

MINUTES BOOK

1.

Sarawati®

A MEETING OF DIRECTORS SHARE HOLDERS HELD ON 29 August 2021

THE The Managing Committee of the Society DAY OF

AT Society office, B-4, Vasant Kunj

QUORUM

1	Sh. Bharat Singh Sehrawal	President	BS
2	U. Col. R. S. Rathore	Secretary	Ran
3	Sh. Anish Singh	Vice President	pr
4	Sh. Sukhbir Singh	Jt. Secretary	Sutcliffe
5	Smt. Kiran Rana	Member	Kiran Rana
6	Sh. Omveer Singh	Member	OSingh
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10			

Proceeding and discussions

Conclusions and Resolutions

The Managing Committee of the Society held its meeting at 11:00 AM on 29th August 2021 (Sunday) in Society office at B-4, Vasant Kunj, New Delhi under the chairmanship of the president Sh. Bharat Singh Sehrawal. He welcomed all the members to the meeting and commenced it.

DISCUSSIONS ON AGENDA ITEMS

Item No. 1: Confirmation of the minutes of last MC meeting held on 21.08.2021.

The president read out the minutes of the meeting. Sh. Sukhbir Singh's proposal to pass the minutes was seconded by the Secretary, Col. Rathore and the minutes were passed by all.

Item No. 2: Consideration of response to the common objections/contentions of the respondents in Appeal NO. 057 of 2017 before the Delhi Cooperative Tribunal.

The Secretary first briefed about the case and then read out the draft of the response. All present perused the draft and after deliberations, Vice president Sh. Anish Singh's proposal to approve the draft was seconded by Smt. Kiran Rana and passed by all. The Secretary was requested to take further needful action in coordination with the advocate.

Item No. 3: Tendering of works not covered in the scope of M/s Chinax Promoters Pvt. Ltd.

In the ~~last~~^{20.06.2021} MC meeting dated ~~21-08-2021~~²¹⁻⁰⁸⁻²⁰²¹, it was deliberated and decided that tender document for installation of STP should be issued to agencies who have been shortlisted by the Architect based on submission of EOI. The vice president brought out that since there are only two such agencies, efforts should be made to locate some more agencies through internet/other sources, in order to have more competition. The proposal was seconded by Sh. Sukhbir Singh and approved by all. The Secretary was requested to locate such suitable agencies with the help of the Society Engineer/any other member of the committee.

Item No. 4: Status of Payment of the Society: The Secretary brought out that status of payment by members is unsatisfactory. While the Society has so far demanded an amount of Rs 222.82 Crore, the payment received is only Rs 181.48 Crore i.e. there is a shortfall of Rs 39.34 Crore. He further brought out that lack of payment by members is adversely affecting the project progress/competition. He proposed that all members of the committee should make intensive efforts and motivate members for making payment. The proposal was approved unanimously.

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

5.1 Approval of draft of RERA QPR for the period from 25 May to 22 Aug 2021:
The secretary brought out that the QPR has been prepared with the help of RERA consultant, Society Engineer, Architect and CA. After deliberations, the Secretary proposed to pass the draft, which was seconded by Smt. Kisan Rana and passed by all.

5.2 Letters received from members:

The Secretary brought out that letters from the following five members have been received.

- (i) Sh. Devender Kumar - M.No. 11
- (ii) Sh. Ompal Singh - M.No. 175
- (iii) Ms. Kirti Singh - M.No. 164
- (iv) Sh. K. K. Mittal - M.No. 77
- (v) Sh. Anil Kumar Mittal - M.No. 72

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A MEETING OF DIRECTORS SHARE HOLDERS HELD ON _____

THE _____ DAY _____ OF _____

AT _____

QUORUM

- 1 Content of the letters were perused and noted that the
- 2 issues raised in these letters have been already raised
- 3 by these members in defense of their expulsion proposal
- 4 forwarded by the Society to RCS and the Society has
- 5 already submitted its reply to the RCS, with a copy to
- 6 these members. The Secretary proposed that in view of the
- 7 above, the letters received from the members does not merit
- 8 any further reply. The proposal was seconded by Sh.
- 9 Anish Singh and passed by all.
- 10 5.3 Fixing of date for AGM.

Proceeding and discussions

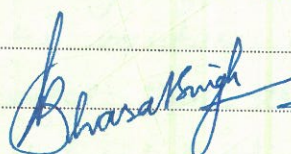
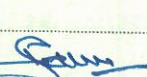
The Secretary proposed to have AGM of the Society on 17 Oct. 2021, which was seconded by the vice president and approved by all.

