

MC MEETING DATED 10.08.2022

(Continued from last page of previous register)

Agenda Point-No.6: Any other with the permission of chair.

6.2 Extension of completion Time and Contract of M/s Fire Protection System

The Secretary brought out that a letter dated 01.08.2022 has been received from the Contractor M/s Fire Protection System for extension of completion time for the work of Providing, Installation, Testing and commissioning of fire fighting works including fire detection and alarm system for construction of 181 dwelling units at B-4, Vasant Kunj, New Delhi. The Contractor has requested to extend the completion time upto 31.12.2022. The Secretary informed that the site for laying of fire fighting line in the front area is not yet available/clear since the main contractor is executing the works of Gate Cabin, Toilet ATM & the B-wall etc. Thereafter the <sup>main</sup> contractor's temporary office is to be removed to make the site clear. Similarly there are few more locations, where site is not clear/available. The committee, after deliberations, unanimously decided to extend the completion time/contract for the aforesaid work upto 31.12.2022, without any price escalation or financial implication due to time extension on either party. The Secretary was requested to take useful action accordingly.

6.3 Appointment of Agency for Providing, Installation, Commissioning of Air Quality Sensor/Monitor and Camera including Assistance in uploading of data on DPCC Portal in compliance of DPCC directions

The Secretary brought out that in compliance of DPCC directions dated 24.06.2022, the Society is



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## QUORUM

1. required to (i) Register on DPCC web-portal and upload the
2. fortnightly Report therein (ii) Install P2.5 & PM10 Air Quality
3. sensors at project site and linked to a cloud storage platform
4. with a live Dash Board in the Web Portal and (iii) to install
5. Construction Camera to provide video fencing with remote
6. connectivity. He further added that registration on the DPCC portal
7. could be done with the help of Society Engineer. Efforts were
8. also made to find agencies/vendors who could supply the
9. required hardware and at the same time could assist 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 .....

Society in preparation and uploading of fortnightly reports on the DPCC Portal; however, in the market either there are consultants to assist in report preparation/uploading or the hardware suppliers. With extensive effort with the help of the president and the Society Engineer one agency M/s DS Consulting of Lajpat Nagar, Salabatnagar has been located who has agreed to provide the hardware and the services for report preparation/uploading etc. Quotation has been received from them, negotiations held and certain clarification also received, however, some clarifications regarding suitability of Camera are yet remaining. The total value of the work including installation of hardware and assistance in report preparation/uploading etc is to the tune of Rs 2.50 Lakh (Rupees two lakh fifty thousand). The Secretary proposed that issue of work order to M/s DS Consulting at their negotiated price, after having the clarification of suitability of proposed camera, may be approved by the committee. During deliberations,



the president, who himself is a post graduate environmental engineer, explained the issue via-a-via the quotation of M/s DS Consulting. After deliberations, the If Secretary reviewed the proposal, which was passed by all. The Secretary was requested to do the needful.

6.4

Salary Increment of the Society Staff

The Secretary brought out that increment of pay in respect of Society staff was done on 01st April, 2021, thereafter no increment has been done. As such, there is a need to review the matter. He further added that as per Society rules, there is a provision of 5% annual increment w.e.f 01st January of calendar year. The managing committee reviewed the matter and unanimously decided to allow 5% (five percent) increment in salary w.e.f. 01.04.2022 to Sh. Sunny Gupta, Society Engineer; Smt. Neetu Kumari & Sh. Anil Kumar. It was also decided to review the matter of Sh. Rajesh Kumar Pandey once he completes one year of service.

Joint Membership application of Sh. Baljeet Singh Bhanu

6.5

The Secretary brought out that Sh. Baljeet Singh Bhanu (M. No. 154) has submitted an application for appointing/making Smt. Sharda Saini his wife, as joint members. He further added that the application is in order and may be approved. The committee passed the matter and unanimously decided to allow Smt. Sharda Saini as Joint-Member of membership NO. 154. The Secretary was requested to take needful action, accordingly.

6.6 Show Cause Notice to Sh. M.N. Shasma (Joint-Membership No. 201)

The Secretary put up an email received from



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## QUORUM

1. Sh. M.N. Sharma (Joint member with his wife Smt.
2. Shushma Sharma in M.NO. 201). The email alleged the
3. Committee and the president of awarding the work of
4. Supply, Installation, Testing & Commissioning of 18 Lifts for the
5. Society project to M/S. Johnson Lifts Pvt. Ltd. in a non-
6. transparent manner without due diligence. The committee
7. perused the matter comprehensively including the invitation
8. of EOI through open advertisement, shortlisting of applicants
9. for invitation of tenders, invitation of tenders, evaluation
- 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

of tenders, discussions and decision in the general body meeting about tendering of Lift work, the observations/communication of the experts appointed by the general house in the matter and the award of work to M/S Johnson lifts. After perusal of the issue, the committee noted that Sh. M.N. Sharma has made allegations in a very casual manner, without any substance and going through the complete details. Such allegations not only bring disrepute to the Society but is also detrimental to the interest and working of the Society. Accordingly, the managing committee unanimously resolved to issue notice under clause 86(1)(c) of DCS Act, 2003 R/W DCS Rule 99 of DCS Rules, 2007. The Secretary was authorised to issue the notice to Sh. M.N. Sharma.

- 6.7 To decide the cut-off/default amount of payment by member for eligibility to vote in the forthcoming elections of the managing committee.



The Secretary brought out that (i) The committee has written to the office of RCS, vide letter dated 12.07.2022 requesting for appointment of RO and to decide the deposit/cut off amount of payment by members to be eligible for voting in the forthcoming elections of the managing committee of the society. In response, the office of RCS vide letter dated 08.08.2022 has appointed Sh. Amit Kumar Pannasi, Dy. Director (SC/ST/OBC) as the RO but has not communicated/decided anything about the deposit/cut off amount. (ii) That as per clause 25(a) of DCS Act, 2003, if a member is in default in payment of the sum demanded by the co-operative society or has transferred his interest in a co-operative society to any other person without approval of the competent authority, he shall have no voting right in the general body meeting of the cooperative society. (iii) That 80 paise, the society has demanded an amount of Rs 137,25,000.00 towards construction money and those members who have not paid the complete demanded amount shall not be eligible to vote in the forthcoming election of the managing committee proposed to be held on 25.09.2022. (iv) That, however, in the last two elections of the managing committee of the society held in the years 2015 and 2019, respectively, there were various representations from members to the RCS regarding the deposit/cut off amount for eligibility to vote; wherein the cut off amount was decided by the Registrar cooperative societies, keeping in view the average of payment by the members, and which was lower than the amount demanded by that time.

(v) The Secretary further informed that 80 paise the society has secured an amount of Rs 2,07,54,671.69. ~~Rs 2,08,18,34,381.00~~



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## QUORUM

1. from members against construction money and the
2. average of payment by each member works out to
3. Rs 1,14,66,669/- ~~Rs 1,15,01,847.41~~
4. The Secretary, in view of the above proposed
5. that the cut-off amount of payment by each member
6. to be eligible for voting in the forth coming election
7. may be kept as Rs 1,15,00,000/-
8. The committee perused the matter and
9. unanimously decided;
- 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) That the cut-off amount of payment of construction money by each of the member shall be Rs 1,15,00,000.00 (Rupees one crore, fifteen lakh only).
- (ii) That keeping in view the above, the Secretary should communicate the above to each of the member, who has paid less than the aforesaid cut-off amount, including the amount of default to be paid and the last date of payment. The Secretary should also communicate the above to the R.O, alongwith other details required for conducting the elections.

6.8 Passing of bills of agencies: The committee perused and unanimously passed the following bills for payment. While the bills of M/s Fenesta Building Systems (Coimbatore) for UPVC door/windows have been duly approved by the Architect, CA and Society Engineer, the other bills have been checked by the society accountant.



S.NO	PARTY NAME	INVOICE/BILL NO.	DATE	BILL AMOUNT	GST	TCS	TOTAL	TDS	CHEQUE AMT.	DESCRIPTION
1	FENESTA BUILDING SYSTEMS	15TH RA BILL	01.08.2022	29,23,682	5,26,263		34,49,945	58,474	33,91,471	PENDING
2	FENESTA BUILDING SYSTEMS	16TH RA BILL	03.08.2022	13,23,465	2,38,224		15,61,689	26,469	15,35,219	PENDING
3	S. K. SECURITY SERVICES	022	01.08.2022	28,000	5,040		33,040	280	32,760	PENDING
4	KNOWKRAFTS MINDS SOLUTIONS PVT. LTD.	008	20.07.2022	42,372	7,627		49,999	4,237	45,762	PENDING
5	AHPN & ASSOCIATES	111	06.08.2022	1,500	270		1,770	150	1,620	PENDING
6	AHPN & ASSOCIATES	112	06.08.2022	1,500	270		1,770	150	1,620	PENDING
7	AHPN & ASSOCIATES	AHPN/N/22-23/113	09.08.2022	25,000	4,500		29,500	2,500	27,000	PENDING
8	LUNAWAT & CO.	LC/22-23/SG-014	05.07.2022	48,000	8,640		56,640	4,800	51,840	PENDING
9	AKSHIT MAGO (ADV)	0013/2022	28.07.2022	12,100			12,100	1,210	10,890	PENDING
10	AKSHIT MAGO (ADV)	012/2022	29.07.2022	37,433			37,433	3,743	33,690	PENDING
11	TANDON & CO.	204/2022	30.06.2022	15,000			15,000	1,500	13,500	PENDING
TOTAL				44,58,052	7,90,833	-	52,48,885	1,03,513	51,45,372	

*[Signature]*

*[Signature]*

*Subalaxmi Kanna Rama*

*Kavita Jain*

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## MINUTES BOOK

(8)

A Meeting of ~~DIRECTORS/SHARE HOLDERS~~ <sup>the Managing Committee</sup> Held on 27 August at 3:00 PM in the Society Office at B-4, Vasant Enclave, New Delhi  
 at ..... Chairman Signature with Date .....

