issued 'Show Cause Notice' to the said 13 members, giving them an opportunity to submit their response/reply to the proposed cancellation of the out of blood relation nominations in their case. The last date of submission of reply by these members was 30.06.2022. However, by that date no reply has been received in the Society. Also, three out of the 13 letters posted by the Society have been received back, undelivered. These are;

(i) Sh. Om Prakash Dewan (M.NO. 119)

House No. 775 C, Pocket JG-2, Vikas Puri, New Delhi - 110018

(ii) Smt - Neelam Kumari (M.NO. 136)

H.NO. AK-40, Shalimar Bagh, Delhi - 110088

(iii) Sh. Kalu Ram (M.NO. 61)

NO. 717, Opp. Masjid Sultanpur Colony, MG Road, N. Delhi - 30

In view of the above, the managing committee decided to cancel the out of Blood Relation nomination in r/o the 13 (thirteen) members. Draft of the letter was discussed and finalised as given below; The secretary was requested to take further action accordingly.

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To,

Sh.

M. No. -----

Address-----

DRAFTThrough Speed Post/Registered Post**Sub: Cancellation of out of blood relation nomination.**

Dear Member,

The Managing Committee of the Society had issued a Show Cause Notice bearing No. _____ dated _____ upon you seeking your response on why the out of blood relation nomination proposed by you, should not be cancelled. The said Show Cause Notice was issued pursuant to and in due compliance with the letter F.No.107338047/RCS/S-IV/2022/578 dated 14.06.2022 from the office of the Registrar Co-operative Societies, wherein the President/Secretary of the Society was directed to cancel the out of blood relation nominations in respect of 13 members, you being one of them. The Show Cause Notice was issued to you following the principles of natural justice and providing you an opportunity to provide your say on the issue.

Vide the said Show Cause Notice, you were called upon to provide your response latest by 30.06.2022. However, despite sufficient notice, you have failed to provide any response to the said Show Cause Notice. Hence, the Society has decided to give effect to the directions of the Registrar Co-operative Societies, and thus, the nomination of Sh. _____, who is out of your blood relation, is hereby cancelled.

Thanking you,

Yours sincerely

(R S Rathee)
Lt Col, Retd
Secretary, MDCGHS Ltd.

Copy to; The Assistant Registrar, Office of the Registrar Co-operative Societies, Delhi: for kind information please

4.2 Payment to Contractors and Agencies/Vendors

The managing approved the following payments:

- (i) Part-payment of M/s Chinna Promoters (P) Ltd.' 7th RA (SA) bill.

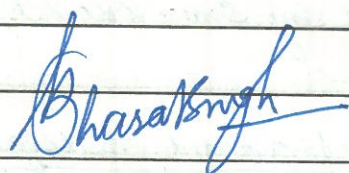
The bill has already been passed and part-payment of Rs 3,50,00,000.00 already released. However complete payment could not be released due to paucity of funds. Keeping in view the present status of fund vis-a-vis requirement the committee decided to release part payment of Rs 1.0 (one) crore out of the balance payment.

MINUTES BOOK



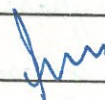
- (ii) Payment of 14th RA bill of M/s Fenesta: The committee decided to release the payment of the said bill amounting to Rs 13,91,215.00 (thirteen lakh, ninety one thousand, two hundred fifteen only), inclusive of TDS of Rs 23,531.00.
- (iii) Balance payment of M/s Balaji Construction Company's 1/- Bill against cutting of trap doors in RCC slab of Lift Machine Rooms; The bill was earlier passed for total amount of Rs 3,00,000.00 (three lac only), however, part-payment of Rs 2,06,000 (two lac six thousand) only was earlier released. The balance payment of Rs 94,000.00 was released.
- (iv) Two bills of M/s AHPN Associates (Society's CA) having S.No. AHPN/N/22-23/24 & AHPN/N/22-23/26 both amounting to Rs 1770.00/- each (inclusive of TDS) were passed for payment.
- (v) One bill NO. 21 of M/s S K Security Services Towards Security Services for the month of June amounting to Rs 31,892.00 (including TDS) was passed for payment.

