

Regn. No. 1175-GH

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Tel.: 011-41011558

MAHARISHI DAYANAND CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

B-4, VASANT KUNJ, (ADJOINING B-5 & 6 DDA FLATS), NEW DELHI-110070

President
Mr Bharat Singh Sehrawat
9810205935

Ref. No. MDCGHS/22/118

Date : 15.6.2022

Vice President
Capt Anish Singh
9810114212

Dear Members,

A Special General Body Meeting of Maharishi Dayanand CGHS Ltd will be held at 10.30 AM on 10 July 2022 at Society site at Vasant Kunj, New Delhi.

Secretary
Col R S Rathee
9811816791

A cooperative housing society function under a framework of laid down norms with mutual cooperation and inclusive consultations to achieve its objectives. The General Body Meetings are held by the society to perform its business i.e., in order to plan the administrative affairs of the society, to keep the members apprised of the society's financial position, to review defaulted dues by members and to discuss any relevant or impending matters that faces in the course of its being. As you are aware, the society is facing the acute shortage of construction money which is delaying the completion of project, even though all the approval and clearance are in place. The managing committee, therefore, requests the members to take time out of their busy schedule to attend the meeting and put forth their valuable suggestions to complete the project and take possession of their dream house. Agenda of the meeting will be as follows: -

Treasurer
Mrs Lalita Jain
9811234488

Mr Dinesh Vir
9990055331

Executive Members :
Mr Sukhbir Singh
9968972844

Mr Om Veer Singh
9868878109

Mr Azad Singh Rath
9811043594

1. Welcome Address of the Chairman.
2. Society Report by the Secretary.
3. Confirmation of Minutes of last SGBM held on 27 March 2022.

Mrs Kiran Rana
8076269228

MINUTES BOOK

4. Impact of shortage of funds on project completion, including future planning.
5. Issue related to the Architect M/s 4Th Dimension
6. Issues related to the existing contractors, M/s Chinar Promoters (P) Ltd. and M/S Fenesta Building Systems.
7. Progress of works/award of tenders not included in the scope of M/S Chinar Promoters Pvt. Ltd.
8. Any other with the permission of Chair.

If the quorum will not be completed then the meeting will be adjourned for 30 minutes and proceedings will be started accordingly. Video recording of proceedings of the SGBM will be arranged. Since the SGBM 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 arranged after meeting)

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

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

QUORUM

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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

आज दिनांक 10-07-2022 को महर्षि दयानन्द ग्रुप हाउसिंग सोसायटी लि. की वार्षिक विशेष आम सभा प्रातः 10:30 बजे सोसायटी परिसर B-4, वसंत कुंज, नई दिल्ली में आयोजित की गई। विशेष आम सभा में निम्नलिखित सदस्यों ने भाग लिया।

S.No.	Name of Member	M.No.	Mobile/contact No.	Signature.
1.	Pukhraj Singh	28	9968972844	Pukhraj
2-	Col R S Rathur	39	9811816791	Rathur
3-	Bhanat Singh Sehrawat	161	9810205935	BS
4-	VIKRAM SINGH	(4)	9650392061	VAD
5-	Dayaram Yadav	118	9868277293	Day
6-	ANISH SINGH	163	9810114212	Anish
7-	Mehrab Singh Saini	13	9868533834	Mehrab
8-	Dorender Kumar	11	9891053458	Dorender
9-	MAHENDRA SINGH	133	9599464888	Mahe
10-	Ved Prakash Sharma	74	9968019102	Ved
11-	Dr. Ganesh Kumar	30	9818051836	Dr. Kumar

MINUTES BOOK

S.No.	Name of Member	M.No.	Mobile / contact No	Signature.
12	Ravikant Rajput	127	9873085678	
13	L.R. Sumas	42	9910300240	
14	R.S. Beniwal	31	9810959464	
15	Amor Singh	02	9810664615	
16	LALITA JAIN	93	981123448	Sailesh Jain
17	M.S. Yadav	12	9312320139	M.S. Yadav
18	Om Veer Singh	20	9868878109	Om Veer Singh
19	Kareem Raza	157	8076269288	
20	Dr. R.K. Shrivastava	58	935883405	
21	Pooj Shrivastava	156	9818484559	
22	M.L. Chandra	10	9989741601	
23	Manjiv Chandra Verma	03	9811172466	
24	Rajender Gupta	131	9810239543	
25	Vijay Kumar	078	9811866058	
26	PARDEEP MAHOTRA	184	8368994300	
27	^{C.P.} Prakash Saini	66	9811796817	
28	Kipin Chander Arya	22	9999096576	
29	BALJEET Singh Bhatnagar	154	9891866634	
30	Meenal Singh	194	98	ms.
31	Shikha Singh	186		
32	Saroj Kumar	128	8587013501	
33	Sunita Gupta	105	9868514751	
34	Vinay K. Gupta	122	8766352705	
35	Lily Chandra ^{Yash Chandra on behalf of}	55	9818125364	
36	Manish Tanwar	170	981105895	
37	Anuradha Jain & Anchal	189	9971955999	
38	Sharmi Gupta ^{Gupta}	167	9960373765	
39	Praduman Kumar Yadav	143	9810696180	
40	Renu Gaur	24	9810100362	
41	Satish Kumar	75	9717218898	

MINUTES BOOK

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S.No.	Name of Member	M. No.	Mobile/contact No	Signature
42	M.N. Sharma	201	9350833224	M.N. Sharma
43	Mehboob Singh Rahn	29	9811202552	Mehboob Singh
44	Charanjit Kumar	44	9818658211	Charanjit Kumar
45	OMPAL SINGH	175	9868853698	Om Pal Singh

Agenda Item NO-1 : Welcome address of the chairman

आम सभा के अध्यक्ष श्री भरत सिंह सहरावत ने सभी सदस्यों व उनके साथ आए परिजनों का स्वागत किया। उन्होंने बताया कि वर्तमान कमेटी का चुनाव 06 अक्टूबर 2019 को हुआ था व इसका कार्यकाल 05 अक्टूबर 2022 तक है। संक्षेप में कमेटी के कार्यकाल में हुए/किए गए कार्यों के बारे में बताया। यह भी बताया कि इस अवधि में नए आर्किटेक्ट का अपाइंटमेंट व डेक्लर मांड चिनार प्रमोटर के साथ Supplementary Agreement किया गया।

MINUTES BOOK

अध्यक्ष महोदय ने प्रोजेक्ट में हुए विभिन्न कार्यों के बारे में बताया और कहा कि होलाके प्लानिंग के अनुसार अब तक प्रोजेक्ट पूरा हो जाना चाहिए था लेकिन अभी भी करीब 15% काम बाकी है। इसका मुख्य कारण मेम्बर्स द्वारा अपना भुगतान न किया जाना है। एक और कारण जिससे प्रोजेक्ट में बहुत व्यवधान आ रहा है वह मेम्बर्स द्वारा दापर किए विभिन्न कोर्ट में चल रहे केस हैं। अध्यक्ष ने बताया कि कमेंटी ने 25 सितम्बर 2022 को चुनाव कराने के लिए पत्र तैयार किया हुआ है जिसे RCDS ऑफिस को जल्द भेजा जाएगा। कोशिश यह रहेगी कि चुनाव समय से हो जाए ताकि आगे आने वाली कमेंटी बचे हुए कार्य को सुचारु रूप से पूरा करा सके। अध्यक्ष ने सदस्यों से आग्रह किया कि सभी का focus प्रोजेक्ट को पूरा करना व Possession लेना होगा चाहिए। इसके विपरीत, जैसा कि वर्तमान में हो रहा है, सदस्य एक दूसरे की गलतियां ढूँढ़ने व कोर्ट केसों पर focus करेंगे तो यह प्रोजेक्ट पिछने करीब 12 साल से चल रहा है, आगे भी ऐसा ही चलता रहेगा। इसका नुकसान सभी मेम्बर्स को बराबर होगा। अध्यक्ष ने इस बात पर भी चिन्ता जताई कि सोसायटी प्रोजेक्ट का संचालन धूम-फिरकर 10-15 लोगों के हाथ में ही रहता है क्योंकि मेम्बर्स का Involvement के कार्यों में Participation बहुत कम है। अन्त में उन्होंने सभी मेम्बर्स का आह्वान किया कि सभी मेम्बर्स सोसायटी के कार्यों में बढ़-चढ़कर हिस्सा लें तथा प्रोजेक्ट के बचे हुए कार्य को निरन्तर पूरा करें।

Agenda Item NO. 2: Society Report by The Secretary

सचिव महोदय ने 28.03.2022 से 09.07.2022 की अवधि की रिपोर्ट इस प्रकार दी।

- (i) बेसमेंट में अभी Mechanical Ventilation, Final Coat of Paint तथा Parking के लिए Marking का कार्य अभी शेष है।
- (ii) Stairs का कार्य लगभग पूरा हो चुका है लेकिन Non-lower area में Development का कार्य अभी बाकी है।
- (iii) Tower No. 1, 2, 5 & 6 लगभग तैयार हैं लेकिन, Lift Installation, Common area में Lift Portion में Granite Fixing,

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

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QUORUM

1. Finishing of shafts तथा Fire exit door आदि के कार्य अभी बाकी हैं।
- 2.
- 3.
4. (iv) Tower No. 3 में, Plaster के अलावा, finishing का सारा कार्य, Flooring, Fixing of door/windows अभी शेष है। इसी प्रकार Tower No. 4 में Finishing, flooring, door/window fixing के कार्य प्रगति पर हैं तथा आगे से ज्यादा पूरा हो चुका है।
- 5.
- 6.
- 7.
- 8.
9. (v) Electrical Sub-Station का Civil Work प्रगति पर है। ESS
- 10.