## QUORUM

1.	Sh. Bharat Singh Sehrawal	President	<u>Bharat Singh</u>
2.	Sh. Anish Singh	Vice President	<u>Anish Singh</u>
3.	Smt. Lalita Jain	Treasurer	<u>Lalita Jain</u>
4.	Smt. Kisan Rana	Member	<u>Kisan Rana</u>
5.	Sh. Sukhbir Singh	Jt. Secretary	<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 .....

A meeting of the managing committee of the Society was held at 3:00 PM on 27.08.2022 under the chairmanship of the president Sh. Bharat Singh Sehrawal, who welcomed all members and commenced the meeting.

DISCUSSION ON AGENDA POINTS

Agenda Point NO.1: The ~~pro~~ Confirmation of minutes of last meeting held on 10.08.2022:

The president read out the minutes of the meeting, Thereafter the joint secretary's proposal to pass the minutes was seconded by Smt. Kisan Rana and the minutes were passed unanimously.

Agenda Point NO.2: Opening of tenders received for STP work:

The committee opened the tenders received for STP work. Tenders were issued to four shortlisted agencies, out of which only three have submitted their bids, one agency (M/s Habitat Enviro Solutions) has communicated their unwillingness to participate, through email. Comparison of the three bids received is as given below:



COMPARITIVE STATEMENT OF STP TENDERERS

S. No.	Name of Tenderer	Tender Identification	Whether EMD is Submitted as per Tender Document	Whether the Tender Document is signed by the Authorised Representative	Whether GST Registration Certificate is Submitted or Not	Total Amount quoted by the Tenderer			In Words	Conditions ; if any put by the bidder
						In Figures				
						For SITC of STP (Rs.)	For 36 Months O & M of STP (Rs.)	Total (Rs.)		
1	M/S Ecologics India Pvt Ltd.	1/3	(YES) EMD SUBMITTED IN FORM OF APPLICANT'S CHEQUE	YES	YES	49,34,805.00	19,50,000.00	68,84,805.00	Rupees Sixty Eight Lakh Eighty Four Thousand Eight Hundred Five only	No Condition
2	M/S Greko Technologies Noida	2/3	(YES) EMD SUBMITTED IN FORM OF DD OF ICICI BANK	YES	YES	68,93,000.00	27,00,000.00	95,93,000.00	Rupees Ninety Five Lakh Ninety Three Thousands only.	No Condition
3	M/S Optima Water Solutions Pvt. Ltd.	3/3	No EMD Submitted	YES	YES	42,48,000.00	28,80,000.00	71,28,000.00	Rupees Seventy One Lakh Twenty Eight Thousand only	Terms & Conditions put by the bidder. 1. 10% Advance with PO. 2. 10% after submission of drawings & data sheet. 3. 60% against delivery at site. 4. 10% against complete installation. 5. 10% against commissioning and hand over.
4	M/S Habitat Enviro Solutions Pvt. Ltd.					This bidder did't submit their bid.				





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 at ..... Chairman Signature with Date .....

## QUORUM

1. As seen from the bid comparison given above, M/s Ecologics
2. India Pvt. Ltd. have quoted the lowest price of
3. Rs. 68,84,805.00 (Sixty eight lakh, eighty four thousand,
4. eight hundred five only) which include the component
5. of Rs. 49,34,805.00 for SITC of STP plus Rs. 19,50,000.00
6. for 36 months O&M of STP. The committee also noted that
7. M/s Ecologics India Pvt. Ltd.'s bid is unconditional i.e. they
8. have accepted the conditions mentioned in the tender document.
9. It was also noted that the bid price is excluding the GST
10. component as mentioned in the tender document.

Fact that Quorum was Confirmed ..... Fact that Notice was read .....  
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Keeping in view the comparison of bids mentioned above, the committee unanimously resolved to award the work of STP to the lowest bidder M/s Ecologics India Pvt. Ltd. at their quoted price of Rs. 68,84,805.00 (excluding GST). The committee also unanimously resolved that before awarding the work, proposal for appointment of the above mentioned agency including the comparison of bids should be put up in the forthcoming AGBM dated 28.08.2022 and the work should be awarded to the agency only after approval of the proposal by the general house of the Society.

### Agenda Point No. 3: Opening of tenders received for Architectural Services

The president brought out that in compliance of the decision of the general house in its meeting dated 10.07.2022, the Architect was communicated about the decision vide letter dated 25.07.2022. In response, the Architect vide their letter dated 01.08.2022 communicated that they would



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like to foreclose the existing agreement/contract, however, would continue their services till 10.09.2022 so that the Society can make alternative arrangement by that time.

In view of the above tenders were invited from seven agencies (which were the shortlisted agencies at the time of invitation of tenders last time in the year 2020). These agencies are: (i) Mathur Ugam and Associates (ii) Saha and Associates (iii) G. Prasad and Associates (iv) Akshay Jain and Associates (v) Akshay Jain and Associates (vi) Development Consultants and (vii) 4<sup>th</sup> Dimension.

The Committee noted that last date for submission of tender was kept as 25.08.2022, however, till date no tender has been received.

After deliberations, the committee unanimously resolved to put up the above status in the general house meeting on 28.08.2022 and seek directions from the general house in respect of way forward in this matter.

Agenda Point No. 4: Preparation and discussion on agenda points of next AGBM scheduled on 28.08.2022.

The joint secretary brought out;

- (i) That all preparations have been done for sitting of members/participants, audio system, video recording, tent and providing lunch to the participants. To this effect, 3 quotations were obtained and M/s Chhabra Tent House has quoted the lowest price of Rs 61,000/- (Sixty one thousand) for providing lunch, sitting arrangement, audio system etc. He sought approval of the same i.e. giving order to the lowest quoted price. The proposal was approved unanimously.

- (ii) That all precautionary measures for COVID-19 have



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 at ..... Chairman Signature with Date .....

## QUORUM

1. .... been made, which was appreciated.
2. .... The committee also noted that the Secretary has tested
3. .... positive for COVID-19 and at present he is home
4. .... quarantined. He could not attend the today's meeting
5. .... and shall not be available for the A.B.M. on 28.08.2022.
6. .... The committee unanimously approved the joint
7. .... Secretary's decision to get himself and all the Society
8. .... staff tested for COVID-19 since they were in contact with
9. .... the Secretary while working in Society office.
10. ....

Fact that Quorum was Confirmed ..... Fact that Notice was read .....  
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 Fact that Auditors Report was read .....

The committee further discussed and decided that the agenda points, which were to be presented by the Secretary in the A.B.M. dated 28.08.2022 shall now be presented by the president.

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

- 5.1 Challenging the order dated 08.08.2022 passed under Section 66(1) of the D.C.S Act 2003 by the Registrar Cooperative Societies for conducting detailed investigation in respect of the findings/observations of Sh. Arun Kumar, SOM as Inspecting Officer u/sec 61 of the Act.

The Vice president brought out that the committee, vide its letter dated 17.04.22 & 07.04.2022, had requested the Registrar Cooperative Societies for ordering an afresh inspection under Section 61, since the inspection report of Sh. Arun Kumar suffered from various inconsistencies/deficiencies in terms of procedure and merits;



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as brought out in the Society's aforementioned letters. However, the Registrar Cooperative Societies has, vide its office communication dated 08.08.2022 (received in the society's office on 13.08.2022) has appointed Inquiry officer under Section 66(1) of DCS Act, 2003 to conduct detailed investigation in respect of the findings/observations submitted by Sh. Arun Kumar.

After perusal of the issue, The committee unanimously decided as under;

- (i) That the order of the Registrar Cooperative Societies dated 08.08.2022 should be challenged in the appropriate court i.e. to file a revision petition before the Court of Financial Commissioner, together with stay application.
- (ii) That Sh. Rajeshwar Kumar Gupta, advocate be appointed as Society's advocate in the matter. Total professional charges of Sh. Gupta, as negotiated with him, shall be Rs. 1,50,000/- (Rs 1,25,000/- professional fee + Rs 25,000/- miscellaneous charges toward printing, filing of application, court fee etc.), out of which Rs 75,000/- (Rs 50,000/- out of the professional charges + Rs 25,000/- miscellaneous charges) shall be paid to him as advance and the balance in various stages of the court proceedings.
- (iii) That, Sh. R. S. Rathor, Secretary of the Society is authorized to contact the counsel and sign on all required documents, petitions, affidavits & Vakalatnama etc. to challenge the order dated 08.08.2022 passed by the RCS/ARCS before court of law/authority/forum. Sh. Bhaskar Singh Sehrawat, president is also authorised to provide necessary information/documents of the Society to the counsel as required in the matter.

With the above, the meeting concluded and the president thanked all.

Bhaskar Singh

Secretary

Bhaskar Singh

Kuldeep Pandey Anita Jain



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A Meeting of ~~DIRECTORS/SHARE HOLDERS~~ <sup>the managing committee</sup> Held on 17 and 18 September in  
the Society Office day at B-4, Vasant Kunj, New Delhi of  
at ..... Chairman Signature with Date .....