With the above, the meeting came to an end. The chair man thanked all for their time and efforts.



Shashank Singh





Santia Dain

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A Meeting of **DIRECTORS/SHARE HOLDERS** Held on 23 July 2022
 the Managing Committee of the Society day of
 at Society office at B-4, Vasant Kunj, New Delhi-70 Chairman Signature with Date

QUORUM

1.	Sh. Bharsat Singh Sehrawat	President	.....
2.	Mr. Col. R. S. Rathore	Secretary	.....
3.	Smt. Lalita Jain	Treasurer	.....
4.	Sh. Sahab Singh	Jt. Secretary	.....
5.	Smt. Kiran Rana	Member	.....
6.	Sh. Anish Singh	Vice President	.....
7.	.....	.....	.....
8.	.....	.....	.....
9.	.....	.....	.....
10.	.....	.....	.....

Fact that Quorum was Confirmed Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

The Managing Committee of the Society held its meeting on 23rd July 2022 at 11:00 AM in the Society office at B-4, Vasant Kunj, New Delhi under the chairmanship of the president Sh. Bharsat Singh Sehrawat. The president welcomed all and commenced the meeting.

DISCUSSIONS ON AGENDA ITEMS

Agenda Item No. 1: Confirmation of the minutes of the last MC meeting held on 07th July 2022.

The president read out the minutes, thereafter, the Joint Secretary's proposal to pass the minutes was seconded by Smt. Kiran Rana and the minutes passed by all.

Agenda Item No. 2: Review of Second Notice forwarded to defaulter members under DCS Act 86(1) read with Rule 99 of DCS Rules, 2007.

The Secretary informed that;

(i) First notice u/s 86(1) of DCS Act, 2003 R/W Rule 99 of DCS Rules, 2007 for expulsion from the primary membership of the Society was issued to 66 (Sixty six) members vide letter dated 07-04-2022.

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- (ii) Thereafter Second Notice u/s 86(1) of DCS Act, 2003 R/W DCS Rule 99 of DCS Rules, 2007 was issued to 62 (Sixty two) members vide letter dated 28.05.2022 requesting the members to clear their outstanding dues on or before 30.06.2022. Second Notice was not issued to Four members, who had paid their default amount. After issue of the 2nd notice, two members namely Sh. P. C. Pandey (M.NO. 84) and Smt. Pooja Sharma (M.NO. 158) have cleared their default amount. However, 60 members have not cleared/paid and still remain defaulters.
- (iii) Apart from the above, 2 (two) members namely Smt. Meeta Singh (M.NO. -142) and Smt. Ajaya Singh (M.NO. 166), whose names were excluded from the list of defaulter members in WP NO. 057 of 2017 before the Delhi Cooperative Tribunal after having cleared their default amount, were issued the 1st Notice u/s 86(1) of DCS Act, 2003 R/W DCS Rule 99 of DCS Rules, 2007 for expulsion from primary membership of the Society on account of them having not paid the demanded amount of construction money of Rs 1,37,25,000/- vide letter dated 04.05.2022; however, both of them did not clear the default amount ^{with} the due date mentioned in the notice. Accordingly, Second Notice under the aforesaid Act and Rule vide letter dated 22.06.2022 requesting them to clear the default amount on or before 25.07.2022 ^{has been issued.} So far none of them have cleared the default amount.
- (iv) The managing committee perused the matter and resolved as under;
- That 3rd (third) Notice u/s 86(1) of DCS Act, 2003 R/W Rule 99 of DCS Rules, 2007 should be issued to the 60 (Sixty) defaulter member mentioned ^{under para (ii) above} ~~60 (Sixty) members~~, who have not paid their default amount till the time limit set in the Second Notice.
 - That 3rd (third) Notice u/s 86(1) of DCS Act, 2003 R/W Rule 99 of DCS Rules, 2007 should also be issued to the

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A Meeting of DIRECTORS/SHARE HOLDERS Held on

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QUORUM

1. aforesaid 2 (two) members mentioned under para (ii) above,
2. in case they do not clear their default amount by the due date
3. of 25.07.2022 set in the 2nd Notice issued to them.
4.