Fact that Quorum was Confirmed

Fact that Notice was read

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में लगने वाले Electrical Equipment & Associated works का Contract- M/s Brilltech Engineers Pvt. Ltd. को दे दिया गया है।

- (vi) प्लैंट्स के अलावा Sanitary works लगभग पूरे हो चुके हैं लेकिन STP का कार्य अभी बाकी है। इसीलिए Sewage connection भी अभी बाकी है।
- (vii) लीन तरफ की बाड़ड़ी वाला का कार्य, पेंट आदिका छोड़कर, लगभग पूरा हो चुका है। साभन की बाड़ड़ी वाला व गेट का कार्य प्रगति पर है।
- (viii) Road and Pathways में earth levelling का कार्य लगभग पूरा हो चुका है। Pavers की सप्लाय शुरू हो चुकी है और जल्द ही Road का बचा हुआ कार्य शुरू होने की संभावना है।
- (ix) External drainage का अधिकतर कार्य हो चुका है। शेष कार्य Rain water Harvesting Pits ना बनने की वजह से रुका हुआ है।
- (x) Fire Fighting works की Progress काफी अच्छी है और (छोड़ा हो) कार्य बाकी है।
- (xi) Six No. Lift का सामान स्टे पर आ चुका है। जल्द ही Tower No. 1

MINUTES BOOK

व 2 में Lift Installation का कार्य शुरू हो जाएगा।

- (xii) UPVC door/window लगाने का कार्य Tower No. 1, 2, 5 & 6 में लगभग पूरा हो चुका है। Tower No. 4 में कार्य प्रगति पर है, इसमें कुल 29 फ्लैटों में से 18 में door/window लग चुके हैं। इस माह Tower No. 4 में कार्य पूरा होने का अनुमान है।

साचिव महादेव ने Payment Status इस प्रकार बताया

	(Rs)
Total demanded Amount of Construction money	248,42,25,000/-
Received amount of Construction money	207,52,29,006/-
Balance amount of Construction money	40,89,95,994/-
Interest amount up to 31.03.2021	17,55,17,232/-
Interest amount received	6,22,74,139/-
Balance Interest amount	11,32,43,184/-
Total balance amount of Construction money and Interest	52,22,39,178/-
Total relief in last three months	4,67,00,000/-

Court Cases व Complaints की जानकारी साचिव महादेव ने ऐसे बताया

- | | |
|--|--------------------------|
| (i) MDCGHS V/S Dineshvir (Two writ petitions about RTI) | <u>NDH</u>
19.07.2022 |
| (ii) MDCGHS V/S Mukesh Kumar Vikram Singh & Ors
(Expulsion Case of 2021) | 20.07.2022 |
| (iii) MDCGHS V/S Mukesh Kumar & Ors
(Expulsion Case of 2017) | 22.07.2022 |
| (iv) Devender Kumar & Ors V/S SOMC & Ors | 27.07.2022 |
| (v) Complaint by 8 members before RERA | 28.07.2022 |
| (vi) M/S Khushi Associates (P) Ltd. V/S MDCGHS | 23.08.2022 |
| (vii) Simmi Kapoor & Manish Verma V/S RCS
(Before National Consumer Dispute Redressal Commission) | 27.09.2022 |

Agenda Item NO. 3 Confirmation of minutes of last SGBM
held on 27.03.2022.

साचिव महादेव ने बताया कि पिछली SGBM 27.03.2022 को हुई थी जिसके minutes सभी सदस्यों को तय समयवाची में भेजे

MINUTES BOOK

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

1. दिये गए थे। Minutes पर केवल एक सदस्य की टिप्पणी आयी थी।
2. अभी भी किसी सदस्य की कोई टिप्पणी या objection हो तो वह दे सकता
3. है। इस पर किसी सदस्य की तरफ से कोई टिप्पणी या objection नहीं आया।
4. तत्पश्चात् सचिव महोदय ने श्री देवेंद्र कुमार की टिप्पणी सदन को
5. पढ़कर सुनाई।
6.
7. This is regarding the G.M. dated 27-03-2022, Secretary has
8. read my objection during the meeting but he had not deemed to
9. rectify the same in G.M. Once again I object to the above.
10.

Fact that Quorum was Confirmed Fact that Notice was read
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mentioned point. You have mentioned the "mistakes during the execution of the housing project", please correct the word 'mistakes'. I had mentioned 'highly corrupted work done by the MC that comes under cheating, dishonesty, fraud, mental torture etc. and it should be treated as such for necessary actions'.

सचिव महोदय ने सदन को बताया कि जैसा श्री देवेंद्र कुमार ने लिखवाना चाहा उसी प्रकार लिख दिया जाएगा बल्कि वह अपनी कार्यवाही नियम के अनुसार कर सकते हैं।

तत्पश्चात् सचिव ने सदन से आम्रह किया कि वह DGGM वक्ता 27-03-2022 की Minutes को पास करें। श्री अमर सिंह द्वारा Minutes को पास करने का प्रस्ताव श्री जानन्द कुमार ने अनुमोदित किया व सदन ने इसे सर्वसम्मति से पास किया।

Agenda Item No. 4: Impact of Shortage of funds on project completion including future planning

सचिव महोदय ने सदन को बताया कि जैसा प्रोजेक्ट हमारी सोसायटी का है इस तरह के प्रोजेक्ट अधिक से अधिक 5 वर्ष में पूरा हो जाना चाहिए,

MINUTES BOOK

जैसा कि Approval of Plan के समय सम्बन्धित विभाग Project Construction पूरा करने के लिए 5 वर्ष का समय निर्धारित करता है। लेकिन हमारा प्रोजेक्ट लगभग 12 साल पहले शुरू हुआ और अभी भी अधूरा है। प्रोजेक्ट के पूरा होने में देरी का मुख्य श्रेय shortage of funds को ही जाता है। तत्पश्चात् सचिव महोदय ने shortage of funds की वजह से प्रोजेक्ट पर होने वाले प्रभाव के बारे में निम्न बिन्दुओं पर प्रकाश डाला;

- (i) प्रोजेक्ट के पूरा होने में देरी।
- (ii) प्रोजेक्ट की लागत का बढ़ना। इसके अन्तर्गत विभिन्न मदों का खर्च जैसे society के प्रतिवर्ष के चालू खर्च; Interest implications on account of delay in contractors payment; Escalation in price of material and manpower etc. मुख्य कारण हैं।
- (iii) प्रोजेक्ट की लागत बढ़ने से सभी सदस्यों पर आतिरिक्त बोझ पड़ता है और जो सदस्य अपना भुगतान समय से कर चुके होते हैं उनको भी उन सदस्यों की वजह से जो अपना भुगतान नहीं करते हैं, के वजह से तकलीफ भेलानी पड़ती है।
- (iv) प्रोजेक्ट में होने वाले देरी से मुकदमे बाजी बढ़ती है और इससे प्रोजेक्ट और खर्च होता है तथा लागत और बढ़ती है।
- (v) Project Execution में कोई भी प्राथमिक ठीक से लागू नहीं हो पाती है जिससे खर्च व समयानुसार और बढ़ती है।
- (vi) In totality ^{all} members are discouraged to make payment of their share and the project gets bad reputation, which further delays the project.

अन्त में सचिव महोदय ने सभी से आग्रह किया कि सभी सदस्य अपनी जिम्मेवारी समझाते हुए सोसायटी के प्रोजेक्ट के बचे हुए कार्य को पूर्ण करने में अपना सहयोग दें।

Agenda Item NO. 5: Issue related to the Architect M/S 4TH Dimension.

The president informed the general house;

- That the Architect through their letter dated 18th April 2022 has submitted that while quoting their fee during tendering, they had considered their involvement in the project, amount of work,

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

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QUORUM

1. project duration and an average monthly disbursement of their fee.
2. They are on board since last 21 months, have worked hard in
3. resolving the pending issues, delivering drawings and attending
4. all meetings to facilitate the timely completion of the project. But
5. to their dismay 43% the fee had been disbursed to them till
6. that date. With the result that their expenses in the project are
7. mismatching with the disbursement. Finally, for future involvement in
8. the project, they have proposed a monthly remuneration of Rs 3.0
9. Lakh starting from the month of February 2022.
- 10.

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Fact that Auditors Report was read

- That the managing committee perused the Architect's request in context with the agreement and noted that Architect's services shall complete only when construction activities including the defect liability of all works contracts have completed and the occupancy certificate has been awarded in respect of the project. As per agreement, completion of construction activities and obtaining of occupancy certificate are estimated to be achieved till end of June 2022.
- That due to various reasons and primarily on account of non-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:

"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."

MINUTES BOOK

- That the Architect, in response to the above communication of the Society through email dated 08.07.2022, responded by email dated 09.07.2022 and offered their best proposal as below:

"* Extension of 9 (nine) months in the duration of contract for Architectural Consultancy till 31 March 2023.
 * Additional payment of Rs 2,00,000/- (two lakh) per month over and above the balance fee as per the earlier contract."

After his presentation as above, the president requested the general house to give directions to the MC to take further action in the matter. Various members expressed their views as under;

- Sh. P.K. Yadav suggested to re-negotiate the terms of contract and increase the percentage fee reasonably so as to progress the work.
- Sh. Manish Tannwar opined that contract should have been well thought and why there should be a need to increase the fee.
- Sh. Ompal Singh suggested to close the contract with the Architect.
- Sh. Devender Kumar suggest that escalation in % age fee may be accepted from 0.59% to a maximum of 0.70%.
- Sh. Ragender Beniwal opined that in case the Architect is not abiding to the contract condition, their contract be terminated.

After deliberations, the general house unanimously approved that the Architect may be requested by the MC to agree to the proposal already given to them vide email dated 08.07.2022 i.e. an additional fee of Rs 60,000/- per month w.e.f July 2022 and in case the Architect does not agree to the same, their contract may be foreclosed/terminated, as the case may be. In that case the MC should initiate action to appoint a new architect. The MC was asked to take action accordingly.

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

QUORUM

1. Agenda Item NO. 6: Issues related to the existing contract,
2. M/S Chinna Promoters (Pvt.) Ltd and M/S
3. Fenesta Building Systems.
4. 6.1 Issue related to the work of UPVC door/window being executed
5. by M/S Fenesta Building Systems.
6. The president informed the general house;
7. • That M/S Fenesta is executing the work of UPVC door/windows
8. for the Society project since 24.10.2020
9. • As brought out in the SGBM dated 27.03.2022, after completion 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

- work in Towers NO. 1, 2, 5 & 6, M/S Fenesta had demanded an increase in rate by 30% on account of hike in price of material etc., even though their contract is 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 letters, and made them to execute the balance work without any increase in price. Accordingly M/S Fenesta took up the Tower NO. 4 and have already 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 Chinna Promoters).
- That UPVC door/window 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 M/S Chinna Promoters.
 - That once again, M/S Fenesta, through an email dated 04.07.2022 has notified the Society that the present order will expire on 08.07.2022 and further work will be done on fresh order.

MINUTES BOOK

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

Finally the president on behalf of the MC proposed as under;

"In view of the above, it is proposed to amicably foreclose the UPVC door/window Contract of M/s Fenesta Building Systems once the work in 5 Tower, i.e. Towers 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 payment of their share and the situation of funds availability is conducive for completing the work in all six towers."

The general house, approved the proposal, unanimously.

6.2 Proposal related to the Contract of M/s Chinax Promoters (Pvt.) Ltd.

The president informed the general house;

- That completion time for the work of M/s Chinax Promoters has been extended upto 30.09.2022 as requested by the contractor and approved by the general house.
- That during the course of execution of work, it is noted that the contractor is not taking up certain work required for completion of project, stating that these are not included in his scope of work under fixed cost. Examples are water proofing of R.C.C. roof slab of basement, which is to be developed as green area; construction of ESS and closing of openings in the walls of basements, providing light fixtures in lift wells etc. Apart from that the contractor is not deploying adequate resources to execute the work in time, particularly on those activities which are on critical path of project completion. For example the contractor has been unable to finish the door/window openings in Towers NO. 3 & 4 so as to facilitate fixing of UPVC door/windows by M/s Fenesta.

MINUTES BOOK

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

QUORUM

1. That in addition to the above, due to non-payment of construction
2. money by several members, availability of funds to complete the
3. entire work under the scope of M/s Chinna Promoters is quite unlikely
4. in near future. Therefore, the Society may be required to leave
5. exclude Tower No. 3 (wherein the program of work is minimum), while
6. applying for Occupancy Certificate. This would require that the
7. remaining works in Tower No. 3 i.e. flooring, fixing of door/windows,
8. plumbing and electrical fixtures and all finishing items (excluding
9. cement plaster, already done) will have to be excluded from 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

Scope of M/s Chinna Promoters (Pvt) Ltd. Further, the remaining works in common area, which the contractor is not taking up with the contention that they are not covered under their scope under fixed cost contract, but essentially required to be executed for applying the Occupancy Certificate will have to be taken up by the Society at its own.