## QUORUM

1.	<u>Sh. Bharat Singh Sehrawal</u>	<u>President</u>	<u>BS</u>
2.	<u>Mr. Col. R. S. Rathie</u>	<u>Secretary</u>	<u>Sam</u>
3.	<u>Sh. Sukhbir Singh</u>	<u>Jt. Secretary</u>	<u>Sukhbir Singh</u>
4.	<u>Smt. Lalita Jain</u>	<u>Treasurer</u>	<u>Lalita Jain</u>
5.	<u>Smt. Kiran Rana</u>	<u>Member</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 .....

~~(1)~~ ~~Not~~ A meeting of the managing committee of the Society was held at 11:00 AM on 17<sup>th</sup> and 18<sup>th</sup> September 2022 under the chairmanship of the president Sh. Bharat Singh Sehrawal. On both days, he welcomed fellow committee member before start of the meeting.

DISCUSSIONS ON AGENDA POINTS (17.09.2022)

Agenda Item NO. 1: Confirmation of minutes of the last meeting held on 27.08.2022

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

Agenda Item NO. 4: To conduct the personal hearing of the defaulter members

The committee has issued notice of expulsion from primary membership of the Society under section 86(i) of DCS Act, 2003 R/W Rule 99 of DCS Rules 2007 for being persistent defaulter in payment of Society dues towards the housing project. After issue of three notices under the aforesaid Act and Rules, the committee has invited the defaulter members



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for personal hearing in compliance of Rule 99 of DCS Rules.  
There are total 58 (fifty-eight) such defaulters, who have  
been invited. Out of that total 30 (thirty) members have  
been invited on 17.09.2022. These are;

S. No.	M. No.	NAME OF THE MEMBER	R
1	3	Manju Verma	
2	12	Mahavir Singh Yadav	
3	14	Mahendri Devi	
4	15	Satish Rathi	
5	21	Nawab Singh	
6	27	Mohini Bhatia	
7	29	Mehtab Singh Rathi	
8	32	Mamta Gupta	
9	35	Kishan Kumar Aggarwal	
10	41	Birender Singh Rathee	
11	42	L.R.Suman	
12	45	Kamlesh Panchal	
13	46	Rajesh Kumar Rathi	
14	51	Azad Singh	
15	54	Sudhesh	
16	58	Bachi Ram Arya	
17	63	Sunil Kumar Bansal	
18	64	Brijesh Kumar Vashisht	
19	68	Khushboo	
20	69	Mridula Wadhwa	
21	70	Om Pal Singh Rana	
22	78	Vijay Kumar	
23	88	Anil Kumar Tandon	
24	89	Gulshan Manchanda	
25	95	Shiv Raj Gupta	
26	96	Jagdish Rai Gupta	
27	101	Kamlesh	
28	103	Manju Garg	
29	114	Suman Kaur	
30	115	Hari Singh	

The balance 28 members, who have been invited on 18/9/22  
are as under;



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1. ....	S. NO.	M. NO.	Name of Member
2. ....			
3. ....	31	116	Ram Vir Singh Rathi
4. ....	32	117	Mahesh Kumar Gupta
5. ....	33	119	Om Prakash
6. ....	34	121	Duli Chand Saini
7. ....	35	133	Mahender Singh Saini
8. ....	36	134	Sanjay Kumar Vyas
9. ....	37	136	Neelam
10. ....	38	142	Meeta Singh
Fact that Quorum was (	39	156	Yogesh Kumar
Fact that Director's Rep	40	163	Anish Singh
Fact that Auditors Repo	41	166	Ajaya Singh
	42	168	Anju Jain
	43	172	Nishant Sehrawat
	44	173	Prashant Sehrawat
	45	174	Sanjay Sehrawat
	46	176	Ajeet Singh Suman
	47	182	Sanjeev Kumar Dixit
	48	183	Ruchi Solanki
	49	184	Pradeep Malhotra
	50	186	Sneh Lata Singh
	51	187	Juri Pandey
	52	190	Sanjay Kapoor
	53	192	J. P. Gupta
	54	194	Meenal Singh
	55	196	Meenakshi Aggarwal
	56	198	Rishabh Mittal
	57	200	Simmi Kapoor
	58	201	Sushma & M.N Sharma

None of the 30 (thirty) members invited for personal hearing on 17.09.2022 came to attend the hearing. However, two out of the thirty, have communicated their concern/reasons for not making payment through emails e.g. Sh. Mahavir Singh Yadav (M.No 12) vide email dated 17.09.2022 and



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Sh. Satish Rathi (M.NO.15) vide email dated 14.09.2022. Contents of the emails were perused by the Committee and it was unanimously decided to respond all such communications, comprehensively before taking a decision about expulsion of such members OR otherwise, ~~at~~ ~~the~~

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

5.1 Payment of balance amount of m/s Chinax Promoters 7<sup>th</sup> RA (SA) bill:

The Secretary brought out that an amount of Rs 1,76,98,300.00 (Rs one crore, seventy six lakh, ninety eight thousand, three hundred) out of the 7<sup>th</sup> RA (SA) bill is yet to be paid to the contractor. He further brought out that an amount of Rs 10,55,095.00 (Rupees ten lakh, fifty five thousand, ninety five only) is to be recovered from the Contractor (Rs 5,02,655.00 incurred by the Society towards payment of penalty levied by DPCC on account of non-compliance of pollution control norms by the Contractor + Electric consumption charges for the period from 28.12.2019 to 11.06.2022 against amounting to Rs. 5,52,440.00 against the electric connection in the name of Society and being used by the Contractor). The payable amount after the aforesaid recovery becomes Rs 1,66,43,205.00

The committee perused the matter and unanimously approved the balance payment of Rs 1,66,43,205.00. The Secretary was requested to take further action including communicating the about details to The Contractor.

5.2 Submission of information to RERA

The Secretary brought out that RERA in its hearing dated 28.07.2022, in respect of the complaints filed by 8 (eight) members of the Society, has



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the day of

at Chairman Signature with Date

## QUORUM

1. directed the Society/Respondents to submit following information

S.No.	Name of Original Member	Membership No.	Whether original membership transferred on the basis of nomination/or sale Purchase.	Remarks whether any court case regarding transfer is pending
2.				
3.				
4.				
5.				
6.				
7.				
8.				

9. The Secretary presented the draft of the information

Fact that Quorum was Confirmed

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Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

prepared from available records and sought committee approval before submission to RERA. The committee perused the details and unanimously approved the same for further submission by the Secretary.

### 5.3 Submission of letter to MCD for Extension of Project Completion Time

The Secretary brought out that as per revised approval of MCD (the then CDMC) of the plan of the Society project as per MPD-2021, dated 25.04.2018, the permission to complete the project construction is upto 24.04.2023 (5 years from the date of approval). The same date was maintained by RERA, subsequently at the time of registration of the project. Thereafter, RERA, in compliance of the directions/circulars of the MCD/Govt. has extended the completion date by 9(nine) months i.e upto 24.01.2024. The directions for time extension are related to the impacts of COVID-19. The Secretary brought out that application for extension of completion



## MINUTES BOOK

Annex need be submitted to MCD for the period upto 24.01.2024. The Committee unanimously agreed to the proposal and requested the Secretary to take needful action.

5.4 Application for Nomination for Transfer of Share and interest after death by Sh. Mahender Singh Saini (M.NO. 133)

The Secretary brought out that Sh. Mahender Singh Saini (M.NO. 133) has submitted application for nomination (100% share) of his wife Smt. Manju Saini (Adhar NO. 206166343665). The application has been checked for correctness/completeness as per DCS Act and Rules and found in order. He proposed to approve the application. The application was perused by all and found in order. Accordingly the same was approved unanimously. The Secretary was requested take further action, accordingly.

5.5 Passing of bill of M/S S K Security for the month of Aug. 2022.

The Treasurer brought out that the bill of M/S S K Security amounting to Rs 33,040.00 towards providing security services in the month of August 2022 has been checked by the Accountant and found in order. Accordingly, the bill was passed unanimously.

5.6 Committee for purchase of Bulk-head lights & Exhaust Fans for Lift wells.

The Secretary brought out that installation of lift by M/S Johnson is in progress. In this regard bulk head lights and exhaust fans are required to be provided in the lift wells, which is not in the scope of the lift contractor. He proposed that a committee of three members (the Treasurer, the electrical engineer of the Society and the Civil Engineer of Society) may be nominated for purchase of these small items, and the cost to be deducted from M/S Chinai promoters, if the same is found to be in their scope. The proposal was approved unanimously, keeping in view the value of the items and the necessity.



## MINUTES BOOK

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

## QUORUM

1. With the above, the meeting on 12<sup>th</sup> September was
2. concluded. The committee decided to meet again on
3. the next day i.e. 18<sup>th</sup> September.
4. ....
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 .....