5. Agenda Item No. 3: Issues related to M/s Chinan Promoters (Pvt.) Ltd.

7. 3.1 The managing committee perused the progress of work under
8. the scope of M/s Chinan Promoters, deployment of resources etc.
9. and noted that;
10.

Fact that Quorum was Confirmed

Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

(i) The contractor is required to complete entire work under their scope till the extended completion date of 30.09.2022. However

(ii) in case he does not substantially increase the resource deployment i.e manpower and material, he is unlikely to complete the balance work by 30.09.2022.

(ii) Apart from the slow progress of work in general, the contractor is not cooperating in completing the works, which are essentially required for progress of other contractor's work e.g. ESS, basement walls etc, in spite of requests by the committee.

3.2 Apart from the slow progress of work by M/s Chinan Promoters, the Society is facing acute shortage of funds due to non-payment of construction demands by certain members. This requires that the Society should consider applying for OCC for 5 (Five) Towers, leaving The Tower No. 3 wherein the progress of work is minimum.

3.3 In view of the above, the committee unanimously decided to direct the contractor (M/s Chinan Promoters) to not execute any work, except the external plaster which is in advance stage of completion, in Tower No. 3. The Secretary was

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requested to communicate the same to the contractor.

- 3.4 The Committee also discussed the issue of supply of electrical cables. The electrical contractor has submitted the requirement of various types/size of cables. Since supply of the cables is under the scope of M/s Chinan Promoters (P) Ltd., it was unanimously decided that a communication should be sent to the contractor (M/s Chinan) giving them option to either supply the cables in given time schedule or allow the Society to deduct the payment of cables, in case the same is supplied by the electrical contractor (M/s Brilltech) at their quoted rates. The Secretary was requested to take further action, accordingly.

- 3.5 Committee noted that an amount of Rs 2,26,98,300/- is still balance to be paid to the contractor out of their 7th RA (A) bill. Keeping in view the overall availability of funds and the estimated expenditure in near future, the committee unanimously decided to release payment of Rs 50 (fifty) lakh to M/s Chinan Promoters (Pvt.) Ltd.

Agenda Item NO. 4: Issues related to Architect M/s 4th Dimension

The managing committee noted;

- (i) That the architect M/s 4TH Dimension has sought a meeting with the M/C to discuss their request towards enhancement of their fees. The committee has invited the architect for meeting today afternoon.
- (ii) Earlier, this issue was discussed in the SBM held on 10.07.2022 and the General House has decided to ask the architect the accept Society's offer of additional payment of Rs 60,000/- (sixty thousand) per month from July 2022 onwards, over and above their fee as per contract. However, in case the architect disagrees to accept the Society's offer, their agreement may

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A Meeting of DIRECTORS/SHARE HOLDERS Held on
 the day of
 at Chairman Signature with Date

QUORUM

1. be foreclosed or terminated, as the case may be.
2. (iii) The Committee, keeping in view the aforesaid decision of the
3. SGBM, unanimously decided to give the same offer to the
4. architect. In case of foreclosure, the architect will have to
5. continue their services for another about one and half
6. month so that the Society can make alternative arrangement.
7. In case the architect disagrees to continue their services as
8. above, their contract may be terminated.
- 9.
10. (iv) The architect should also be asked to extend their

Fact that Quorum was Confirmed Fact that Notice was read
 Fact that Director's Report and Accounts were read or
 Fact that Auditors Report was read

performance BG, which is valid up to 31 July 2022, otherwise
 the same may be breached.

Agenda Item NO.5: Issues related to ongoing works other than
M/s Chinna Promoters

The committee noted that a coordination meeting between
 the Electrical Contractor (M/s Briddtech), The architect and the
 main Contractor (M/s Chinna Promoters) should be held to
 have clarity about construction of ESS & The installation of
 equipment therein. A review meeting should also be
 convened with M/s Fenesta (Contractor for UPVC door/windows)
 and The Fire Fighting Works Contractor to address the
 issues and expedite progress.