Proposal: In view of the aforesaid reasons, the president on behalf of the managing committee proposed to the general house to allow the managing committee to operate the following clauses of the Conditions of Contract with M/s Chinna Promoters (Pvt) Ltd, as the need arises in near future;

- (i) Clause no. 3.6 at page 21 of the agreement dated 23.09.2009
- (ii) Clause no. 29.2 at page 34 of the agreement dated 23.09.2009
- (iii) Clause no. 38 at page 39 to 41 of the agreement dated 23.09.2009

The above clauses pertain to change in scope of contractor's work and termination of contract. The general house approved the proposal, unanimously.

MINUTES BOOK

Agenda Item NO.7: Progress of works/award of tenders not included in the Scope of M/s Chinna Promoters (Pvt) Ltd.

7.1 Approval of award of the work of "Supply, installation, testing and commissioning of 11 KV/0.415 KV Electric Sub station including ancillary works" to M/s Brilltech Engineers Pvt. Ltd.

The president submitted;

That as approved by the general house under agenda item NO.6 in SGM 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 Engineers Pvt. Ltd. for their quoted amount of Rs 5,07,15,146.00 (Rupees five crore, seven lakh, fifteen thousand, one hundred forty six only) vide LOA dated 18.06.2022.

He informed the details of the tender as under;

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.

MINUTES BOOK

A M... DIRECTORS/SHARE HOLDERS Held on

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.

After reading out the above details, the president, on behalf of the managing committee, proposed to the general house to satisfy / approve post facto, award of work to M/s Brilltech Engineers Pvt Ltd. The proposal was unanimously approved by the general house.

MINUTES BOOK

7.2 The president further informed the general house that contracts/work order for STP, Mechanical Ventilation System for basements, P/F of Fire Check doors, P/F Telephone/Internet/Security Systems, Rain Water Harvesting system & Solar Power System are yet to be awarded. He further mentioned that Mechanical Ventilation System and the STP works, which are time consuming, are on critical path of project completion. After deliberations, the general house unanimously approved that the managing committee should proceed ahead for award of contracts for the balance works keeping in view the availability of funds, and put up the same to the general house for ratification/post facto approval.

Agenda Item NO. 8: Any other with the permission of the chair:

The president invited all members to put up their views/suggestions one by one.

8.1

श्री B.N. Singh ने अपने विचार रखते हुए कहा कि प्रोजेक्ट अब इस स्थिति में है जहाँ कंपनियों को कम से कम बिचाउए और एक दूसरे को कंपनिय करके हुए बचे हुए कार्य को पूरा बिचा जाए। इसमें जो सदस्य विभिन्न विषयों में experienced/expert हैं उनकी सहायता लें जिससे प्रोजेक्ट का फायदा हो। उन्होंने कहा बताया कि 18 सदस्यों के मुद्दे को मुद्दे को RCS office के साथ बात करके इन सदस्यों की सदस्यता को regularise कराने की कोशिश की जाए। अध्यक्ष ने इस मुद्दे पर सदन को अवगत कराया कि हाल ही में एक पत्र RCS office से प्राप्त हुआ था जिसमें लिखा था कि 18 में से केवल 2 सदस्यों का ही Case NCDRC में चल रहा है, शतः बाकी 16 की सदस्यता State Commission के order के अनुसार रद्द की जाए। सोसायटी ने इस पर कानूनी विशेषज्ञ की सहायता ली व RCS office के पत्र का जवाब दे दिया है जिसके अनुसार 11.03.2024 को जो Order 2 सदस्यों पर लागू है और जिसे NCDRC

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

QUORUM

1. द्वारा Study किया गया है, ठीक उसी प्रकार व ठीक तथ्या उस पर
2. किया गया Study 16 सदस्यों पर लागू होता है। सोसायटी के
3. पत्र अभी तक RCS से कोई जवाब नहीं मिला है।
4. 8.2 श्री प्रदीप मल्होत्रा ने भी 18 सदस्यों का मुद्दा जल्द
5. से जल्द मुलाकात का सुझाव दिया।
- 6.
7. 8.3 श्री M. L. Chawla, जो सोसायटी के एक वरिष्ठ एवं सशक्त
8. सदस्य हैं, ने कहा कि जो सदस्य पैसा नहीं दे रहे हैं
9. उनसे बातचीत व समझौता करके कार्य को आगे बढ़ाया
10. जाए। उन्होंने कहा कि अब केवल करीब 10% सशक्त

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

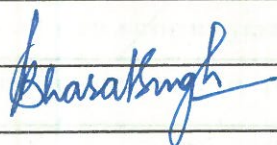
सदस्य ही जिन्हा बचे हैं क्योंकि सोसायटी को बने हुए लगभग 39 वर्ष पूरे हो चुके हैं। उन्होंने सचिव महोदय से आग्रह किया कि वह सदस्यों को समझाएं एवं कार्य को जल्द से जल्द पूरा कराएं।

- 8.4 श्री देवेंद्र कुमार ने अपने विचार व्यक्त करते हुए कहा कि Contravention (with Company Promoters Pvt Ltd.) is legally incorrect. आगे बताया कि सन् 2012 में Environmental Clearance के वक्त प्रोजेक्ट को 38 करोड़ 22 लाख बताई गई थी। 2019 की EC के वक्त इसे 50 करोड़ बताया गया। इसमें पहले 4 bedroom की फ्लैट 44 लाख बताई गई। Special Audit Report में Escalation फ्लैट को 0% बताया गया है। उन्होंने आगे बताया कि जब आपके पास नक्शा पास नहीं था तो आप Interest charge कैसे कर सकते हैं। सचिव महोदय ने श्री देवेंद्र कुमार की बातों का सफाईकरण करते हुए कहा कि ये सभी बातें/आरोप आधी-आधूरी जानकारी पर आधारित हैं तथा वास्तविकता इससे अलग है चाहे वह Promoter Escalation फ्लैट या Interest on delayed Payment का।

MINUTES BOOK

8.5 श्री बालेन्द्र कुमार ने श्री देवेन्द्र कुमार द्वारा लगाए गए allegations का जवाब देते हुए सोसायटी का सदस्य विवरण दिया तथा बताया कि किन कठिनार्यों से गुजरते हुए व कुछ सदस्यों ने दिन-रात मेहनत करके सोसायटी को जमीन दिलवाई और उसके बाद विभिन्न कमेटियों ने कैंप मेहनत करके प्रोजेक्ट को यहां तक पहुंचाया / म्यूचुअल-को-के बारे में चर्चा करते हुए उन्होंने 2014 की Sub-Committee का रिपोर्ट किया जिसने अलग-2 सिचुअल के expert शामिल थे और Sub-Committee की रिपोर्ट के अनुसार उस वक्त प्लॉट की Estimated Cost रु 1 करोड़ 66 लाख बताई गई थी / श्री कुमार ने Panch Cooperative Tnandpur के दिनांक 28.04.2022 के order का हवाला देते हुए बताया कि Tnandpur द्वारा विचारित 52 लाख रु का मुगताम भी किसी defaulting member ने नहीं किया / उन्होंने आगे बताया कि देवेन्द्र जी पुरानी प्लाट कमेटियों द्वारा किए गए प्रयासों के वजह उनको सिर्फ लांबवर्ष का कंसा रहे हैं जो ठीक नहीं हैं / जो सदस्य सिर्फ 8-8 लाख रु देकर बैठे हैं उन्हें भी कोई समझाए।

अन्त में उपाध्यक्ष महोदय ने धन्यवाद प्रस्ताव पेश करते हुए सभी सदस्यों उनके साथ आए परिजनों तथा सोसायटी स्टाफ का धन्यवाद किया तथा सभी को भोजन के लिए आमंत्रित किया।



(BHARAT SINGH SENRAWAT)

President, MDCGHS Ltd.



(R S Rathore)

Lt Col, Retd

Secretary, MDCGHS Ltd.

MINUTES BOOK

Regn. No. 1175-GH

Tel.: 011-41011558

MAHARISHI DAYANAND CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

B-4, VASANT KUNJ, (ADJOINING B-5 & 6 DDA FLATS), NEW DELHI-110070

President

Mr Bharat Singh Sehrawat
9810205935

Vice President

Capt Anish Singh
9810114212

Secretary

Lt Col R S Rathee
9811816791

Treasurer

Mrs Lalita Jain
9811234488

Mr Dinesh Vir

9990055331

Executive Members :

Mr Sukhbir Singh
9968972844

Mr Om Veer Singh

9868878109

Mr Azad Singh Rathl

9811043594

Mrs Kiran Rana

8076269228

Ref. No. MDCGHS/22/191

Date : 11/08/2022

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

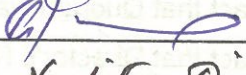
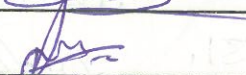
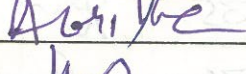
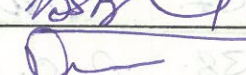
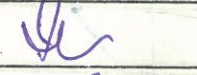
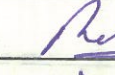
(Lunch will be arrange after meeting)

Encl : As Above.

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

MINUTES BOOK

आज दिनांक 28/08/2022 को महर्षि दयानन्द भूप डाउसिंग सोसायटी लिमिटेड की वार्षिक आम सभा प्रातः 10:30 बजे सोसायटी परिसर B-4, वसन्त कुंज, नई दिल्ली में आयोजित की गई। वार्षिक आम सभा में निम्नलिखित सदस्यों ने भाग लिया।

S.No.	Name of Member	M.No.	Mobile/Contact No	Signature
1.	Bharat Singh Gehrawal	161	9810205935	
2.	Dr. Gyanender Kumar	30	9818051836	
3.	Mehar Singh Sami	13	9868533834	
4.	Shri Kishan Gopal	125	9899877822	
5.	LALITA JAIN	93	9811234488	Kalita Jain
6.	ASAD SINGH	52	9811043594	
7.	Devender Kumar	11	9891053493	
8.	Kishan Kumar	157	8076269228	
9.	L R SUMAN	42	9910300240	
10.	AMAR SINGH	02	9810664615	
11.	OMPRAT SINGH	175	9868853698	
12.	R.S. Benimal	31	9810959464	
13.	MANJU VERMA	03	9811172466	
14.	M.L. Chawla	10	9999741601	
15.	VIKRAM SINGH	(4)	9650392061	VIK.
16.	Om Veer Singh	20	9868878109	
17.	A K MITTAL	72	9810753732	
18.	K K MITTAL	77	9810938312	
19.	BALDEW S. BAWAR	154	9811366634	
20.	Darshan Yadav	118	9205181242	
21.	V.K. Agarwal	197	9911920320	
22.	C.P. SAINI	66	9811330774	
23.	ANISH SINGH	163	9810114212	
24.	PARDEEP MATHOTRA	184	8368994300	
25.	Mamlesh Tamsan	170	9811658995	

MINUTES BOOK

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

the _____ day _____ of _____

at Chairman Signature with Date

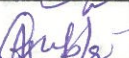
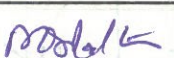
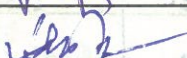
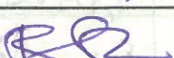
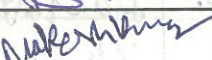
QUORUM

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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

S.No	Name of Member	M.No.	Mobile/Contact No	Signature
26.	Satish Kumar	75	9717218898	
27.	Satish/Juri Pandey	197	9811023326	
28.	Aditi Lakhanpal	113	9968767245	
29.	M. R. Chandel Pandey	126	9560074400	
30.	Anuradha Jain Anchal Gupta	189	9971953999	
31.	DINESH VIR	17	9990055331	
32.	Saroj Kumari	128	8587013501	
33.	Mohit Singh Rath	29	981202551	
34.	Prakhar Kumar	188	9599052531	
35.	Dr. R. K. Sharma	56	9350834063	
36.	Pooja Sharma	158	9812484555	
37.	Harinder Chandra	09	9811190290	
38.	B. S. Rathi	41	9811659582	
39.	MUKESH KUMAR	49	9971279466	
40.				