DISCUSSIONS HELD ON 18<sup>th</sup> SEPTEMBER

The committee continued the meeting on 18<sup>th</sup> September at 11:00 AM in the Society's office, wherein the Quorum was as under;

Sh. Bharat Singh Sehrawal	President	BS
Sh. Anish Singh	Vice President	JS
LT Col. R. S. Rathu	Secretary	JS
Smt. Lalita Jain	Treasurer	Lalita Jain
Sh. Sukhbir Singh	Jt. Secretary	Sukhbir Singh
Smt. Kiran Rana	Member	Kiran Rana

DISCUSSIONS:

Agenda Item NO. 4: To conduct the personal hearing of the defaulters members:

As mentioned in the minutes dt 17.09.2022, total 28 defaulter members were invited for personal hearing on date i.e. 18.09.2022. Out of that, the following six members have come personally for the hearing;



## MINUTES BOOK

Sh. Pradeep Malhotra (M.No. 184)

Smt. Sneh Lata Singh (M.No. 186)

Sh. Turi Pandey (M.No. 187)

Sh. J.P. Gupta (M.No. 192)

Smt. Meenal Singh (M.No. 194)

Smt. Meenakshi Aggarwal (M.No. 196)

All these members are from the list of 18 members, whose membership is yet to be regularised by the RCS office. Their common grievance/submission was that while all of them have paid substantial amount, it is not yet confirmed by the Society/RCS that they will get the flat. As such they are unable to make further payment due to the uncertainty about their membership. They also brought out that they have submitted a joint representation to the RCS, with a copy to the Society, requesting an early regularisation of their membership. They requested the committee to peruse the representation and forward it to the RCS. The committee brought out that two out of the 18 members have already filed revision petition in the National Commission for Consumer Dispute Redressal and their case of membership regularisation is linked with the same. They were also informed that their representation has been duly considered by the committee and all the pertinent reasons/issues have been included in the reply filed by the Society in the National Commission. As such, they should cooperate and complete their balance payment. The above members have also submitted their replies to the expulsion notice through e-mail.

Apart from the above, Sh. Yogesh Kumar (M.No. 156) and Smt. Sushma & Sh. M.N. Sharma (Jt. M.No. 201) have also submitted their replies to the expulsion notice, through e-mail.



## MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the ..... day ..... of .....

at .....

Chairman Signature with Date .....

## QUORUM

1. After perusal of the matter, the committee unanimously
2. decided to reply to all the written communications by
3. defaulters members, before taking a decision about expulsion
4. of such members or otherwise.
- 5.

6. Agenda Item No. 2: Negotiations with the 4<sup>TH</sup> Dimension, the
7. Architect of the Society:
- 8.

9. As per the decision of the general house, the committee
- 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 .....

had invited the architect to have a meeting in respect of their continuation in the Society project, today i.e. on 18.09.2022.

However, the meeting with the Architect could not be held, since the Architect has conveyed their inability to attend.

It was unanimously decided to re-schedule the meeting on forthcoming weekend, after seeking convince of the Architect and other members nominated by the general house for this purpose. The Secretary was requested to take needful action in the matter.

### Agenda Item No. 3: To decide about procurement of cables for electrical works.

The Secretary brought-out that supply of cables for electrical works is in the scope of M/s Chinara Promoters Pvt. Ltd. Through various communications, during the last about two months, they have been requested to procure the same, so that the works of cable laying can be completed by the electrical contractor M/s Brilltech alongwith



## MINUTES BOOK

other electrical installations/works. Details pertaining to the quantity/type of cables have also been furnished to M/s Chinan Promoters. However, M/s Chinan Promoters have failed to procure the cables. In this regard M/s Chinan Promoters have also been notified that in case they fail to supply the cables, the same shall be procured through the electrical contractor at the rate(s) already contained in the contract with the electrical contractor and the amount payable to the contractor for supply of cables shall be deducted from the due payments of M/s Chinan Promoters. In spite of the above, M/s Chinan Promoters have failed to supply the cables or produce evidence that they have arranged for supply of the cables.

The Secretary further brought out that today i.e. on 18.09.2022 at 2:50 PM, the main contractor, M/s Chinan Promoters(s) have sent an email in the matter, stating that they have placed order for supply of cables. The contents of the email were perused by the committee and it was unanimously decided that M/s Chinan Promoters should be given one more opportunity to prove their earnestness/seriousness towards supply of the cables. In this regard, their aforesaid email should be responded, immediately, requesting them to furnish a copy of the work order placed by them for procurement of cables, latest by 01:00 PM tomorrow i.e. 19.09.2022. They should also be asked to furnish the dates (schedule) of pre-dispatch quality inspection of cables and its supply/delivery at site. Further, they should also be once again notified that in case they fail to provide the above information, the cables shall be procured through M/s Brilltech.

With the above, the meeting came to an end.

Bharat Singh

Jur

Subhanshu Singh

Latika Jain

Kumar Ramesh



## MINUTES BOOK

A Meeting of **DIRECTORS/SHARE HOLDERS** Held on 2nd October, 2022 in  
 the the Managing Committee  
 Society office at 11:00 AM at B-4, Vasant Kunj, New Delhi-110070  
 at ..... Chairman Signature with Date .....

## QUORUM

1.	Sh. Bharat Singh Sehrawal	President	<u>By</u>
2.	Mr. Col. R. S. Rathie	Secretary	<u>[Signature]</u>
3.	Smt. Lalita Jain	Treasurer	<u>Lalita Jain</u>
4.	Smt. Kiran Rana	Member	<u>Kiran Rana</u>
5.	Sh. Sukhbeer Singh	Jt. Secretary	<u>Sukhbeer 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 .....

A meeting of the managing committee of the Society was held at 11:00 AM on 02.10.2022 under the chairmanship of the president Sh. Bharat Singh Sehrawal, who welcomed the committee members and commenced the discussions.

DISCUSSIONS ON THE AGENDA POINTS

Agenda Item No. 1: Confirmation of the <sup>minutes of</sup> last MC meeting(s) held on 17.09.2022 and 18.09.2022

The president read out minutes of the above meeting(s). Thereafter, Smt. Kiran Rana's proposal to pass the minutes was seconded by Sh. Sukhbeer Singh and the minutes were passed by all present.

Agenda Item No. 2: Compliance of RERA directions in the hearing held on 29.09.2022.

The president of the society mentioned that he was personally present in the hearing dated 29.09.2022 in the matter of complaint filed in RERA, NCT of Delhi by eight members of the Society (Complaints no. 83 of 2020 to 90 of 2020) before the Hon'ble RERA. He briefed about the proceedings as under;



## MINUTES BOOK

- (a) The information filed by the Society regarding membership as directed by the Authority was taken on record.
- (b) The complainant's contended that:-
- The memberships no. 183 to 200 are cases of transfer of membership on the basis of sale/purchase and should be excluded from the list of options (1750 or 1450 per sq ft) by members.
  - The 13 members, wherein nominations were made out of blood relations should also be excluded while considering the options.
  - There are several other issues related to the functioning of the successive managing committees as mentioned in the complaints.
- (c) The president and society advocate responded to the contentions of the complainant's.
- (d) After discussion/arguments, both the parties (complainants and respondent) agreed that construction of 15 no. flats for only those members, who have opted for the same, shall be constructed in Tower no. 3 and the same accepted by the Authority. Hon'ble RERA also directed that the Society should intimate about this to all the 15 members, with in 10 days, that they should confirm their option of 1450/sq ft latest by 25.10.2022.
- It was After deliberations, it was unanimously decided that needful action should be taken by the Committee on receipt of the RERA order.

Agenda Item NO. 3: Issue related to the award of the work of STP to M/s Ecologics India Pvt. Ltd.

Letter of acceptance in respect of tender for design, supply, installation, testing, commissioning and maintenance of STP of 145 KLD capacity was issued to M/s Ecologics India Pvt. Ltd. on 02.09.2022, as a result of tendering



## MINUTES BOOK

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

## QUORUM

1. process and prior approval of the general house. At the time
2. of submission of tender, M/s Ecologics had submitted a
3. cheque of amount Rs. 50,000.00 as EMD. However, when the
4. Society deposited the cheque in Society Account, the contractor
5. has stopped its payment, which is a violation of the tender
6. condition by M/s Ecologics. They are also yet to furnish the
7. performance bank guarantee as per tender conditions.
8. The above actions of the contractor (M/s Ecologics)
9. reflect that they have no intentions to abide by the
10. tender conditions.

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 .....

tender conditions.

After deliberation, the committee unanimously decided that the Society, after consultation with the Society's advocate, should take legal action against M/s Ecologics for their above mentioned act. Further action w.r.t execution of the STP work should also be taken, keeping in view the failure of M/s Ecologics to honour the contract.

#### Agenda Item NO. 4: Issues related to the ongoing works Contracts

- 4.1 Contract for Fire Fighting works: The contractor, M/s Fire Protection System has though completed about 80% of the work, the work is yet incomplete. The completion time is already over and the contractor has requested for extension of completion time on account of various reasons not attributable to them e.g. non availability of site due to other ongoing works and impact of COVID-19. The committee noted that in this contract, there is no provision for price escalation. Accordingly, it was decided to allow extension of completion



## MINUTES BOOK

time, as requested by the contractor, however without price escalation/ financial impact on either party. The Secretary was requested to take needful action, accordingly.

The contractor has submitted their proposal for extra item, which has been necessitated due to site conditions. The proposal was forwarded to the Society Architect, who has examined the same and furnished his recommendations. It was, therefore, decided that approval of the extra items proposal should be conveyed to the contractor as per recommendations of the Architect. The Secretary was requested to take needful action in the matter.

#### 4.2 Contract for providing and installation of lift by M/S Johnson Lifts Pvt. Ltd.

The president brought out that under the contract, the Society has order for 12 lift (6 No. passenger + 6 No. Fire) to the contractor, out of which 6 passenger lift material has already arrived and under installation. Material for 06 fire lift is yet to arrive at site. While the installation of 06 passenger lift is in progress, it is at a very slow pace due to delay in finishing of lift-wells by the civil contractor. The installation process has also got delayed because the provisions for hooks to lift the material and trap door etc. were not made in the Machine room slabs by the civil contractor at the time of civil work (well) construction, since these were not shown in the drawings issued by the then Architect. Now, while the trap doors have been made in the RCC slabs by the Society through a vendor, it is facing lot of difficulty to provide the arrangement of hooks etc in the roof slab, due to the difficult nature of work & high cost demanded by vendors/fabricators.