Agenda Item NO.6: Tendering of works not covered in the
Scope of M/s Chinna Promoters (Pvt.) Ltd.

The committee perused the matter including the balance
 item of works yet to awarded e.g. STP, Mechanical

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Ventilation System, Fire Check Doors, Rain Water Harvesting, Solar System etc. The committee unanimously decided that in view of the poor status of availability of funds, the committee should invite tenders, as soon as possible, for STP & Mechanical Ventilation System & Fire check doors. Tenders for remaining works should be invited in due course, depending on the availability of funds.

Agenda Item NO. 7: Any other with the permission of the chair.

7.1 Approval of expenditure (Indirect Expenses) for the period from 01 June 2022 to 30 June 2022.

The treasurer brought out that an amount of Rs 4,04,592.00 (Rupees four lakh, four thousand, five hundred ninety two) has been spent under the head 'Indirect Expenses', as per the details given below:

Maharishi Dayanand CGHS Ltd.

B-4 (Adjoining B-5/B-6 DDA Flats),

Vasant Kunj,

New Delhi

Indirect Expenses

Group Summary

1-Jun-22 to 30-Jun-22

	Closing Balance	
	Debit	Credit
Conveyance Expenses		5,500.00
General Expenses		2,159.00
Legal & Professional Fee		2,15,565.00
Postage & Telegram		4,937.00
Printing & Stationery		2,868.00
Salaries & Allowances		1,35,125.00
Security Expenses		33,040.00
Society Welfare		4,219.00
Telephone Expenses		1,179.00
Grand Total		4,04,592.00

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The treasurer's proposal to pass the expenditure was seconded by the Jt. Secretary and approved by all.

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A Meeting of DIRECTORS/SHARE HOLDERS Held on
 the day of
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QUORUM

1. 7.2 DPC's letter regarding Directions under section 12 of Commission
2. for Air Quality Management in N.C. Region and Adjoining Areas
- 3.
4. The Secretary brought out that the Society has received a letter dated
5. 26.06.2022 from DPCC according to which, the Society is required
6. to: (i) mandatorily register on the web-portal of DPCC
7. (ii) Carry out self-audit/self determination for dust control measures
8. (iii) Provide video-fencing (vediocameras) with remote connectivity to
9. DPCC portal and
- 10.

Fact that Quorum was Confirmed Fact that Notice was read
 Fact that Director's Report and Accounts were read or
 Fact that Auditors Report was read

(iv) Provide reliable low cost PM_{2.5} and PM₁₀ sensors with linking to cloud storage platform with a live dash board in the Web portal. He further informed that efforts are being made to locate such agencies, who can take up the above works for the Society project. In the process a representative of a firm named DS Consulting of B-250 a, Dajpal Nagar, Sahibabad has been located, who has submitted their quotation for; dated 07 July 2022

- (i) Services for registration of project on DPCC portal, monitoring on parameters mandated by DPCC, Dust Audit Report Preparation & Submission of reports for 6 months (total 12 reports) @ Rs 10,000/month i.e Rs 60,000.00
- (ii) Installation of Outdoor PM_{2.5}, PM₁₀ Ambient Dust Sensor/monitor 1 No. @ Rs 42,240.00
- (iii) Installation cost, Service on site for 1 year, installation etc for 1 year of the above monitor @ Rs 56,000.00
- (iv) Display screen single colour (4"2) Rs 70,000.00
- (v) Installation of fixed position construction Camera - 4 mp @ Rs 18,000/each.

The agency has demanded 18% GST extra and 100% advance. The committee perused the matter and unanimously decided that all members should make efforts to location other agency(ies) for the above job so as to have a comparison of the cost. The Secretary was requested to negotiate further with M/s DS consulting about their quoted price. The committee further decided that such exercise shall be completed within next two weeks and then a decision shall be taken to install the above facility, so the

7.3 - Payment of Advocates Tandon & Co. for legal advice in respect of RCS Communications about case of 18 members in NCDRC and 13 cases of nomination outside blood relation

The Secretary brought out that the Society had received two letters namely (i) Dated 13.06.2022 regarding implementation of the SC.DRC order dated 11.03.2020 & (ii) letter dated 14.06.2022 to cancel the nomination of 13 members out of blood relation.