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day

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at Chairman Signature with Date

QUORUM

MINUTES OF THE MEETING

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3. Agenda Item No. 1: Welcome and opening address by the
4. the chairman
5. Society president and chairman of the meeting welcomed
6. the members, their family members, society staff and all others
7. present to the AGM. He mentioned that while the society
8. housing project is progressing towards completion, the rate
9. of progress is quite slow and far below the planning.
10. He brought out that as of now the main reason for

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

slow progress is non-payment by certain members leading to that the Society is deprived of funds required to complete the project. Apart from that difference of opinion between members leading to various litigations at different forums/courts is also adversely affecting the progress of work. He further mentioned that next elections of the managing committee is scheduled on 25 September 2022 for which the Returning officer (RO) has already been appointed by the R.C.S. office. The president called upon all member to resolve the differences amicably and make efforts unitedly to complete the balance work so as to get possession of the flats at the earliest. He also called upon the member to elect new and fresh members, preferably experts from different fields like engineering, finance, legal etc. so that the project can be completed in a more professional manner with fresh ideas.

Agenda Points No-2 The president also mentioned that the Secretary and the Joint Secretary, both have tested positive for COVID-19, hence they are unable to

MINUTES BOOK

attend the meeting. As such, he himself will present the agenda items meant to be presented by the Secretary.

Agenda Point No. 2: Society report by the Secretary

Since the Secretary could not attend the meeting having tested +ve for COVID-19, the report was presented by the president for the period from 11 July 2022 to 27 August 2022 as under;

Basements: The openings left in the walls for ventilation have been closed by the main contractor.

Slab: Finishing of construction joints in the slab of towers and non-tower area has been progressed by the main contractor, even though some work is yet remaining.

Towers:

Towers No. 1 & 2: The work of lift installation is in progress by the lift contractor.

Towers No. 3 & 4: The work of internal finishes, flooring etc. & external plaster have been done by the main contractor and the same are nearing completion. In tower No. 3, the main contractor has done the external plastering work.

Towers No. 5 & 6: Works in towers No. 5 & 6 are substantially complete except installation of lifts, finishing of lift facia, finishing of shafts and joints between the tower and the fire lift structure and final painting coat etc.

External Development Works: Construction of ESS work has been progressed by the main contractor. RCC works are complete, masonry wall work is in progress. RCC and brick work in the front-side boundary wall including Security Cabin, ATM, Toilet blocks have been progressed by the main contractor and completed about 75% work. Preparation of formation by earth levelling, construction of side drains and fixing of road side kerbs have been progressed by the main contractor.

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

QUORUM

1. Electrical Works: The electrical contractor has submitted shop drawings
2. for HT/LT Panels, Cable Tray and Rising Main etc. and the same
3. have been approved. Accordingly, the production of these items have
4. been started by the contractor.
5. UPVC door/Window: Work in towers NO. 1, 2, 5 & 6 is already complete. In
6. tower NO. 4, 26 flats out of total 29 have been completed. The
7. work has substantially delayed due to non-completion of flooring
8. and opening by main contractor. Work of Tower NO. 3 has been
9. excluded from the scope due to non-availability of funds on
10.

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Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

account of non-payment by members.

STP: Tenders have been opened and the outcome presented in this meeting under separate agenda point.

Mechanical Ventilation System, Solar Power, Rain Water Harvesting, Fire Check Doors,

DG Sets: Tenders yet to be invited. Work getting delayed due to non-payment by members.

Status of Court Cases and Complaints:

Cases in Delhi High Court

- (a) MDCGHS Ltd v/s Sh. Dinesh Vir (2 appeals) - NDOH on 22.11.2022
- (b) MDCGHS/DDA & ORS v/s Sh. Sarander Kumar & ORS - NDOH on 22.03.2022
- (c) MDCGHS Ltd v/s M/s Khurmi Associates Pvt Ltd.

In National Consumer Dispute Redressal Commission:

- (a) Appeals of Smt. Simmi Kapoor & Sh. Manohar Varma v/s RCS NDOH on 20.09.2022

In Delhi Cooperative Tribunal:

- (a) Appeal NO. 57 of 2017 — NDOH on 30.08.2022
- (b) Appeal NO. 93 of 2021 — NDOH on 30.08.2022

Complaint by 8 members before RERA Delhi

NDOH on 29.09.2022

MINUTES BOOK

Agenda Point NO. 3: Confirmation of minutes of last SGBM held on 10.07.2022.

The president brought out that minutes of the SGBM dated 10.07.2022 were sent through post to all members in specified time. Thereafter none of the member, except Sh. Davender Kumar (M-NO.11), have submitted objection on the minutes u/s 52 of DCS Act. However, Sh. Davender Kumar, vide his email dated 27 August 2022, has submitted his objections u/s 52 of the Act, stating that his view/statements in the meeting dated 10.07.2022 have not been recorded appropriately and now he has communicated it through the aforesaid email.

The president mentioned that the email of Sh. Davender Kumar is spread over in 3 pages, it contains even two tables with figures, it also includes reference with letter No. 2 dated of various communications. As such it needs to be verified from the video whether Sh. Davender Kumar said all these things in the meeting dated 10.07.2022. The president further mentioned that all what has been communicated by Sh. Davender Kumar vide his email dated 27.08.2022 shall be included in the minutes of the meeting dated 10.07.2022 and the minutes shall stand modified to that extent.

The objections of Sh. Davender Kumar communicated through email dated 27.08.2022 are as under;

THE COMPANIES ACT, 2013
MINUTES BOOK

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

QUORUM

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9/11/22, 12:07 PM

Gmail - Regarding the objection u/s 52 (2) on SGBM minutes dated 10-07-2022 - Point No 8.4



Maharishi Dayanand <mdcghs1175@gmail.com>

Regarding the objection u/s 52 (2) on SGBM minutes dated 10-07-2022 - Point No 8.4

2 messages

Rekha Dk <dkrekha1401@gmail.com>

To: MAHARISHI DAYANAND CGHS <mdcghs1175@gmail.com>

Sat, Aug 27, 2022 at 9:45 AM

Dear President and Secretary,

I object to the above mentioned point. You have misrepresented my views and mentioned only about "Environment comparison with wrong statistics", please correct and incorporate the following in the minutes:

Firstly I represented the four conditions of the Hon'ble Supreme Court Order dated 23-04-1998.

First: The Master Plan for MPD-2001 has been prescribed.

Second: Exchange of land, If the society is given 1.5 hectare of land in the compact block, the society will not be entitled for any monetary compensation for the area of its land given in exchange.

Third: "The right of the society to build will be subject to the approval of the Competent Authority namely Environmental Impact Assessment Authority for the proposal submitted by the DDA.

Fourth: "It is further clear that if on scrutiny it transpires that there was a change in the membership of the respondent- Society, it will be open to the DDA to diminish the compact block on the pro-rata basis. The Aforesaid order has been passed by us as it appears to us that in any event, the respondent Society proposing to construct the residential flats should not be denied the said compact block." Affidavit of Sh. S. P. Pathak Commissioner (Plg.) Delhi Development Authority dated 12-09-2016 is self-explanatory. Which was submitted to the Hon'ble Supreme Court for consent of MPD 2021. (Point No 2E and 3). I had specially pointed on SALE-PURCHASE in the society, The president/secretary of society was directed through letter reference number F.No.107338097/RCS/S-IV/2022/575 dated 13/06/2022 to implement the order of state consumer dispute redressal commission in respect of remaining cases (16 members cancellation of membership) and provide detail of all cases implementation of order still pending on the part of Management Committee. The sale-purchase is restricted by the Hon'ble Supreme Court in our society.

I had also represented the Hon'ble Supreme Court Order dated 21-11-2016. I had mentioned "An Area measuring 1.5 hectares of land in a compact block has already been allotted to the society. While the society has yet to develop the area as allotted, the master plan for Delhi has been revised and fresh master plan that is MPD-2021 has been notified, the society now appears to be claiming the right to develop the plot allotted in its favour in terms of the modified master plan the Honourable Court has granted permission to develop the subject plot in accordance with the master plan 2021".

I had also represented SDMC approved the MPD 2021 on 07th April 2018 with a condition "Further, Owner/Architect shall have to obtain the clearances from Environment Deptt before the start of construction at the site."

I had also represented on Environment Approvals: Society has two approvals from the environment department as MPD 2001 F.No. 128/DPCC/SEIAA-SEAC/11/2580-2584 dated 16th March 2012 and MPD 2021 F.No. 21-134/2018-IA-III dated 30th April 2019. At the second page of approval MPD 2021 of the environments, they have differentiated the project MPD 2001 (granted) and After Modernisation MPD 2021.

Deviation as per Environmental Approval dated 30th April 2019						
S.No.	Particulars	As per Environment clearance granted MPD 2001 (Approval	After Modernization MPD 2021 (Approval date	Impact	As per Environment clearance granted MPD	After Modernization MPD 2021 (Approval date

THE COMPANIES ACT, 2013

MINUTES BOOK



9/11/22, 12:07 PM

Gmail - Regarding the objection u/s 52 (2) on SGBM minutes dated 10-07-2022 - Point No 8.4

		date 16-03-2012) Sqm	30.04.2019) Sqm		2001 (Approval date 16-03- 2012) Sqft.	30.04.2019) Sqft.
1	Cost of the Project (Core)	39.92	80	Increase		
2	Total Plot Area (Sqm.)	15,000	15,000	No impact		
3	Buildup Area (FAR +Non-FAR +Basement +stilt Area) (sqm)	39,833	50,160	Increase	428,760	539,917
4	Green Area (Sqm)	7,467	7,467	No impact	80,372	80,372
5	No. of Towers/Block	7	6	Increase		
6	Height of the building (up to terrace level) (m)	25.98	35.85	Increase	280	386
7	No. of Floors	2B+S+8	2B+S+11	Increase	2B+S+8	2B+S+11
8	No. of Basement	2	2	No impact		
9	No. of Dwelling Units	181	181	No impact		

I had also pointed out 2(xi) of this environment approval. It is mentioned that **"There is no court case pending against the project."** Whereas one case is pending in the High Court on illegal construction W.P.(C) 9281/2018, C.M. Nos.35899-35900/2018 and pending a show-cause notice in SDMC show Cause Notice Number 114/UC/B-II/S2/17 dated 20/02/2017.