## MINUTES BOOK

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

the ..... day ..... of .....

at ..... Chairman Signature with Date .....

## QUORUM

1. Keeping in view the slow pace of lift installation, the
2. lift contractor has delayed the material supply of balance
3. 06 lifts, presumably with the idea that keeping the material
4. for long time would result in various problems related to
5. storage, safety of material etc.
6. Apart from this, the response from the authorised
7. representative of M/s Johnson is very poor as he has
8. yet to sign the agreement already signed by the Society
9. and kept ready. After deliberations, it was unanimously
- 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 .....

decided to raise the level of communication with M/s Johnson in respect of the delay in supply of material for balance 06 lifts and signing of agreement. The president also informed that the signing of the agreement, the Letter of Award itself is a binding contract between the parties. Draft of the communication addressed to the director of M/s Johnson was finalised and the secretary requested to issue the same.

#### 4.3 Issues related to the Contract of M/s Chinna Promoters Pvt. Ltd.

In this respect, the following was discussed

- (i) Contractor's 8<sup>th</sup> RA bill (SA): The contractor has claimed measurements in excess of the quantity executed at site and also included the quantity/claimed for works executed in Tower No.3 which have been excluded from their scope of work.
- (ii) Contractor's pending bill for payment of interest: The contractor's claim of interest is unsubstantiated and contrary to their own submissions.



## MINUTES BOOK

(iii) Contractor's failure to complete the work by 30.09.2022 e.g. the extended completion date and deliberate non-compliance of Society's instructions in respect of Tower NO.3 — Notice to be issued to the contractor under clause 38.7 and 38.8 of the contract agreement.

(iv) Lack of safety arrangements and environmental protection: Contractor to be notified for corrective action.

All the above issues were deliberated in details and it was unanimously decided that the Secretary would prepare draft of letters for the contractor on the above issues, which shall be perused by the committee/approved before sending it to the contractor.

#### 4.4 Issue related to procurement of electric cables to be used by the Electric Contractor M/s Brilltech.

The Secretary informed that as per the decision in the meeting dated 18.09.2022, M/s Chinax Promoters were communicated through email dated 18.09.2022 that they should furnish a copy of work order placed by them for procurement of cables latest by 01:00 PM on 19.09.2022 and also submit the schedule (dates) for pre-dispatch quality inspection of the cable and its delivery at site. However, the contractor failed to furnish the above information/any response till 01<sup>st</sup> October 2022 when he informed through an email that the cables have arrived at site. The status of cables brought to the site was got checked with the help of the Society engineer and noted that the quantity brought to the site is approx. 5 to 10% of the total requirement of the cables, that too without any prior inspection. Keeping in view the aforesaid action of M/s Chinax Promoters and the decision already taken in the meeting dated 18.09.2022 and conveyed to the M/s Chinax promoters on the same day; M/s Chinax Promoters email dated 01.10.2022 was responded on the same day.



## MINUTES BOOK

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

## QUORUM

1. .... that. They should not bring any cables and remove the
2. .... cables brought by them to site, since the Society has
3. .... decided to procure the cables through the electrical contractor.
4. .... The committee deliberated on issue in detail and
5. .... noted that M/s Chinax Promoters is playing delay tactics
6. .... in this matter, contrary to their obligations under the contract,
7. .... and the same could harm the progress of work. As such,
8. .... M/s Brilltech should be asked to procure the cables (for which
9. .... rates are already available in their contract) and the cost 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 .....

cables be deducted/recovered from M/s Chinax Promoters. The Secretary was requested to take further needful action.

### Agenda Item NO.5: Issue related to the Architect M/s 4<sup>TH</sup> Dimension

The Secretary informed that further to the discussions in the meeting dated 18.09.2022, meeting with the Architect was re-scheduled for 24.09.2022, after telephonic discussion with the Architect and the committee members. An intimation regarding the meeting was then sent to the Architect and the committee members through email dated 23.09.2022.

The meeting was held at 2:30 PM on 24.09.2022 and attended by the following:

From Society: S/Sh. Bharat Singh Sehrawal, Lt-Col. R.S. Rathi, Sh. Anish Kumar, Smt. Lalita Jain, Sh. Sukbir Singh - all committee members plus Sh. Rajender Benival, Sh. Anil Mittal and Dr. Gyanendra Kumar - members nominated by the general house.

From Architect (4<sup>TH</sup> Dimension): S/Sh. Prashant Vashney and Shashank Sharma (Partner)



## MINUTES BOOK

The minutes of the meeting are as under;

DELTA Pg No. 9  
Date / /

### MINUTES OF MEETING

Sub: Construction of 181 dwelling units of  
Maharishi Dayanand co-operative CGHS  
Ltd. at B-4, Vasant Kunj, New Delhi-70.

A meeting was held between M/s 4<sup>th</sup> Dimension (The Architect) and the Society represented by the MC and the members nominated by the general house in the Society office at 2:30 PM on 24.09.2022 to discuss about continuation of the services of the Architect in the Society project.

#### Present:

Maharishi Dayanand CGHS Ltd

- |                               |                  |                         |
|-------------------------------|------------------|-------------------------|
| (i) Sh. Bhawal Singh Sehrawal | - President      | <i>Bhawal Singh</i>     |
| (ii) Sh. Lt. R. S. Rathie     | - Secretary      | <i>R. S. Rathie</i>     |
| (iii) Sh. Anish Singh         | - Vice President | <i>Anish Singh</i>      |
| (iv) Smt. Kalika Jain         | - Treasurer      | <i>Kalika Jain</i>      |
| (v) Sh. Sukhbir Singh         | - Jt. Secretary  | <i>Sukhbir Singh</i>    |
| (vi) Sh. Rajender Baniyal     | - Member         | <i>Rajender Baniyal</i> |
| (vii) Dr. Gyanender Kumar     | - Member         | <i>Gyanender Kumar</i>  |
| (viii) Sh. Anil Mittal        | - Member         | <i>Anil Mittal</i>      |

#### 4<sup>th</sup> Dimension (Architect)

- |                           |           |                          |
|---------------------------|-----------|--------------------------|
| (i) Sh. Prashant Varshney | - Partner | <i>Prashant Varshney</i> |
| (ii) Sh. Shaobank Sharma  | - Partner | <i>Shaobank Sharma</i>   |
- 24/9/22



## MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at

## Discussion / Decisions taken

After deliberations, following decisions were taken:

1. Rs 1.00 lakh (rupees one lakh only) per month over and above the fee mentioned in the contract agreement dated 06.09.2020, shall be paid to the architect w.e.f. September 2022.
2. The Architect shall continue to provide their services till OCC/Part OCC is granted in respect of the project.
3. The estimated date / time of submission of application for OCC/Part OCC is on or before January 2024.
4. The fee of 20% mentioned at Activity NO. 4 (For Part A and Part B) in the table (Schedule of payment) at page 19-20 of the agreement dated 06.09.2020 shall be split in two parts as under:
  - (i) 10% (ten percent) on successful submission of application for grant of OCC/Part OCC.
  - (ii) Balance 10% (ten percent) on grant of OCC/Part OCC.
5. Clause 11 of the Conditions of Contract at page 22 stands deleted.

The meeting ended with a commitment to successfully complete the project.

*[Signature]*  
Lalita Jain

*[Signature]*  
Sushil Kumar

My Note Book

*[Signature]*  
24/9/22

*[Signature]*  
24/9/22

*[Signature]*  
24/9/22

*[Signature]*  
24/9/22



## MINUTES BOOK

The committee noted that even though the Architects have signed the minutes of the meeting, the same should be communicated (copy provided) to them through a communication i.e. email or letter for their record and future reference. The secretary was requested to take needful action in this regard.

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

6.1 Passing of the bill of the Advocate Ashish Mohan:

The treasurer proposed to pass the bill (No. 072-2022) dated 05.09.2022 amounting to Rs 78,100.00 for their services provided to the Society, which was passed unanimously.

6.2 Last meeting of the MC on 05.10.2022:

The committee noted that tenure of the present committee shall complete on 05.10.2022 and decided unanimously to meet again on 05.10.2022 at 11:00 AM in order to complete any action remaining on part of the committee, to approve draft of the letters mentioned under agenda item 4.3 of these minutes and to communicate thanks to the Society staff and other stakeholders.

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

Bharat Singh

[Signature]

Kiran Rana

Kanta Jain

[Signature]



## MINUTES BOOK

A Meeting of ~~DIRECTORS/SHARE HOLDERS~~ Held on 05<sup>th</sup> October, 2022 in  
 the Managing Committee  
 of Society office at B-4, Vasant Kunj, New Delhi - 110070  
 at ..... Chairman Signature with Date .....

## QUORUM

1.	Sh. Bhasal Singh Sebrawal	President	BL
2.	Sh. Anish Singh	Vice President	
3.	U. Col. R. S. Rather	Secretary	
4.	Sh. Sukhbir Singh	Jt. Secretary	Intens in
5.	Smt. Kiran Rana	Member	Kiran Rana
6.	Sh. Omvir Singh	Member	Om Singh
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 .....

A meeting of the managing committee of the Society was held at 11:00 AM on 05.10.2022 under the chairmanship of the president Sh. Bhasal Singh Sebrawal. The president welcomed all to the last and final meeting of the committee.