The Committee had decided to seek legal advice from the Advocate/legal firm M/s Tandon & Co., who are Society's advocates in the ongoing case in NCDRC. The legal firm has provided the services and have raised their bill for Rs 67,000/- as under:

- Towards Study of documents and giving written opinion in respect of change of nominations - Rs 35,000/-
- Towards giving oral opinion & vetting reply the RCS letter dated 14.06.2022 - Rs 15,000/-
- Towards vetting of show cause notice to be issued for change of nominations - Rs 1500/-
- Towards out-of-pocket expenses - Rs 2000/-

The committee perused the matter and unanimously decided to release payment of Rs 35,000/-, the first component and discuss further with the advocate to reduce the charges on remaining items to the extent possible.

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A Meeting of DIRECTORS/SHARE HOLDERS Held on
 the day of
 at Chairman Signature with Date

QUORUM

1. 7.4 Approval of the draft of E.G.B.M minutes dated 19.07.2022
2.
3.
4. The president read out the draft of the minutes. After
5. perusal, the committee unanimously approved the draft
6. and requested the president and the Secretary to take further
7. and full action in the matter.
8. 7.5 Application for change of Joint Membership to Single Membership
9. in respect of membership No. 157 (Smt. Kiran Rana & Tarun Rana)
10.

Fact that Quorum was Confirmed Fact that Notice was read
 Fact that Director's Report and Accounts were read or
 Fact that Auditors Report was read

The aforesaid membership No. 157 is jointly held by Smt. Kiran Rana, whose name stands first, and his son Sh. Tarun Rana. The Secretary informed that an application dated 26 Feb 2022 was received on behalf of Kiran Rana & his Tarun Rana requesting to change the Joint Membership to Single Membership in the name of Smt. Kiran Rana. An NOC/Affidavit was thereafter submitted by Sh. Tarun Rana declaring that he had no objection for the proposed change in favour of his mother. In the affidavit Sh. Tarun Rana relinquished his ownership/membership in favour of his mother.

The committee perused the matter and unanimously decided to change the Membership No. 157 from Joint to Single in favour of Smt. Kiran Rana w/o Sh. Mahavir Singh Rana, R/o B-29, Milan Apartments, West Enclave Pitampura, Delhi-34. The Secretary was requested to advise the member, accordingly and also make entries in records at relevant places.

7.6 Applications for Nomination for Transfer of Share and Interest after Death

The Secretary informed that following applications have been received from members for Nomination for Transfer of Share and Interest after Death.

- (a) From Sh. Mehtab Singh Rathee (M.NO. 29) for nomination of his son Prashant Rathee (100% share)
- (b) From Smt. Manju Verma s/o late Sh. Hansraj Virmani (M.NO. 03) for Nomination of her husband Sh. Rakesh Verma s/o Sh. Ram Kumar Verma (100% share)
- (c) From Smt. Meena Malhotra (M.NO. 33) for nomination of her daughter Smt. Anusila Ajay Khurana w/o Sh. Ajay Khurana (100% share)
- (d) From Sh. Vijay Kumar s/o late Sh. Dharam Pal Singh (M.NO. 78) for nomination of his son Sh. Parth Tonger (100% share)
- (e) From Sh. Satish Kumar (M.NO. 75) for nomination of his wife Smt. Om Kumari (100% share)
- (f) From Sh. Sukhbis Singh (M.NO. 28) for nomination of his wife Smt. Saroj Devi (100% share)

The Secretary further informed that;

- (i) All the above nominations proposed by members for Transfer of Share and Interest after Death are within first degree blood relation.
- (ii) That all the applications are scrutinised and found in order.