I had also pointed on **ENQUIRY UNDER SECTION 61 OF DCS ACT 2003 and NON-BLOOD NOMINATIONS IN THE SOCIETY.**

I had also mentioned about the **Special Audit, Not a single penny of details had been provided by the Management Committee to Auditors on Escalation** also They found massive irregularities and illegality in the project during the period. No papers were submitted by the Society to the Auditors on the followings:

- Award document of the Contractor of the Society.
- Copy of Complaint by Sh. Ramanand filed with society or any other office.
- Basis of calculation of Escalated cost.
- Copy of minutes related to escalated cost has been approved in the General Body Meeting.
- Copy of communication to members in respect of cost escalation and payment schedule thereof.
- Society received any complaint/objections and other alleged mismanagement/embezzlement of funds in respect of cost escalation from Sh. Ramanand, and any other member and copy of reply by the society to such complaints/objections.
- Note on bid process document with supporting evidence for contract Award.
- Basis of payment Architect vis-à-vis contract award.
- Copy of communication to members in respect of cost escalation and schedule thereof.
- Bid process document with supporting evidence for civil contract award.
- Bid process document with supporting evidence for buying materials (like Bricks, Steel, Cement)
- Copy of details regarding Theoretical consumption of material and wastage of material.
- Basis of changing of parameters of construction MPD-2001 to MPD 2021.
- Clarification percentage charge by Chinar Promoters on the running bills.

<https://mail.google.com/mail/u/0/?ik=ca46ae7b4b&view=pt&search=all&permthid=thread-f%3A1742286316169945862&simpl=msg-f%3A1742286...> 2/4

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

QUORUM

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9/11/22, 12:07 PM

Gmail - Regarding the objection u/s 52 (2) on SGBM minutes dated 10-07-2022 - Point No 8.4

(xv) The basis of how to calculate the project cost in professional running bills issued by Khurmi Associates (Architect).

(xvi) Copy of basis to percentage charge on bill (i.e. 1.75% to 2%) by Khurmi Associates and percentage on due payment.

I had also referred two letters issued by both of you to M/s Chinar Promoters Pvt. Lt. on recovery Ref.no- MDCGHS/20/28 dated 29.02.2020, issued by the Secretary of Management committee. Regarding recovery of excess payment of rupees 52, 02,97, 961/ wrong overpayments claimed by the contractor over and above the provision of the contract and the wrongly passed by the architect in running accounts bills from 1 to15. Ref.no- MDCGHS/20/53 dated 04.06.2020, issued by the president of Management committee regarding overpayments to the contractor due to incorrect application of price variation clause in this a letter the MC has mentioned that in contravention of the provisions of the contract resulted into huge overpayment of rupees 27,03,76,882/ interest applications on the above said excess payment shall be claimed from the contractor in due course.

I had also shared the comparison between Environments' approval and Chinar's contracts agreement. The below mentioned figures and facts are self explanatory.

Date	Agreement and Approvals date	Project Cost	Per Member cost	Total Area in Sq. Ft.	Other Costs
23-09-09	Construction Agreement with Chinar Promoters Pvt. Ltd.	710,160,000	3,923,536	426,096	-
16-03-12	Construction Cost as per Environment Approval MPD 2001	399,200,000	2,205,525	428,760	including
30-04-19	Construction Cost as per Environment Approval MPD 2021	800,000,000	4,419,890	539,917	including
09-08-20	Supplementary Construction Agreement with Chinar Promoters Pvt. Ltd.	2,151,004,000	11,884,000	539,917	2,200,000

I had mentioned that the contract's agreement is legally invalid not legally incorrect. I had also mentioned the DCS Act 92 and DCS Rules 105 - Execution of Housing project about the legality but hasn't mentioned it in the SGBM.

I had also pointed out the following.

Sample Flat - Clause 44.8: Sample flat will be constructed first for inspection of the Architect & Owner for approval before construction. The sample flats of two types as per rates of Rs. 1450.00 and Rs. 1750.00 per sqft should have been constructed. This clause was also not fulfilled by the contractor on time.

M-35 Concrete strength - This was never done. As per contract agreement, concrete strength must be M35, (Detailed specification - As per CPWD specification 1996 VOL-I-VI, Point No 2- CONCRETE WORK (2.1,2.3) Page No 50&51) but it was never tested by the MC and deliberately playing with members and their family members lives.

You are requested to please check the video and make the necessary changes in the minutes as highlighted during the minutes.

MINUTES BOOK



9/11/22, 12:07 PM

Gmail - Regarding the objection u/s 52 (2) on SGBM minutes dated 10-07-2022 - Point No 8.4

Thanking You

Devender Kumar
M. No. 11
Mobile - 9891053499

At the end, the president proposed to pass the minutes with the above mentioned modifications.

The minutes were passed by a vote of 17 (seventeen) in favour and 7 (seven) in opposition.

Agenda Point No. 4: Approval of program of activities of the Society prepared by the committee for the ensuing year.

The president presented the program of the activities prepared by the committee as under;

(i) To complete the balance works of the Society's housing project, including completion of works under ongoing works as well as those works for which agencies/contractors are yet to be appointed such as:

- (a) Supply & Installation of DG sets
- (b) Supply, Installation, testing & commissioning of Ventilation system for basements
- (c) Supply, installation, testing, commissioning of Solar Power System
- (d) Supply, installation, testing commissioning of Low Voltage Systems such as telephone, internet, security systems
- (e) Supply and installation of Fire Check Doors
- (f) Construction of Rain Water Harvesting System

(ii) To apply ^{for} and obtain Electric Supply, Water Supply, Sewer Connection, Gas Connection, Telephone Connection etc. for the Society project.

MINUTES BOOK

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

QUORUM

1. (iii) To apply for and obtain Occupancy / Part Occupancy cum
 2. completion certificate in respect of the housing project,
 3. as the case may be.
4. (iv) After obtaining Occupancy / Part Occupancy cum completion
 5. certificate, to make efforts for allotment of the flats to
 6. members.
7. (v) To make efforts to resolve / settle all court cases /
 8. issues pending in various courts.
9.
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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

- (vi) To persuade members, who have not made payment
 of their share, to make payment.
- (vii) To make efforts to reduce litigations by members
 through discussion / reconciliation.

The president proposed to the general house to approve the
 above mentioned program. The proposal was approved by
 19 (nineteen) votes in favour and NIL votes in opposition.

Agenda Point NO. 5: Consideration of the Audit Report alongwith
 audited accounts and the annual report.

The treasurer of the Society, presenting this item, mentioned
 that audited balance sheet copy of the FY 2021-2022 has already
 been provided to all members, whereupon observation/objection
 from any member have not been received so far. She further
 mentioned that the Society CA is present in the meeting and members
 may seek any clarification on the same. No one asked any
 question except Sh. Swender Kumar, who brought out that

MINUTES BOOK

complete audit report has not been provided. Clarifying to Sh. Devender's question, the president read out all the objections of the auditor and the Society's response to the same from the report. The treasurer invited the CA to explain about the annual accounts, who presented the salient points of the accounts to members. Sh. Devender Kumar asked whether payments to the contractor's have been made in accordance with the contract conditions as well as DCS Act and Rules. In response, the president brought out that all the payments to the contractor(s) have been made in accordance with the contract provisions after the bills were checked by the Society Architect, CA and the Society Engineer.

At the end the treasurer requested the general house to approve the annual audit report alongwith audited accounts. The proposal was approved by 19 (nineteen) votes in favour and 6 (six) votes in opposition.

Agenda Point No. 6: To decide the way forward to obtain Occupancy/
Part Occupancy cum Completion Certificate from MCD.

Presenting this item, the president brought out that the way forward to obtain the OCC/Part OCC has already been elaborated under the Agenda Item No. 4. He further mentioned that obtaining OCC/Part OCC will, however, depend on payment of dues by members who have not made payment of their share. He also mentioned that though the work is progressing, but at a very slow pace, due to non-availability of requisite funds and obtaining OCC/Part OCC will depend on how members make payment of their balance dues.

Agenda Point No. 7: Approval of general body for further extension
of time to complete the project by 31.12.2023.

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

QUORUM

1. The president brought out that ^{as per} the current approval of
2. project construction granted by SDMC on 25.04.2018 is
3. valid up to 24.04.2023 i.e. the validity of the approval to
4. complete the work was for a period of 5 (five) years. However,
5. the project construction (started in the year 2009) is still
6. lingering on due to various reasons and now primarily on
7. account of non-payment by members. He further brought
8. out approval of RERA Delhi was initially up to 24.04.2023
9. (same as that of SDMC), however, RERA has extended it
- 10.

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upto 24.01.2024, in view of the govt. circulars in respect of COVID-19 related impact of infrastructure projects. The president sought approval of the general house to apply to SDMC (now MCD) for extension of project completion time same as that has already been granted by RERA.

The proposal was approved by The house unanimously, without any opposition.

Agenda Point No. 8: Review of Construction and payment by members

The president brought out that present physical progress of the housing project is approximately 86%. He further brought out the payment status (by members) as under;

(I) Payment received from members from 10.07.2022 to 27.08.2022

(a) Construction money - Rs 65,67,212.00

(b) Interest amount - Rs 8,53,000.00

Total Rs 74,20,212.00

MINUTES BOOK

(II) Overall status of payment by member:

- | | |
|---|---------------------|
| (a) Demanded construction money - | Rs 248,42,25,000.00 |
| (b) Received construction money - | Rs 208,20,34,381.00 |
| (c) Balance construction money - | Rs 40,21,90,619.00 |
| (d) Interest amount on delayed payment - | Rs 17,55,17,323.00 |
| (Calculated up to 31.03.2021) | |
| (e) Received interest amount - | Rs 6,34,17,519.00 |
| (f) Balance interest amount - | Rs 11,20,99,804.00 |
| (g) Total balance amount of construction money and interest - | Rs 51,42,90,423.00 |

Agenda Point No. 9: Any other with the permission of the chair

The vice president invited all members to present their views, suggestions etc. under this item, one by one. He further mentioned that while every member is welcome to express his/her views, it would be good for all members to be brief and objective in their presentation. To begin with he invited the president to present certain items/proposals on behalf of the managing committee. The president presented the following:

9.1 Tendering for Design, Supply, installation, testing, commissioning and O&M of STP - 145 KLD capacity in MBBR technology

The president brought out that tenders for above cited work were invited from the 4 (four) shortlisted agencies as an outcome of invitation of EOI in newspapers. The tender document has been prepared by the Architect, which include two items; (i) Design & SITC of the STP as lump sum item and (ii) O&M of STP for 36 months on monthly rate. Out of the four agencies, who were issued tenders, only three have submitted tender, which have been opened by the MC on 27.08.2022. M/s Habitat Enviro Solutions has communicated their inability to participate since they are not comfortable with the tender conditions.