DISCUSSIONS

Item NO. 1: Confirmation of the minutes of the last mc meeting held on 02.10.2022

The president read out the minutes of the last mc meeting dated 02.10.2022. The Jt. Secretary's proposal to confirm the minutes was seconded by Smt. Kiran Rana and the minutes confirmed by all.

Item NO. 2: Order of RERA hearing dated 29.09.2022 and its compliance.

The president brought out that RERA order for the above cited hearing has since been downloaded from RERA website. The order was read out to all. After perusal of the order and deliberations, the committee unanimously decided to send the following communications to members;



## MINUTES BOOK

35



(i) Letters to 15 members, who have opted for flats @ Rs 1450/sft, and

(ii) letter to all members of the Society seeking details of payments made by them

The secretary presented the draft of these letters, which were perused and unanimously approved as under;

To,

Sh. \_\_\_\_\_

Membership No. 04

**SUB: COMPLIANCE OF THE DECISION TAKEN IN THE HON'BLE RERA NCT OF DELHI'S HEARING DATED 29.09.2022 REGARDING CONSTRUCTION OF FLATS 1450/SFT.**

Dear Member,

1. During one of the proceedings in the matter of complaints filed in RERA, NCT of Delhi (RERA, NCTD), by 8 members of the Society (Complaints no. 83 of 2020 to 90 of 2020), hon'ble RERA, NCTD directed the Society to seek consent/option from all members in respect of construction of flat at the rate of Rs.1450/sft OR at the rate of Rs. 1750/sft. The same was sought from all the members and you are one of the 15 (fifteen) such members who have opted/ consented for flat @ Rs.1450/sft.
2. That the difference in the estimated cost of flats @ Rs. 1750/sft and that of @ Rs.1450/sft, as decided by the general house of the Society in its meeting dated 4<sup>th</sup> April 2021, has already been circulated to all members including yourself vide Society's letter No. MDCGHS/21/71 dated 15.04.2021. Accordingly, the total estimated cost of flats @ Rs.1450/sft would be Rs. 124.43 lakh as compared to the total estimated cost of Rs. 139.08 lakh for flats @ Rs.1750/sft.
3. That, in the aforesaid letter dated 15.04.2021, members were also informed that construction of flats @ Rs1450/sft would be taken up in tower No.3 only if the no. of total options of 1450 were 29 (Twenty-Nine) or more.
4. That, during the hon'ble RERA, NCT's hearing dated 29.09.2022, it has been agreed that 15 No. flats @ Rs. 1450/sft (for those members who have given their option for the same) shall be constructed in Tower No.3. even though the total no. of options for flats @ Rs. 1450/sft remain less than 29 (twenty-nine). It was also agreed that all such members should be informed about this decision, duly giving an opportunity to exercise the option of Rs. 1750/sft, if they so desired. Copy of RERA order dated 29.09.2022 is enclosed herewith for perusal.
5. In compliance of the aforesaid agreement; you are hereby requested to communicate on or before 25.10.2022, in case you wish to keep your option of flat @ Rs.1450/sft, otherwise your option will be treated for flat @ Rs,1750/sft which shall be final and further action shall be taken accordingly.



## MINUTES BOOK

A Meeti

the .....

at .....

6. Keeping in view that a total amount of Rs. 1,37,25,000.00 (except interest on delayed payment) has already been demanded against the total estimated cost of Rs. 139.08 lakh for the flat @ Rs.1750/sft; the proportionate total demand for the flats @ Rs. 1450/sft works out to Rs.122.79 Lakh (Rupees One Crore, Twenty-two lakh, seventy-nine thousand only).

7. Considering that you have already paid an amount of Rs. 69,25,000.00 against the principal amount of construction demand; your due payment of principal amount against both the options shall be as under;

For the option of Rs. 1450/sft flat = Rs. 53,54,000.00

(i.e. Rs. 122.79 lakh minus Rs. 69,25,000.00 already paid against principal amount).

For the option of Rs. 1750/sft flat = Rs. 68,00,000.00

(i.e. Rs. 137.25 lakh- Rs. 69,25,000.00 already paid against principal amount).

Fact th

Fact th

Fact th

The amount of interest due against your membership shall be communicated to you in due course of time, taking into consideration your final option of flat, the due date of payment of various instalments, your actual payments and the already available decision of the general house of the society in respect of rate of interest and the cut-off date from which interest is applicable on delayed payment.

8. In the meanwhile, you are requested to make payment of your outstanding principal amount for the type of flat finally opted by you, in accordance with the details mentioned in Para 7 above, on or before 10<sup>th</sup> November 2022, so that the progress of work does not suffer on account of non-payment by you.

With best regards

(R S Rathee)

Lt Col, Retd.

Secretary, MDCGHS-Ltd

Encl: Copy of the order of RERA hearing, dated 29.09.2022.

Copy for kind information to (along with list of 15 members who have opted for the flat of Rs. 1450/-sqft.):

1. Real Estate Regulatory Authority,  
National Capital Territory of Delhi,  
2nd Floor, Shivaji Stadium Annexe,  
Shaheed Bhagat Singh Marg, New Delhi. – 110001.
2. Registrar Co-operative Societies, Old Court Building,  
Parliament Street, New Delhi – 110001.



MINUTES BOOK

37



To,

Sh. Amar Singh  
Membership No. - 2  
RZ-706 A-1, Gali No.17  
Sadh Nagar Palam Colony  
New Delhi 110045

**Subject: Identification and payment of dues**

Dear Member,

The term of the present management committee is coming to an end on 05.10.2022 and we are grateful for having been given the opportunity to represent all of you.

As you are aware a number of legal cases involving the society have been pending consideration before RERA and Delhi Cooperative Tribunal and the High Court of Delhi at New Delhi. During the hearing dated 29.09.2022, in RERA, some members (complainants) brought out that in respect of some of the memberships, payments have been made by the members/received by the society from bank accounts other than those in the names of the concerned member. As such, in order to maintain complete transparency and to ensure that the accounts of the society remain in order, all members are requested to provide details of all payments made by them/on their behalf along with the details of the account from which such payments have been made. We further request members to certify that the payments made from other accounts have been made on their behalf. In future members are requested to either make payment from their own account or provide a letter of certification that any payment made from some other account is being made on their behalf.

We request you to provide the details by 31<sup>st</sup> October 2022.

Thanking you,

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



## MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

## QUORUM

1. Item NO. 3: Receipt of RCS office letter dated 30.09.2022
2. in respect of cut-off amount for elections and
3. subsequent letter dated 04.10.2022 from the
4. R.O asking the Society to provide list of
5. defaulter members considering cut-off amount
6. of Rs 90 lakhs.
- 7.
- 8.
- 9.
- 10.

The secretary informed that a letter (No. 107704781/RCS/S-4/2022/844 dated 30.09.2022) from the RCS office has been

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

received by hand on 03.10.2022, according to which the competent authority has decided that Rs 90 Lakh may be considered as cut-off amount of payment for eligibility to participate in the forthcoming election of the Society. Subsequently a letter dated 04.10.2022 has been received from the RO through Whatsapp, wherein the Society has been asked to provide the list of defaulter members as per the decision taken by the Registrar Cooperative Societies.

The committee perused the matter and unanimously decided/authorised the Secretary to prepare the list of defaulter members as per decision of the RCS and provide the same to the RO, alongwith a copy to the RCS office. It was also decided that ~~the~~ communication to this effect shall be send to all defaulters members, individually and copy of list shall also be displayed on the Society notice board alongwith all relevant communications from the RCS and the RO.



## MINUTES BOOK

Item NO-4: Letters issued to various contractors.

The secretary informed that following letters have been approved issued to various contractors after prior discussion and approval by committee members.

Letters issued to M/s Chinar Promoters

Ref.No. MDCGHS/22/235

Date: 02/10/2022

To

M/S Chinar Promoters (P) Ltd  
C-211, Baba Gangnath Market,  
Munirka, New Delhi -110067.

(Kind Attention: Sh. Yogesh Rustagi)

Sub: Construction of 181 Nos. Dwelling Units for Maharishi Dayanand CGHS Ltd at B-4, Vasant Kunj, New Delhi - 110070 - Reg. Submission of 8<sup>th</sup> RA (SA) Bill.

Sir,

1. The subject bill was submitted by the Contractor on 23.08.2022. Subsequently, the Society, vide letter no. MDCGHS/22/204 dated 04.09.2022, notified the Contractor;
  - (i) That, the Contractor has claimed measurements in excess of the quantity actually executed on ground.
  - (ii) That, the Contractor has also claimed the quantities of items in tower no. 3, which have already been excluded from contractor's scope of work.
  - (iii) That, the Contractor was required to submit a certificate with the bill that he had made payment of salary up to date to the workmen, in compliance of clause 44.7 of the contract conditions.
  - (iv) That, the Contractor was also requested to fix a date for joint measurement for verification of the bill and furnish certificate as mentioned (iii) above.
2. In response to Society's letter dated 04.09.2022, the Contractor vide letter dated 13.09.2022, replied that his site engineer is available for verification but didn't fix up any date and time for the joint verification.
3. Keeping in view the Contractor's failure to schedule a joint verification, the measurements have been checked by the Society's engineer on



## MINUTES BOOK

A Meeting (

the .....

at .....

01.10.2022. During the verification, it is noted that while the following items of works are yet incomplete, the Contractor has claimed payment for the same.