The committee considered the above applications of nominations and found them in accordance with relevant DCS Act and Rules. Accordingly, all applications were approved unanimously. The Secretary was requested to inform the members accordingly and make entries in Society's records.

for

Bharat Singh

for

Kuldev Ravi

Satish

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A Meeting of DIRECTORS/SHARE HOLDERS Held on 10 August 2022
 the the managing committee of the society day of

at Society office at B-4, Vasanti Kunj, New Delhi - 110070. Chairman Signature with Date

QUORUM

- | | | | |
|-----|----------------------------------|----------------------|--|
| 1. | <u>Sh. Bharat Singh Sehrawal</u> | <u>BS</u> | |
| 2. | <u>Sh. Col. R. S. Rathu</u> | <u>SR</u> | |
| 3. | <u>Smt. Lalita Jain</u> | <u>Lalita Jain</u> | |
| 4. | <u>Sh. Sukhbir Singh</u> | <u>Sukhbir Singh</u> | |
| 5. | <u>Smt. Kiran Rana</u> | <u>Kiran Rana</u> | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |

Fact that Quorum was Confirmed Fact that Notice was read

Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

The managing committee of the Society held its meeting on 10.08.2022 at 11:00 AM in the Society office at B-4, Vasanti Kunj, New Delhi-70 under the chairmanship of the president Sh. Bharat Singh Sehrawal. The president welcomed all and commenced discussion on the Agenda.

DISCUSSION ON AGENDA ITEMS

Agenda Item NO. 1: Confirmation of the minutes of the last MC meeting held on 23 July 2022.

The president read out the minutes, Thereafter Smt. Kiran Rana's proposal to pass the minutes was seconded by Sh. Sukhbir Singh and the minutes were passed, unanimously.

Agenda Item NO. 2: Issues related to tendering of STP, Mechanical Ventilation System and Fire check doors.

The committee noted;

- (i) That Based on the EOIs submitted in response to society's advertisement in newspapers, four agencies are already shortlisted for invitation of tender for STP (Sewage Treatment Plant). These are;

- (a) M/s Habitat enviro Solutions Pvt Ltd.
 - (b) M/s Ecologics India Pvt. Ltd.
 - (c) M/s Green Technologies
 - (d) M/s Optima Water Solutions Pvt-Ltd.
- (i) That tender document for the work of STP is almost-ready and likely to be finalised shortly by the Architect.
- (ii) That tender document for mechanical ventilation work, fire check doors are yet to be finalised and submitted to the Society by the Architect.
- (iv) Keeping in view the position of funds availability vis-a-vis the requirement, at-the-best, the work of STP can be commenced. The remaining works can be awarded provided the fund's position improve.

In view of the above the committee unanimously decided to issue tenders to the shortlisted agencies for STP, as and when the document is finalised by the Architect. For remaining works, the Architect may be reminded to submit the tender document.

Agenda Item NO. 3: Issues related to the Architect M/s 4th Dimension.

The committee noted that in accordance with the decision in the SGBM dated 10.07.2022, the Architect was requested to continue their service at the additional fee of Rs 60,000/pw month. The Architect was also given options, in case he is unable to accept the additional fee offer, to either foreclose the contract. In that case he has to support the Society/provide services till the Society makes alternative arrangement. The Architect, through their letter dated 01.08.2022, has conveyed that their contract may be foreclosed. He has also conveyed that he will continue to support/provide services till the Society makes alternative arrangement and the same may be done by the Society.

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A Meeting of DIRECTORS/SHARE HOLDERS Held on
 the day of
 at Chairman Signature with Date

QUORUM

1. by 10 September 2022.
2. In view of the above the Committee unanimously decided:
3. (i) That Fresh tenders should be invited to appoint a new architect
4. for the remaining work. The tender document should be based
5. on the tender conditions of the present agreement with M/s 4th
6. Dimension. Agreement with M/s 4th Dimension be foreclosed.
7. (ii) That tenders should be sent to the 7 (seven) shortlisted parties
8. during the process of appointment of M/s 4th Dimension.
- 9.
- 10.