THE COMPANIES ACT, 2013
MINUTES BOOK

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

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				Conditions ; if any put by the bidder
						In Figures			In Words	
						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'nt submit their bid.				

MINUTES BOOK

As seen from the comparative statement placed opposite, M/s Ecologics India Pvt. Ltd. have quoted the lowest price of Rs 68,84,805.00 (Rupees sixty eight lakh, eighty four thousand eight hundred & five only). They have also all conditions put in the tender and have not put any of their conditions with the bid. The president further informed that the price quoted is exclusive of GST as mentioned in the tender document and the same shall be paid extra. The completion time for the work has been kept as four months.

At the end, the president, on behalf of the MC, proposed to the general house to approve award of the work to the lowest bidder M/s Ecologics India Pvt Ltd. at their quoted price, mentioned above. The proposal was approved by the house, by 29 (twenty nine) votes in favour and NIL votes in opposition.

9.2 Issue related to appointment of new architect in place of the existing Architect M/s 4TH Dimension.

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 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(7) agencies (which were the short-listed agencies at the time of invitation of tender last time in the year 2020. These seven agencies also included M/s 4TH Dimension, since they have decided to support the Society till 10.09.2022. The list of 7 agencies is as under:

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S.No	Name of Arcitecture Firm	Registration No.	Address
1	Mathur UGAM & ASSOIATES	CA/2005/36287	A1/294, 2nd Floor, Safdarjung Enclave, New Delhi - 110029
2	4TH DIMENSION	CA/97/22034	C-17, Basement, Anand Niketan, New Delhi - 110021
3	SAHA AND ASSOCIAT	CA/2004/33978	D-22, Lower Ground Floor, Pamposh Enclave, New Delhi - 110048
4	G. PRASAD & ASSOCIATES	CA/80/06064	A-336, Shivalik, New Delhi - 110017
5	AKSHAYA JAIN & ASSOCIATES	CA/75/2261	C-6/6098, Vasant Kunj, New Delhi - 110070
6	ENAR CONSULTANTS	CA/94/17079	A-45/11, Neb Valley, IGNOU Road, New Delhi - 110068
7	DEVELOPMENT CONSULTANT	CA/89/12463 CA/88/11752	209 - C, Masjid Moth (Opp. R block South Extension Part - 2) New Delhi - 110049

Tender document was sent to all these agencies and the last date for submission of tender was kept as 25.08.2022, however, no one submitted the tender. The president further mentioned that in the prevailing circumstances, the Society has two options i.e. (i) To reinvoke the tender through open advertisement in newspaper OR (ii) To negotiate with M/S 4TH Dimensions with a view to convince them to continue their services. The president also requested the general house that in case option no. (ii) is approved, the general house should also nominate few more members to negotiate in addition to the managing committee, to negotiate with M/S 4TH Dimension and take a decision whether to go with them.

MINUTES BOOK

including the additional fee over and above their existing fee.

After deliberations, the general house decided that further negotiations be held with M/s 4TH Dimension and decide the further course of action in the matter. The following members were nominated for this work, who alongwith the MC would negotiate and take a decision:

- (i) Sh. Anil Kumar Mittal (M.No. 72)
- (ii) Sh. Rajender Singh Beniwal (M.No. 31)
- (iii) Sh. Gyanender Kumar (M.No. 30)
- (iv) Sh. Prad Anchal Gupta (Jouinl' M.No. 189)

9.3. Approval of cut off / default amount of payment by members for eligibility to vote in the forthcoming elections of the managing committee.

The president brought out that ⁽²⁾tenure of the present committee is upto 05.10.2022. Keeping in view the above, the committee, vide its letter dated 12.07.2022, requested the RCS to appoint RO and to decide the default / cut off amount. In the same letter, the committee also suggested that the next elections may be held on 25.09.2022. In response, the RCS, vide letter dated 08.08.2022, has appointed Sh.

Amit Kumar Parnasi, Dy. Director (SC/ST/OBC) as the RO, but has not communicated / decided anything about the default / cut off amount. (ii) That as per clause 25(d) of D.C.S 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

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

QUORUM

1. general body meeting of the Cooperative Society. (iii) That
2. so far, the Society has demanded an amount of
3. Rs 1,37,25,000.00 (one crore, thirty seven lakh, twenty five
4. thousand only) towards construction money and those members
5. who have not paid the complete demanded amount shall not
6. be eligible to vote in the forthcoming elections, unless they make
7. payment. (iv) That, however, in the last two elections of
8. the managing committee of the Society held in the year 2015
9. and 2019, respectively, there were various representations
- 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

from members to the RCS regarding the default/cut off amount for eligibility to vote; wherein the cut off amount was decided by the Registrar Cooperative Societies, lower than the demanded construction money, keeping in view the average amount of payment by members. (iv) That so far, the Society has received an amount of Rs ~~2,08,18,34,381.00~~ ^{2,08,18,34,381.00} ~~2,07,54,67,169.00~~ ^{RS} from members against construction money and the average of payment by each member works out to Rs 1,15,01,847/.

(v) That in view of the above, the committee in its meeting dated 10.08.2022 resolved that;

(a) The cut off amount of payment of construction money by each member shall be Rs 1,15,00,000.00 (Rupees one crore, fifteen lakh only).

(b) Keeping in view the above, the committee through the Secretary, should communicate the above to each of the members who has paid less than the aforesaid amount of Rs 1,15,00,000.00, including the amount of default to be paid and the last date of payment.

MINUTES BOOK



At the end the president proposed to the general house to approve the above cut off amount of RS 1,15,00,000.00 of construction money to be eligible for voting in the forthcoming elections of the managing committee.

The general house, after deliberations, approved the proposal by 21 (twenty one) votes in favour and 10 (ten) votes in opposition.

9.4 Sh. Devender Kumar (M.NO. 11): Sh. Devender Kumar, talked at length. First he read out the contents of his email dated 27.08.2022, in respect of his objections about the ^{mom of} SGBM dated 10.07.2022. The contents of the email have already been placed (photo copy) in these minutes under agenda point NO. 3. After reading the contents of his email, Sh. Devender Kumar talked about the order of the Hon'ble Supreme Court of April 1998 and its implications on the Society. He also mentioned about the project details furnished by the Society while seeking Environmental approval of the project in the year 2018/2019 saying that the same were incorrect.

9.5 Sh. Pradeep Malhotra

Sh. Malhotra asked that what steps are being taken by the Committee about the 18 members, whose membership is yet to be regularised by the office of the Registrar Cooperative Societies. The president clarified that the matter is pending with the National Commission (National Consumer ^{Dispute} Redressal Commission) and the Society has filed its response as respondent no. 2, stating the facts.

9.6 Sh. M.L. Chawla (M.NO. 10)

Sh. Chawla called upon the members to participate more in the Society affairs in a constructive manner

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

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Chairman Signature with Date

QUORUM

1. rather than putting objections only. He said that
2. all problems in Society are our collective problems
3. and we should solve them collectively. He also mentioned
4. that if possible the cut off amount of Rs 115 lakhs for
5. voting in forthcoming election may be kept less because
6. even those members whose case is pending with the
7. D.C Tribunal and who have been asked to deposit Rs
8. 52 lakhs have not deposited the money.
- 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

9.7 Sh. Gyanender Kumar (M.NO-30)

Sh. Gyanender mentioned that he was authorised by committee to have informal discussions with those members, who are dissatisfied any whose case is ongoing in the D.C Tribunal and other forums, so as to understand their demands/grievances and an amicable solution can be arrived. He requested all such members to come for an informal meeting, however, no one turned up. He also mentioned that details of the ongoing case under Section 61 be shared. He also spoke that two-three members always talk at length in opposition of the actions taken so far by various committees and try to confuse the members. These members also want to be in front of camera most of the time.

9.8 Sh. Prabhat Kumar: He mentioned that there are few members always dissatisfied with every decision of the successive committees. He proposed that why not

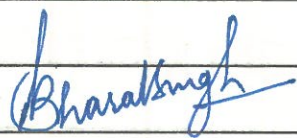
MINUTES BOOK

all these member should become part of the managing committee in the coming elections and take decisions themselves.

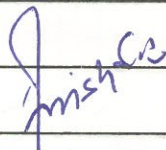
9.9 Sh. Dinesh Kumar (M.NO.)

Sh. Dinesh Kumar spoke at length. He mentioned about the case of 18 members, whose case is pending before the NCDRC stating that the same was not in order. He also mentioned that 13 nominations were made outside the blood relation against the DCS Act and Rules. He said that apart from the above there are more illegalities and issues, which the Society has to deal with. To this the president clarified that the 13 nominations outside blood relations have already been cancelled. The case of 18 members is before the NCDRC, wherein the Society is respondent 2. As such the matter will be decided by the court/commission.

At the end, the vice president presented vote of thanks to all participants and those who assisted for conducting the meeting. He invited all for lunch.



(BHARAT SINGH SEHWAT)
President



(CAPT ANISH SINGH)
VICE PRESIDENT

Regn. No. 1175-GH

Tel.: 011-41011558

MAHARISHI DAYANAND CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

B-4, VASANT KUNJ, (ADJOINING B-5 & 6 DDA FLATS), NEW DELHI-110070

President
Mr. Surendra Singh
9717788516

Vice President
Mr. Rajender Singh Beniwal
9810959564

Secretary
Mr. Dinesh Vir
9800055331

Treasurer
Mrs. Saroj Kumari
8587013501

Jt. Secretary
Dr. Gyanendra Kumar
9818051836

Executive Members :

Lt. Col. R. S. Rathee
9811816791

Mr. Shri Kishan Goel
9899870822

Mrs. Raj Rani Goyal
9968704400

Mr. Daya Ram Yadav
9205781242

Ref. No. MDCGHS/23/16

Date: 19.03.2023

Dear Members,

Special General Body Meeting of Maharishi Dayanand Cooperative Group Housing Society Ltd will be held at 10:30 AM on 09 April 2023 (Sunday) at Society site.

The agenda will be as follows: -

1. Welcome and opening address by the Chairman.
2. Society Progress Report by the Secretary.
3. Confirmation of minutes of last AGBM held on 28.08.2022.
4. Authorization of SGBM to delegate power of appointing various contractors like STP, Mechanical Ventilation Works, DG Sets, Fire Check Doors, Rain Water Harvesting, Security System and Access Control and Solar Power System to the MC.
5. Issues related to M/s Chinar Promoters Pvt Ltd.
6. Issues related for obtaining Occupancy Cum-Completion Certificate (OCC) from MCD.
7. Review of payment by the members.
8. Any other with permission of chair.

If the quorum will not be completed then the meeting will be adjourned for 30 minutes and proceedings will be started accordingly.

With Regards.