1. .... (i) Electric conduits and other electric fittings in stilts
2. .... (ii) Flooring/Skirting in stilts
3. .... (iii) Finishing and completion in stilts
4. .... (iv) Stone Flooring and skirting on common area of tower no. 2,4,5 and 6.
5. .... (v) External finish/plaster in tower no. 3.
6. .... (vi) Terracing of tower no. 3.
7. .... (vii) Balance Electrical work i.e., DB's and MCB's etc. in tower no. 3.
8. .... (viii) Kitchen counter & Kitchen Cabinets, over and under counter in tower no. 4.
9. .... (ix) Railings on staircase/balconies/passages in tower no. 6.
10. .... (x) Sanitary fittings & fixtures (Sink) in tower no. 1,2, 5 & 6.

Fact that Q

Fact that D

Fact that A

Works Observations of the verification are under;

4. Apart from the above, it is also noted;

- (i) That, while the contractor has claimed 100% amount against flooring in common area in tower no. 1, 2, 4, 5 & 6, he has not finished till date the joints in the flooring between the main towers and fire towers. The finishing of skirting is also incomplete at several places in these towers. Accordingly, an amount of 20% of the total amount of this item claimed by the contractor so far has been deducted and the same will be paid once the joints are finished and all remaining skirting put in place.
- (ii) That, the contractor has claimed measurements for items in tower no. 3, which have been already excluded from their scope of work vide society letter no. MDCGHS/22/150 dated 25.07.2022. Moreover, the contractor is still executing such items like tiles work on bathroom walls and flooring etc. Accordingly, measurements of all items in tower no. 3, have been excluded from the bill.

5. Applying the above-mentioned corrections in the bill, the total value of work done is comes to Rs. 2,94,67,218.00 The value of work done excluding GST comes to Rs. 2,49,72,219.00 and the net payable amount is Rs. 2,94,67,218.00
6. In order to process the payment of their RA Bill (SA) no. 8, the contractor is also required to submit;



## MINUTES BOOK

3.

- (i) the proof of submission of GST against their RA Bill (SA) no. 7 including the copy of GSTR-1 and a certificate from the practising CA (in original) that the Contractor has fulfilled their GST liability in respect of the said bill duly mentioning the date of raising the GST invoice, and
- (ii) the list of the workman employed by him on the work along with their name, father name, address, Aadhar No. and the amount paid; in respect to whom he has submitted the certificate of payment vide his letter no. CPPL/22/38 dated 13.09.2022.

Thanking you.



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

Copy to: M/S 4<sup>th</sup> Dimension, Architect



## MINUTES BOOK

42

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

the ..... day ..... of .....

at .....

Ref. No. MDCGHS/22/231

Date: 02/10/2022

To

M/S Chinar Promoters (P) Ltd  
C-211, Baba Gangnath Market,  
Munirka, New Delhi -110067.

(Kind Attention: Sh. Yogesh Rustagi)

**Sub: Construction of 181 Nos. Dwelling Units for Maharishi Dayanand CGHS Ltd at B-4, Vasant Kunj, New Delhi – 110070.**

**Regarding: Notice under clause 38.7 of conditions of contract for non-compliance of the directions issued by the Owner and clause 38.8 of the conditions of contract for Non-Completion of Work by the Contractor within the Extended Date of Completion.**

Sir,

1. As requested by the Contractor vide letter no. CPPL/22/07 dated 13.03.2022, the last extension of time for completion of the subject work was granted up to 30.09.2022, by the Society vide letter no. MDCGHS/22/90 dated 07.05.2022. The contractor, vide letter dated 22.05.2022, also submitted a work program showing completion of the entire remaining work by 30.09.2022. Subsequently, though the contractor progressed the works, but at a very slow pace resulting that the work is yet incomplete.

2. Keeping in view the slow progress of work, the society reminded the contractor to expedite the progress from time to time, but to no avail. The Society, vide letter no. MDCGHS/22/180 dated 17.08.2022, also requested the contractor to furnish the date of start and completion of those activities, which were required to be completed for overall completion of the work, but were not listed in the contractor's work program dated 22.05.2022. However, the contractor failed to respond to the society's letter dated 17.08.2022.

110/23. In spite of having agreed to complete the work by the extended completion date i.e., 30.09.2022, the contractor has failed to complete the same and work remain incomplete till date. The Contractor has also not applied for any extension of completion time. Accordingly, it can be



## MINUTES BOOK

2.

reasonably concluded that the contractor has no intentions, to execute and complete the balance works in compliance of their obligations under the contract.

4. The Society also takes note that while the contractor has failed to complete the work in the extended completion time, he is fixing tiles in the floor and walls in Tower No. 3, contrary to the instructions given by the Society, vide letter no. MDCGHS/22/150, dated 25.07.2022, which is contractor's deliberate non-compliance of the directions issued by the Society under the provisions of the Contract.
5. In view of the above, the Contractor is called upon to show cause on or before 15.10.2022, as to why their contract agreement dated 23.09.2009 read with Supplementary Agreement dated 09.08.2020 should not be terminated in accordance with Clause 38.7 and 38.8 of the Conditions of Contract dated 23.09.2009.

This is issued without prejudice to any other right or remedy available to the Society under the Contract.

Thanking you.



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

Copy to: M/S 4<sup>th</sup> Dimension, Architect



## MINUTES BOOK

49

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

the ..... day ..... of .....

at ..... Chairman Signature with Date .....

Ref. No. MDCGHS/22/232

Date: 02/10/2022

To

M/S Chinar Promoters (P) Ltd  
C-211, Baba Gangnath Market,  
Munirka, New Delhi -110067.

(Kind Attention: Sh. Yogesh Rustagi)

**Sub: Construction of 181 Nos. Dwelling Units for Maharishi Dayanand CGHS Ltd at B-4, Vasant Kunj, New Delhi – 110070 – Reg. Payment of Interest Bill.**

## References:

- (i) M/s Chinar Promoters' letter dated 27.12.2021 reg submission of interest bill.
- (ii) Society's letter no. MDCGHS/22/89 dated 07.05.2022.
- (iii) M/s Chinar Promoters' letter no. CPPL/22/08 dated 16.05.2022.
- (iv) M/s Chinar Promoters' letter no. CPPL/22/10 dated 16.05.2022.
- (v) Society's letter no. MDCGHS/22/133 dated 19.06.2022
- (vi) M/s Chinar Promoters' letter no. CPPL/22/17 dated 24.06.2022.
- (vii) Society's letter no. MDCGHS/22/136 dated 01.07.2022.
- (viii) CA's ( M/S A Akshay & Associates) certificate submitted by M/s Chinar Promoters dated 02.07.2022.

Sir,

1. The society is obliged to make payment of interest for delay in payment of Contractor's bill in accordance with item at serial no. 13 on page no. 3 of the Supplementary Agreement dated 09.08.2020. Similarly, the contractor is also obliged to raise their RA bills and interest claim in compliance of the provisions of the agreement.
2. While the contractor has claimed interest for delay in payment of their RA bills, their submissions are contradictory and unsubstantiated. In this regard the following is brought out;
  - (i). The contractor first submitted the interest bill for delaying payment of 16<sup>th</sup> RA, 1<sup>st</sup> RA (SA), 2<sup>nd</sup> RA (SA), 3<sup>rd</sup> RA (SA), 4<sup>th</sup> RA (SA) & extra items bill for an amount of Rs. 99,83,673.00 vide reference (i) above.
  - (ii). The Society, vide reference (ii) above, informed about the corrections in the contractor's bill as proposed by the CA, on account of correction in the date of invoice and that no interest was payable for 16<sup>th</sup> RA bill.

03/10/22



- (iii). In reply of the Society's aforesaid communication dated 07.05.2022, the Contractor, vide their letter dated 16.05.2022 referred at (iii) above, submitted the revised interest bill for a total amount of Rs. 1,17,09,456.00; duly excluding the interest claim for 16<sup>th</sup> RA bill and including the interest for 5<sup>th</sup> & 6<sup>th</sup> RA (SA) bills. The contractor also revised the interest calculations of 2<sup>nd</sup> RA (SA) & 3<sup>rd</sup> RA (SA) bills.

Apart from the above, the contractor also submitted another bill dated 16.05.2022 for a total amount of Rs. 1,26,32,897.00 referred at (iv) above up to 6<sup>th</sup> RA (SA) bill.

- (v). The Society, vide letter no. MDCGHS/22/133 dated 19.06.2022 referred at (v) above, sought from the Contractor, the details of GSTR-I and a certificate from the practicing Chartered Accountant towards discharge of their GST liabilities against the aforesaid RA (SA) bills.
- (vi). In response to Society's letter dated 19.06.2022, the Contractor, vide letter dated 24.06.2022 referred at (vi) above, filed the copies of GST returns and a photocopy of the CA certificate in respect of deposition of GST towards the aforesaid RA (SA) bills.
- (vii). The Society, noting the inconsistencies in the contractor's submission dated 24.06.2022 further requested to the contractor to provide specific certificate (in original) from a practicing Chartered Accountant in respect of the contractor having discharged their GST liabilities towards the aforesaid RA (SA) bills. Which the contractor furnished on 02.07.2022, however, without any covering letter.
- (viii). Perusal of the CA certificate submitted by the contractor on 02.07.2022, reflects that he has raised two different tax invoices for the aforesaid RA (SA) bills, one for claiming the interest from the Society and another for discharging their GST liabilities. It also tantamount that the contractor submitted fake tax invoices to the Society for which he didn't deposit the GST to the concerned authority.

In view of the above, the contractor is called upon to revise his interest bill in accordance with the real tax invoice for which he deposited the GST, so that the payment of interest can be made to the Contractor by the Society.

Thanking you.

(R S Rathee)

Lt Col, Retd.

Secretary, MDCGHS Ltd.