Fact that Quorum was Confirmed Fact that Notice was read
 Fact that Director's Report and Accounts were read or
 Fact that Auditors Report was read

(iii) That ^{since} the time of architectural services has enlarged due to Society's own reasons (mainly non payment by members) and M/s 4th Dimension have agreed to continue their services till appointment of new architect, they may be allowed to participate in the fresh tendering.

(iv) That efforts should be made by the committee to invite ^{tenders and} finalise the new architect before the next meeting of the general house.

The Secretary was requested to take useful action, accordingly.

Agenda Item No. 4: Issue related to ongoing works:

The committee noted that;

(i) The main contractor, M/s Chinan Promoters is executing the works of main gate, front boundary wall, FSS, peripheral road etc.

The committee also noted that the progress of work is quite slow, due to inadequate deployment of resources by the contractor and with the present pace, he is unlikely to complete the works by 30 September 2022.

(ii) Progress of other works like Fire Fighting works, P/F CPVC door/windows

SETC of lifts and the ESS works are also getting delayed due to non completion/delay in completion of preceding activities by the main contractor.

- (iii) That progress of all the works is badly suffering due to shortage of funds i.e non-payment of their dues by certain members.

In view of the above, the committee unanimously decided to take up the issue of slow progress with the main contractor M/s Chinan promoters and persuade members to make payment.

Agenda Item NO. 5: The Secretary brought out Review of payment by members and construction.

The Secretary brought out the current status of payment as under:

Demanded Construction Money:	Rs 248,42,25000.00
Received Construction Money:	Rs 208,12,55,169.00
Balance Construction Money:	Rs 40,29,69,831.00
Interest Amount Calculated upto 31.03.2021:	Rs 17,55,17,323.00
Received Interest Amount:	Rs 6,33,67,519.00
Balance Interest Amount:	Rs 11,21,49,804.00
Total balance amount of Construction and Interest:	Rs 51,51,19,635.00

Agenda Item NO. 6: Any other with the permission of the chair

6.1: Fixing of date of next AGBM:

The Secretary informed that Society's Annual Audit Report for the FY 2021-22 has been submitted to RCS on 08.08.2022. The Audit Report is to be presented in AGBM of the Society for approval before 30.09.2022. The MC has already recommended to the RCS that election of next MC may be held on 25.09.2022. Keeping the above in view, he suggested that next AGBM should

MINUTES BOOK

A Meeting of **DIRECTORS/SHARE HOLDERS** Held on
 the day of
 at Chairman Signature with Date

QUORUM

1. be held on 28.08.2022. The committee after due deliberations una-
2. nimonously decided to hold next AEBM on 28.08.2022. Draft of the
3. Agenda was discussed and finalised as under:
- 4.

Dear members,

Annual General Body Meeting of Maharishi Dayanand Cooperative Group Housing Society Ltd. will be held on 28 August, 2022 (Sunday) at 10:30 AM at Society site.

The agenda will be as follows: -

1. Welcome and opening address by the Chairman.
2. Society Report by the Secretary.
3. Confirmation of minutes of last SGBM held on 10.07.2022.
4. Approval of program of the activities of the society prepared by the committee for the ensuing year.
5. Consideration of the audit report along with audited accounts and the annual report. **Copy of balance sheet is enclosed herewith.**
6. To decide way forward to obtain occupancy/part occupancy cum completion certificate from MCD.
7. Approval of General Body for further extension of the time to complete the project by 31.12.2023
8. Review of construction and payment by the members.
9. Any other with permission of the chair.

If the quorum will not be completed the meeting will be adjourned for 30 minutes and proceedings will be started accordingly. Video recording of proceedings of the AGBM will be arranged.

Since the AGBM is being held during the pandemic of COVID-19, therefore all members are requested to maintain social distancing during the meeting.

With Regards.

(R S Rathee)
 Lt Col, Retd
 Secretary, MDCGHS-Ltd

(Lunch will be arrange after meeting)

Encl : As Above.

Copy to: Registrar Cooperative Societies,
 Old Court Building, Parliament Street,
 New delhi-110001