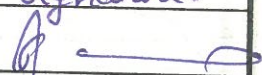
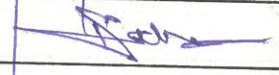
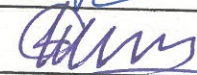
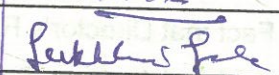
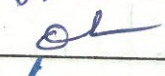
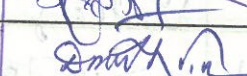
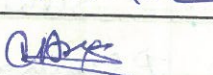
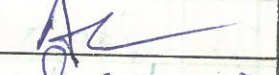
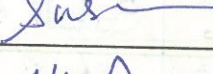
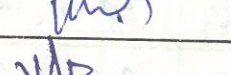
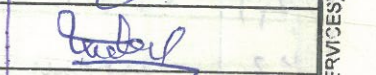
(Dinesh Vir)
- Secretary, MDCGHS-Ltd

Copy to: Registrar Cooperative Societies, GNCTD; for kind information

(Lunch will be arranged after the SGBM)

MINUTES BOOK

आज दिनांक 09.04.2023 को मधुषि दयानन्द मोक्षुप हाउसिंग सोसायटी लिमिटेड की विशेष आम सभा घातः 10:30 बजे सोसायटी परिसर B-4, वसंत कुंज, नई दिल्ली में आयोजित की गई। विशेष आम सभा में निम्नलिखित सदस्यों ने भाग लिया।

S.No.	Name of member	M. No.	Mobile No.	Signature.
1	Shrikishore Goel	125	9899877822	
2	Lt Col R S Rathur, Retd.	39	9811816791	
3	Er Surinder Singh	120	9717788516	
4	Dr. Ganendrakumar	30	9818051836	
5	R. S. Beniwal	31	9810959464	
6	L R Suman	42	9910300240	
7	Sukhbir Siroha	28	9968972844	
8	Anurag Gupla	146	9811196418	
9	Om Veer Singh	20	9868878109	
10	Bharat Singh Sehrawal	161	9810205935	
11	Amar Singh	02	9810664615	
12	Mahavir Singh Yadav	12	9312328139	
13	Mehrab Singh Sami	13	9868533834	
14	DINESH VIR	17	9990055331	
15	Vishu Chander Arya	22	9999096576	
16	Derevales Kumar	11	9891053499	
17	Baljeet Singh Bhawel	154	9911366634	
18	Amitabh	72	9810753732	
19	Sushant Sharma	203	9868187308	
20	K. K. MITTAL	177	9810938012	
21	VIKRAM SINGH	(4)	9650392061	
22	Jayaram Yadav	118	9205781242	
23	Ravi Kant Rastogi	127	9873085678	
24	Saroj Kumari	128	8587013501	
25	M. L. Chawla	10	9999741601	
26	V. P. Sharma	74	9868019102	

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

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Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

S.No	Name of Member	M.No	Mobile No.	Signature
27	Manish Tomwae	170	9811105895	
28	MANJU VERMA	03	9899899116	
29	Azad Singh Ratho	52	9811043594	
30	Vinay Kumar Ratho	122	9136151078	
31	Sunil Gupta	105	9868514757	
32	Praduman Kumar Yadav		9810696180	
33	Karan Rana -57	1557	8076269228	
34	R. K. Shrivastava	58	9350834057	
35	Pooja Shrivastava	156	9818484559	
36	Satish Kumar	75	9717218898	
37	H. P. Bhal	125	9564074400	
38	SANJAY MADAN	05	9717080066	
39	Aditi Lakhapal	113	9968767245	
40	OMPAL SINGH	175	9868853698	
41	MANINDER SINGH	133	9999464880	
42	Meenu Bhat	40	9717887416	
43	C. P. SACHIN	66	9811330774	
44	PARDEEP MATH	184	8368894300	

MINUTES BOOK

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MINUTES BOOK

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

the day of

at Chairman Signature with Date

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Fact that Director's Report and Accounts were read or

Fact that Auditors Report was read

Agenda Item No. 1: Welcome and Opening address by the Chairman.

अध्यक्ष महोदय ने सभा में उपस्थित सभी सदस्यों एवं उनके साथ आपे उनके स्वयंसेवकों का स्वागत किया। कार्यकारिणी समिति के चुनाव के पश्चात, मह पट्टी विशेष आम सभा आयोजित की गई है। उन्होंने सदस्यों से कहा कि प्रोजेक्ट को पूरा करने की दृष्टि से प्रयास संभव प्रयास किये जाएंगे। कार्यकारिणी समिति द्वारा बैठक करके सोसायटी सम्बन्धी ज्वलंत समस्याओं के निस्तारण हेतु समीक्षा कर नियमानुसार कार्यों को गति देने का प्रयास किया जा रहा है। इसी श्रृंखला में सोसायटी सम्बन्धी कार्यों से जुड़े जिन ठेकेदारों/कन्सल्टेंटों/कम्पनियों के कार्य समाप्त करने की कालावधि समाप्त हो गई थी और किन्ही कारणोंवशा समय पर वह कार्य पूरे नहीं हो पाये, उन्हें नियमानुसार, आवश्यकता को देखते हुए पुनः प्रोविजनल समावधि बढ़ा दी गई है।

अध्यक्ष जी ने सदन को सूचित किया कि निरीक्षण के पश्चात सभी टावरों के लिफ्ट वेल में कुछ तकनीकी खामियां

MINUTES BOOK

पाई गई हैं। इन समस्याओं के समाधान हेतु आवश्यक दिशा-निर्देश सम्बन्धित ठेकेदारों को दे दिये गये हैं। इस विषय से सम्बन्धित ठेकेदारों की कार्य समाप्त करने की कान्ट्रैक्ट कालावधि भी समाप्त हो चुकी थी। जिसके निस्तारण हेतु सम्बन्धित ठेकेदारों का कान्ट्रैक्ट का समय प्रोविजनली बढ़ाकर कार्य करने को कहा गया है।

अध्यक्ष महोदय ने आगे सदन को अवगत कराया कि MCO से प्राप्त Revival Sanction Plan की Validity दिनांक 24/04/2023 को समाप्त हो रही है, उनका सुझाव यह था कि Plan की Validity को न बढ़ाकर हम सीधे Occupancy cum Completion (OCC) के लिए MCO में आवेदन करें। सोसायटी कार्यों की समीक्षा के पश्चात यदि यह संभव नहीं हो पायेगा तो Revival हेतु अन्य विकल्पों पर भी सोसायटी आर्किटेक्ट महोदय से विचार विमर्श के पश्चात इस विषय में आवश्यक कार्यवाही की जायेगी।

अध्यक्ष महोदय ने सदन को सम्बोधित करते हुए कि सोसायटी कार्यकारिणी समिति ने सोसायटी सम्बन्धी समस्त कोर्ट केसों के निस्तारण हेतु, उन्होंने सोसायटी कार्यकारिणी समिति के दो सदस्यों (डा० ज्ञानेन्द्र कुमार एवं ले० कर्नल अरुण एस राठी) की एक सब-कमेटी बना दी है, जो कि वर्तमान में मौजूद समस्त सोसायटी सम्बन्धी कोर्ट केसों का अध्ययन करने के पश्चात सम्बन्धित वकीलों से चर्चा करके, केसों के निस्तारण हेतु कार्यकारिणी समिति से विचार विमर्श के पश्चात, सोसायटी के सभी तथ्यों को ध्यान में रखते हुए एवं सम्बन्धित कानूनी प्रावधानों के अंतर्गत कार्य करते हुए, वर्तमान में मौजूद सभी सोसायटी कोर्ट केसों की निमनानुषाट पेंरवी करेंगे।

अध्यक्ष महोदय ने आगे सदन को सम्बोधित करते हुए कहा कि 1450/2011 रेट ग्रेणी के आवेदनकर्ता सदस्यों की समस्याओं का निराकरण भी मयाशीर्ष किया जायेगा। यह विषय भी काफी लम्बे समय से लम्बित है। सोसायटी के सभी सदस्य समान अधिकार रखते हैं, उन्होंने सभी सदस्यों से आग्रह किया

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

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कि धन अभाव के कारण सोसायटी के निर्माण कार्यों में गति देने में समस्या आ रही है। उन्होंने सभी सदस्यों से अनुरोध किया कि वह अपने-अपने हिस्से की निर्माण राशि अतिशीघ्र जमा कराएँ।

Agenda Item No. 2, Society Progress Report by the Secretary.

सचिव महोदय ने सदन को सूचित करते हुए कहा कि सोसायटी निर्माण कार्य में भूतपूर्व कार्यकारिणी समितियों द्वारा अबतक लगभग दो अरब, सोलह करोड़, दियामवे लाख रुपये खर्च किया जा चुका है। हाल ही में निर्वाचित कार्यकारिणी समिति को सोसायटी बैंक अकाउंट में लगभग तीन करोड़ रुपये की धनराशि बैंक बैलेंस के रूप में प्राप्त हुई है। सोसायटी निर्माण कार्यों से सम्बन्धित मदों पर यदि द्रविट डालें तो उपलब्ध जानकारी अनुसार वर्तमान में लगभग सात करोड़ रुपये की देनदारी सोसायटी पर वकाया नजर आ रही है। इसीक्रम में कुछ अन्य मदों/विषयों की समीक्षा अभी शेष है। जो कि वर्तमान

MINUTES BOOK

कार्यकारिणी समिति को अन्य आर्थिक, तकनीकी एवं कानूनी समस्याओं के साथ भूतपूर्व कार्यकारिणी समिति से प्राप्त हुई हैं। निम्नलिखित निष्कर्ष हेतु वर्तमान कार्यकारिणी समिति द्वारा मथासंभव उपाय किये जाएंगे।

विषय को आगे बढ़ाते हुए सचिव महोदय ने सोसायटी सम्बन्धी टेक्निकल कार्यों के विषय में प्रकाश डालते हुए सदन को अवगत कराया कि दिनांक 15/01/2023 की Progress Report Submitted in RERA के अनुसार टावर 1, 2, 4, 5 एवं 6 में लगभग 95% निर्माण कार्य पूर्ण हो चुका है। टावर-3 में रिपोर्ट अनुसार 72% निर्माण कार्य हो चुका है। उन्होंने आगे बताया कि प्रथम दृष्टया सोसायटी सम्बन्धी टावर एवं तकनीकी निर्माण कार्य में कुछ अनियमितताएँ झटितगोचर हो रही हैं। उदाहरणस्वरूप लिफ्ट लगाने वाली कम्पनी Johnson Lifts एवं सोसायटी कार्यकारिणी के बीच हुए Contract Agreement पर Johnson Lifts कम्पनी अधिकारी द्वारा Signature नहीं किये गये। Fire shaft door, प्रत्येक टावर में प्रत्येक फ्लोर पर लगाया जाना है, जो कि अभी तक नहीं लगाये गये हैं। अपितु टावर-3 को छोड़कर समस्त टावरों में रंग-रोगन का कार्य हो चुका है। Johnson Lifts कंपनी के पताचाट अनुसार Lifts का में Load hook एवं Trip door cover न लगाने की वजह से पिछले 8 माह से लिफ्ट लगाने का कोई कार्य नहीं हो पा रहा है।

इसी संवेला में STP (Sewage Treatment Plant), Mechanical Ventilation, Rain Water Harvesting, DG Sets, Fire check doors एवं Solar Panels आदि के Tendering का कार्य भी किया जाना है, तब जाकर हम Compliance की ओर आगे बढ़ सकते हैं। सदन को आगे सुचित करते हुए सचिव महोदय ने कहा कि सोसायटी को भविष्य में सीवर एवं पानी के कनेक्शन के लिए भी काफी धनराशि की आवश्यकता होगी।