5.4 Letter dated 25.08.2021 received from DPCC

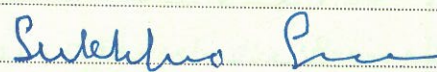
The Secretary read out the contents of the letter, according to which the DPCC has written to the District Magistrate, New Delhi for taking appropriate action for recovery of the

Environmental compensation ^(EC) charges of Rs 5,00,000/- on account of non-compliance. He further brought out that needful instructions were issued by the Society to the Contractor in this regard. After deliberations it was unanimously decided that a letter should be written to the contractor notifying that EC charges if any levied on the Society shall be recovered from them. The Secretary was requested to take necessary action.

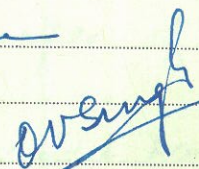
At the end The president thanked all participants.

Kishan Kumar



Anish



5.5 Passing of the 4th and 5th RA bills of M/s Fenesta for UPVC door/windows

The Secretary brought out that the above mentioned point should also be included, which was agreed by all. He brought out that 4th RA bill of M/s Fenesta, dated 26.07.2021, has been approved by the Society Engineer, Architect and the CA for an amount of Rs 7,57,196/- (Rs seven lac fifty seven thousand and one hundred ninety six only). The RA bill No. 5th dated 26.07.2021 has also been approved for payment of Rs 26,72,958/- (Rs twenty six lac, seventy two thousand, nine hundred fifty eight only) has also been passed by the Engineer, Architect and CA. The Secretary's proposal to pass the above two bills was seconded by Sh. Sukhbir Singh and passed by all.

The president once again thanked all the members.

Bharat Singh
O/Singh

~~Pass~~

Kireem Poon

Sukhbir Singh

Pass

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A MEETING OF DIRECTORS SHARE HOLDERS HELD ON 05th September 2021
 THE The Managing Committee of The Society DAY _____ OF _____

AT Society office, B-4, Vasant Kunj

QUORUM

1	Sh. Bharat Singh Sarawati	President	<u>BS</u>
2	Mr. Col. R.S. Rathore	Secretary	<u>Rathore</u>
3	Smt. Lalita Jain	Treasurer	<u>Lalita Jain</u>
4	Sh. Sukhbir Singh	Jt. Secretary	<u>Sukhbir Singh</u>
5	Smt. Kiran Rana	Member	<u>Kiran Rana</u>
6	Sh. Omvir Singh	Member	<u>Om Singh</u>
7	Sh. Dineshvir	Member	<u>Dineshvir</u>
8			
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Proceeding and discussions

The Managing Committee of the Society held its meeting at 01:00 PM on 5th September 2021 (Sunday) in Society office at B-4, Vasant Kunj, New Delhi under the chairmanship of the president Sh. Bharat Singh Sarawati. He welcomed all members before starting the meeting.

DISCUSSIONS ON AGENDA ITEMS:

Item NO. 1: Confirmation of the minutes of the last MC meeting held on 29 August 2021.

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

Item NO. 2: To discuss and decide next course of action of the Society with regard to RCS order dated 17th August 2021.

The president read out the order F.NO. Addl. RCS/U/S-86/RCS/2020/2774-2801 dated 17.08.2021, received by post in the Society office on 01.09.2021. Thereafter he invited views of the members. After discussions, all members except Sh. Dineshvir, noted that the said order is against the Principle of Natural justice because;

- The facts submitted by the Society in its rejoinder have been totally ignored. For example, now the Society has a construction linked linked payment plan in place, duly

Conclusions and Resolutions

approved by the General House. Also that a fresh option for 1450/sft deal was given by the Society to all members in accordance with the proposal approved by the General House in the AGM dated 04.04.2021. However, only 15 members have opted for deal @ 1450/sft.

- The Addl RCS, ~~has~~ in support of his order, has cited the previous orders regarding expulsion, however, the same have been cited selectively. For example, he has cited the order dated 10.03.2017 of Sh. Indu Shekhar Mishra but did not mention the second last para of the order which reads "So it will be appropriate that one opportunity is given to members to clear the dues".

After deliberations the Secretary proposed as under;

- (i) That the said order be challenged in the Tribunal within the available time limit of 60 days as per DCS A.S. & Rules.
- (ii) The Society should appoint a suitable advocate for challenging ^{the order} and defending the Society's case.