Copy to: M/S 4<sup>th</sup> Dimension, Architect

Speed Post done Dt 2.10.22



## MINUTES BOOK

96

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

the .....

at .....

Ref.No. MDCGHS/22/237

Date: 04/10/2022

1. ....

To

2. ....

M/S Chinar Promoters (P) Ltd

3. ....

C-211, Baba Gangnath Market,

4. ....

Munirka, New Delhi -110067.

5. ....

Email: [yogeshrustagi18@gmail.com](mailto:yogeshrustagi18@gmail.com)

6. ....

7. ....

(Kind Attention: Sh. Yogesh Rustagi)

8. ....

**Sub. Construction of 181 No. Dwelling Units for Maharishi Dayanand CGHS Ltd. at B-4, Vasant Kunj, New Delhi – 110070. – Reg. Safety of Life, Property and Environment.**

9. ....

10. ....

Fact that C

**Contract Agreement: Agreement Dated 23.09.2009 read with Supplementary Agreement Dated 09.08.2020.**

Fact that L

Fact that A

Sir,

As you are aware, the extended date of completion of the work under the contract cited above has already expired on 30.09.2022 and the Society has already issued a notice of termination of contract to the Contractor under Clause 38 of the contract agreement, vide letter no. MDCGHS/22/231 dated 02.10.2022.

In spite of the above notice, the Contractor is not only executing the works but also flouting the safety and environmental norms as mentioned below;

- (i) The scaffolding erected for external plastering in tower no. 3 is without any covering with hessian cloth to prevent air pollution.
- (ii) Several of the openings of the lift wells on various floors in all the towers (those, where the lift contractor is not working) are kept open from where a workman or any other person can accidentally fall into the lift well. This is a serious life hazard and the contractor is not taking action in spite several verbal reminders by the Society's site engineer to the Contractor's site in-charge in this regard.
- (iii) Heaps of construction material like sand and aggregate, as well as construction debris have been kept at site uncovered resulting in to air pollution.

In view of the aforesaid, the Contractor is, hereby, notified;




## MINUTES BOOK

2.

- (i) That, any works executed by them after the due date of completion of work and without having applied for any further extension of completion time is solely the contractor's responsibility and the society does not take any responsibility for the same including making payment.
- (ii) That, the contractor should immediately take preventive action in respect of the safety and environmental hazardous mentioned above, so as to prevent any loss of life/damage to health, property or environment.

This is issued without prejudice of the Society to any other rights under the contract.

Thanking you.

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

Copy to: 4<sup>TH</sup> Dimension  
C-17, Basement, Anand Niketan,  
New Delhi – 110021.



## MINUTES BOOK

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

## QUORUM

(Letters issued to M/S Fire Protection System)

1. ....  
 2. ....  
 3. ....

Ref. No. MDCGHS/27/242

Date: 05/10/2022

To,

M/S Fire Protection Systems

F- 8A, Vijay Block,

Vikas Marg, Laxmi Nagar,

Delhi-110002

Email: [fpsystem@gmail.com](mailto:fpsystem@gmail.com); [fpsytem37@yahoo.in](mailto:fpsytem37@yahoo.in)

Kind Attention: Sh. Anil Ahluwalia

Subject: Providing, installation, testing and commissioning of firefighting works including fire detection and alarm system for construction of 181 dwelling units of Maharishi Dayanand CGHS Ltd. at B-4, Vasant Kunj, New Delhi-110070. Reg - Approval of Extra Items Statement.

Sir,

Please refer to your letter dated 11.04.2022, through which extra items statement (including quantity and unit rate analysis of extra items) was submitted by the contractor, in respect of the subject work.

The statement of extra items has been checked by the architect and approved by the Society, according to which the total value of extra items comes to Rs. 19,78,610.00 against the total amount of Rs. 25,06,450.00 submitted by the Contractor. A scanned copy of the approval, including the corrections made in the unit rate of each of the items is placed herewith for your information and necessary action please.

Thanking you,

(R. S. Rathee)

Lt Col, Retd.

Secretary, MDCGHS Ltd.

Encl: as above.

Copy to: 4<sup>th</sup> Dimension, Architect.



MINUTES BOOK



Ref. No. MD(CGHS/22) 243

Date: 05/10/2022

To,

M/s Fire Protection Systems

F- 8A, Vijay Block,

Vikas Marg, Laxmi Nagar,

Delhi-110002

Email: [fpsystem@gmail.com](mailto:fpsystem@gmail.com); [fpsytem37@yahoo.in](mailto:fpsytem37@yahoo.in)

Kind Attention: Sh. Anil Ahluwalia

Subject: Providing, installation, testing and commissioning of firefighting works including fire detection and alarm system for construction of 181 dwelling units of Maharishi Dayanand CGHS Ltd. at B-4, Vasant Kunj, New Delhi-110070. – **Regarding Extension of Completion Time.**

Sir,

1. Please refer to your letter dated 01.08.2022 seeking Extension of Time for completion of the subject work till 31.12.2022. As requested by the Contractor, Extension of Completion Time in respect of the subject work is hereby granted under Clause 6 of the conditions of the contract, for which the contractor shall not be entitled for any claims, whatsoever, on any account of price escalation, idling of resources etc.
2. That, while the contractor is obliged to complete the entire balance work under their scope by 31.12.2022, he will execute the balance work in accordance with agreed work program. As such, the contractor is called upon to submit the revised program on or before 15.10.2022 for completion of entire balance works by 31.12.2022, duly keeping in view of the following:
  - (i) Repairs of civil works in all towers, dismantled by the Contractor during execution of the firefighting works, shall be completed by 31.10.2022.
  - (ii) Fixing of all fire shaft doors in all towers shall also be completed by 31.10.2022



## MINUTES BOOK

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

## QUORUM

1. ....
2. ....
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Fact that (

Fact that (

Fact that (

3. That, while as per our understanding all the drawings/details/approvals etc. required for completion of the balance work of firefighting have been already provided to the contractor, however, the contractor should review the position and specifically bring out the balance requirement of drawings/details/approvals, if any, required for completion of the fire fighting work, so that the same can be made available to the contractor.

Thanking you,

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

Copy to:

4<sup>TH</sup> Dimension, Architect

C-17, Basement, Anand Niketan.

New Delhi - 110021.



## MINUTES BOOK

(Letter issued to M/s Brilltech Engineers Pvt Ltd)

Ref. No. MDCGHS/22/236

Date: 04/10/2022

To

M/s Brilltech Engineers Pvt Ltd.  
58, Ecotec - 12, Noida Extension - 201310,  
Near Ek Murti Chowk, (NCR - Delhi)  
Email: [support@brilltech.co.in](mailto:support@brilltech.co.in), [nitin@brilltech.co.in](mailto:nitin@brilltech.co.in)

Kind Attention: Mr. Nitin Pratap Singh


Sub: Supply, installation, testing and commissioning of 11KV/0.415KV Electric Substation including ancillary works for Maharishi Dayanand Co-operative Group Housing Society Ltd., B-4, Vasant Kunj, New Delhi-110070. Reg - Procurement of Electrical Cables for Subject Work.

Sir,

This is with reference to the letter of acceptance forwarded to you on 18.06.2022, wherein the contractor was informed to take prior approval of the Society before procurement of electric cables.

Since M/S Chinar Promoters Pvt. Ltd. (the main contractor) has failed to procure the cables, you are requested to proceed ahead with procurement of cables in accordance with the contract. However, you should give prior notice to the Society for pre-dispatch quality inspection of the cables.

Thanking you,

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

Copy for information to:

- (i) M/S Chinar Promoters Pvt. Ltd.
- (ii) M/S 4<sup>TH</sup> Dimension, Architect.

The committee members appreciated the efforts made by the Secretary.



## MINUTES BOOK

(52)

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

## QUORUM

1. Item NO. 5: Passing of bills of various agencies

2. The following bills, pertaining to various agencies were

3. perused and passed for payment by the committee

4. members, unanimously.

S.NO	PARTY NAME	INVOICE/BILL NO.	DATE	PENDING BILL						
				BILL AMOUNT	GST	OTHER EXP.	TOTAL	TDS	CHEQUE AMT.	PAID
1	AHPN & ASSOCIATES (CA)	AHPN/N22-23/129	20.09.2022	1,500	270		1,770	150	1,620	PENDING
2	RAJESHWER K GUPTA (ADV)	PRE-RECEIPTED BILL	24.09.2022	15,000	-	2,500	17,500	1,500	16,000	PENDING
3	FENESTA BUILDING SYSTEMS	17TH RA BILL	26.09.2022	10,91,254	1,96,426	-	12,87,680	21,825	12,65,855	PENDING
4	AKSHIT MAGO (ADV)	0019/2022	27.09.2022	15,000		2,500	17,500	1,750	15,750	PENDING
5	D S CONSULTING	INV-22-23-09-04	30.09.2022	53,500	9,630	-	63,130	535	62,595	PENDING
6	TANDON AND CO. (ADV)	M-MISC/547/2022	30.09.2022	11,000	-	-	11,000	1,100	9,900	PENDING
7	S K SECURITY SERVICES	028	01.10.2022	28,000	5,040		33,040	280	32,760	PENDING
	TOTAL			12,15,254	2,11,366	5,000	14,31,620	27,140	14,04,480	

At the end, the president thanked all members of the committee for their untiring efforts and cooperation during the entire tenure of the committee. The Secretary also conveyed his thanks to everyone. All members also resolved to continue their efforts towards successful completion of the housing project and allotment of flats to all members of the Society in near future.

The meeting came to an end.

Bharat Singh  
or Singh

5.10.2022

Karan Rana

Subhash Rana