Non tower area में water proofing का कार्य दीर्घ काल से ललित

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

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है, यह विवाचित विषय भी अन्य मुद्दों के साथ वर्तमान कार्यकारिणी समिति को विरासत में प्राप्त हुआ है। जिसे पूरा किया वगैर आगे का आवश्यक प्रशासनिक कार्य करना संभव नहीं है। उपरोक्त सभी समस्याओं का निराकरण करने का प्रयास किया जायेगा। सचिव मधेस ने कार्यवाही को आगे बढ़ाते हुए, सदन को सूचित किया कि 1450/5455 रेट शेयरों के फ्लोटों के निर्माण के विषय में बहुत सारी अनियमितताएँ भूतकाल में व्याप्त रही हैं। वर्तमान में सोसायटी की परिस्थितियों का ध्यान में रखते हुए व भूतपूर्व कार्यकारिणी समिति द्वारा प्रस्तावित एवं वर्तमान समय में निर्माण उपलब्धता के आधार पर टावर नं 3 में ही 1450/5455 रेट शेयरों के फ्लोटों का निर्माण विकल्प वर्तमान में संभव है। इसके पश्चात सचिव मधेस ने सोसायटी सम्बन्धित वर्तमान में चल रहे तमाम कोर्ट केसों से सदन को अवगत कराया।

Agenda Item No-3 Confirmation of Minutes of last
AGM Held on 28/08/2022

MINUTES BOOK

सचिव महोदय ने पिछली AGM के मिनट्स के बारे में कहा कि सभी सदस्यों को 28/08/2022 की AGM की मिनट्स भेज दी गई थी। अतः मिनट्स को confirm करने हेतु सदन से आग्रह किया। जिस सदन द्वारा सर्वसम्मति से पास किया गया।

Agenda Item No- 4 Authorisation of AGM to delegate Power of appointing various contractors like STP, Mechanical Ventilations works, DG sets, Fire check doors, Rain Water Harvesting, security system and access control and solar Power System to the M.C.

सचिव महोदय ने सदन को सूचित किया कि सोसायटी निर्माण कार्य की दृष्टि से एजेन्डा नं 4 में उल्लेखित सभी कार्य किये जाने हैं। जिसके लिए सदन की अनुमति आवश्यक है। Subsequent to Approval of funds, जैसे-जैसे सदस्यों से धन प्राप्त होता रहेगा उसी आधार पर निर्माण कार्य करवाया जायेगा। यदि पैसा नहीं आयेगा तो यह कार्य निष्पादित करना संभव नहीं हो पायेगा। सदन ने ये कार्य करवाने के लिए कार्यकारिणी समिति को सर्वसम्मति से अनुमति प्रदान की।

Agenda No- 5 Issues related to M/s Chinari Promoters Pvt Ltd.

सचिव महोदय ने सदन को अवगत कराया कि M/s Chinari Promoters प्रा. लि. के साथ सोसायटी के करार की धाराओं के अनुपालन में निर्माण कार्य को लेकर कुछ विषयों पर भूतपूर्व कार्यकारिणी समिति के साथ मतभेद की स्थिति है, उदाहरण स्वरूप Non-Tower Area में Water Proofing का कार्य आदि। इस समस्या के निराकरण हेतु कार्यकारिणी समिति में मौजूद इंजीनियर एवं भूतपूर्व

MINUTES BOOK

A Meeting of DIRECTORS/SHARE HOLDERS Held on

the day of

at Chairman Signature with Date

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कार्यकारिणी समिति के अध्यक्ष श्री भरत सिंह सहरावत जी से सलाह-मशविरा करके समस्याओं को निराकरण की ओर ले जाने का प्रयत्न करेंगे। यह प्रस्ताव सर्वसम्मति से पास किया गया।

Agenda Item No-6 Issues related for obtaining occupancy cum completion Certificate (OCC) from MCD.

सचिव महोदय ने इस विषय से सदन को अवगत कराने हेतु अध्यक्ष जी से आग्रह किया। अध्यक्ष महोदय ने तकनीकी रूप से इस विषय में क्या प्रक्रिया अपनायी जायेगी, उस प्रक्रिया से सदन को विस्तार में अवगत कराया। इस विषय में श्री भरत सिंह सहरावत जी ने कुछ जिज्ञासा व्यक्त की जिसके प्रत्युत्तर में अध्यक्ष जी द्वारा उन्हें आश्वस्त किया गया कि आवश्यकता अनुसार नियमानुसार कार्य किया जायेगा। किन्तु इस सम्बन्धित कार्य का सफल होना तभी संभव होगा जब सदस्य अपने-अपने हिस्से की निर्भीक राशि यथाशीघ्र जमा कराये। धन के अभाव में कोई भी कार्य क्रियान्वित करना संभव नहीं हो पायेगा। यह प्रस्ताव सदन द्वारा सर्वसम्मति से पास किया गया।

MINUTES BOOK

Agenda Item No. 7 Review of Payment by the members :-

सचिव महोदय ने सदन को सूचित किया कि धन अभाव के कारण सोसायटी सम्बन्धी समस्त निर्माण कार्य धीमी गति से चल रहे हैं। इस विषय में विचार विमर्श के बाद महोदय ने देखा कि पिछली कार्यकारिणी समिति द्वारा जो निर्माण किया गया था, जिसके अन्तर्गत जो सदस्य धनराशि जमा करते थे, उसमें से 25% राशि व्याज के रूप में काट ली जाती थी, जिसके चलते सदस्यों में विरोध एवं असंतोष की भावना व्याप्त थी। सोसायटी में सदस्यों द्वारा निर्माण के लिए धनराशि के प्रवाह को गति देने हेतु सचिव द्वारा सदन के सामने प्रस्ताव रखा गया कि पिछली कार्यकारिणी समिति द्वारा लागू की गई आवश्यक रूप से 25% धनराशि व्याज में कटौती के निर्णय को 8-10 माह के लिए रोक दिया जाए। इस सप्रयास में सदस्यों द्वारा जो भी धनराशि सोसायटी में जमा की जायेगी वह शत-प्रतिशत उनके निर्माण राशि खाते में जमा की जायेगी। यह प्रस्ताव सदन द्वारा सर्वसम्मति से पास किया गया।

Agenda Item No- 8 Any other with the permission of the chair

- (i) सचिव महोदय ने सदन को सूचित किया कि सोसायटी निर्माण कार्य से संबंधित जिन ठेकेदारों एवं कन्सल्टेंटों का सोसायटी की अग्रपूर्व कार्यकारिणी समितियों के साथ किये गये करार के अनुसार कार्य पूर्ण करने की सप्रयास समाप्त हो चुकी है एवं विभिन्न कार्यों से सम्बन्धित कार्य अभी पूर्ण नहीं हो पाये हैं, इसलिए उन्हें कार्य पूर्ण करने के लिए समय देने की आवश्यकता है। इसी क्रम में M/s Chinva Promoters Pvt Ltd, M/s Johnson Paints & Escalators Pvt Ltd, M/s Fenesta Building Systems, M/s Fire Fighting System, M/s Bhattach Engineering Pvt Ltd एवं M/s AMPN & Associates इत्यादि ठेकेदारों एवं कन्सल्टेंटों का निर्माण कार्य की आवश्यकता को देखकर समय-सीमा बढ़ा दी जाये। यह प्रस्ताव सर्वसम्मति से सदन द्वारा पास किया गया।

MINUTES BOOK

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

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Fact that Auditors Report was read

(i) सचिव महोदय ने आगे अवगत कराया कि, वर्तमान समय में सोसायटी के निर्माण गतिविधियों पर ध्यान डालने पर तथा भूतपूर्व कार्यकारिणी समिति द्वारा प्रस्तावित कि केवल Tower-3 में ही 1450/स्क्वाट रेट के फ्लैट निर्माण का विकल्प उपलब्ध है, अन्य शेष 5 टावर में 1450/स्क्वाट रेट के हिसाब से अब फ्लैट बनाना संभव नहीं है क्योंकि भूतपूर्व कार्यकारिणी समिति द्वारा अन्य सभी 5 टावर में 1750/स्क्वाट रेट के हिसाब से निर्माण कार्य पूरा करा दिया गया है। सोसायटी की सभी संस्था समान अधिकार रखते हैं किंतु वर्तमान में सोसायटी की परिस्थितियों के आधार पर केवल टावर नं 3 में ही 1450/स्क्वाट रेट स्लेवी के फ्लैट्स के निर्माण कार्य किया जा सकता है। इसलिये टावर नं 3 में ऊपर की 5 मंजिलों में इन फ्लैटों का निर्माण कर दिया जाये। सदन द्वारा यह प्रस्ताव सर्वसम्मति से पास किया गया।

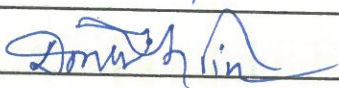
(ii) सचिव महोदय ने डा० ज्ञानेन्द्र कुमार (सद-सचिव) को अपने विचार रखने के लिए आमंत्रित किया। डा० ज्ञानेन्द्र कुमार जी ने कहा कि कार्यकारिणी समिति की टीम अप्रोच एवं सकारात्मक दृष्टिकोण से निर्माण कार्य को आगे बढ़ाये

MINUTES BOOK

जाने का प्रयास किया जाये। सचिव ने सदन की कार्य-
वाही को आगे बढ़ाते हुए सदन में मौजूद सदस्यों को
अपने विचार रखने के लिए आमंत्रित किया। उपाध्यक्ष जी
ने कार्यकारिणी समिति व सदन को सूचित किया कि हमारे
पास स्वयं की बहुत भारी किल्लत है। लगभग चार लाख
रुपये प्रतिमाह सोसायटी कार्यों से संबंधित विभिन्न भेदों में
खर्च हो रहा है, सोसायटी का कार्य जितना लम्बा खिंचेगा
उतनी ही अधिक आर्थिक हानि हम सभी सदस्यों की
होगी। इन्होंने सदन से प्रार्थना की कि सभी सदस्य अपने
दिल्ले की निर्माण धनराशि अतिशीघ्र जमा कराने का प्रयास करें।

इसके पश्चात श्री एम एल चावला जी ने नवनिर्भूत
कार्यकारिणी समिति को अपने आशीर्षवचनों द्वारा सोसायटी निर्माण
कार्य को शीघ्र पूर्ण करने हेतु प्रोत्साहित किया।

अंत में सचिव महोदय ने डा० शानेन्द्र कुमार, सह-सचिव
को धन्यवाद प्रस्ताव के लिए आमंत्रित किया। सह-सचिव
महोदय ने मैनेजिंग कमिटी को, सदन में उपस्थित सभी सदस्यों
एवं उनके परिवारजनों को एवं सोसायटी कर्मचारियों को धन्य-
वाद दिया तथा सभा को समाप्त करते हुए भोजन हेतु
आमंत्रित किया।



(Secretary, MDCMCHS Ltd)



(President, MDCMCHS Ltd)