The proposal was seconded by Smt. Kisan Rana and passed by all, except Sh. Dinashvir, who left the meeting during deliberations ~~and~~ informing that he will furnish his views on the issue through email.

The Secretary was requested to locate a suitable advocate and take further needful action on priority.

Item No. 3 Any other with the permission of the chair

3.1 Raising of 24th, 25th, 26th and 27th demand on ²⁴ members about which The Addl. RCS has passed order on 17.08.2021 about their expulsion.

The Secretary proposed that in view of the aforesaid order dated 17.08.2021, construction demand No. 24th, 25th, 26th & 27th, which have already been raised on members should be raised. The proposal was seconded by Sh. Omvir Singh and approved by all.

3.2 Passing of payment bills of various agencies

The treasurer proposed to pass the following bills

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A MEETING OF DIRECTORS SHARE HOLDERS HELD ON

THE of various persons/agencies for their services provided
AT to the Society. The proposal was seconded by the
Secretary and passed by all. QUORUM

AHPN & ASSOCIATES

S.NO	BILL NO.	DATE	BILL AMOUNT	GST	TOTAL	TDS	CHEQUE	DESCRIPTION
1	N/N/21-22/17	24-05-2021	19,000	3,420	22,420	1,900	20,520	RERA Certificate & Withdrawal 6 form
2	N/N/21-22/28	07-06-2021	1,500	270	1,770	150	1,620	Withdrawal form
3	N/N/21-22/34	22-06-2021	1,500	270	1,770	150	1,620	Withdrawal form
4	N/N/21-22/50	06-07-2021	1,500	270	1,770	150	1,620	Withdrawal form
5	N/N/21-22/54	17-07-2021	1,500	270	1,770	150	1,620	1st RA Bill Fire protection
6	N/N/21-22/57	23-07-2021	1,500	270	1,770	150	1,620	Withdrawal form
7	N/N/21-22/58	24-07-2021	20,000	3,600	23,600	2,000	21,600	Interest Calculation
8	N/N/21-22/66	21-08-2021	1,500	270	1,770	150	1,620	Extra Item Bill
9	N/N/21-22/67	21-08-2021	1,500	270	1,770	150	1,620	4th RA Bill Chinar
10	N/N/21-22/70	24-08-2021	1,500	270	1,770	150	1,620	4th RA Bill Fenesta
11	N/N/21-22/71	24-08-2021	1,500	270	1,770	150	1,620	5th RA Bill Fenesta
TOTAL			52,500	9,450	61,950	5,250	56,700	

ASHISH MOHAN (ADVOCATE)

S.NO	BILL NO.	DATE	BILL AMOUNT	GST	TOTAL	TDS	CHEQUE	DESCRIPTION
1	NIL	02-08-2021	54,450	-	54,450	5,445	49,005	Appearance before Highcourt 13.07.2021 & National Consumer
2	NIL	28-08-2021	1,21,250	-	1,21,250	12,125	1,09,125	Appearance before Highcourt 23.08.2021 &
TOTAL			1,75,700	-	1,75,700	17,570	1,58,130	

AKSHIT MAGO (ADVOCATE)

S.NO	BILL NO.	DATE	BILL AMOUNT	GST	TOTAL	TDS	CHEQUE	DESCRIPTION
1	NIL	18-08-2021	12,100	-	12,100	-	12,100	Proceedings in RERA Dated 01.07.2021 &

S. K. SECURITY SERVICES

S.NO	BILL NO.	DATE	BILL AMOUNT	GST	TOTAL	TDS	CHEQUE	DESCRIPTION
1	11	01-09-2021	28,000	5,040	33,040	280	32,760	SECURITY CHARGE MONTH OF AUG -

NET TOTAL 2,68,300 14,490 2,82,790 23,100 2,59,690

At the end, the president thanked all participants for their time and efforts.

Bhaskar Singh

Sundergarh
5-9-21

Arjun Singh
5-9-21

Arjun Singh
5-9-2021

Kirti Datta

Kiran Datta

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Saraswati®

A MEETING OF DIRECTORS SHARE HOLDERS HELD ON 26th September 2021
 The managing committee of the Society
 THE _____ DAY _____ OF _____

AT B-4, Vasant Kunj, New Delhi

QUORUM

1. Sh. Bharat Singh Sehrawal.	President.	<u>BS</u>
2. Lt. Col. R. S. Rathie	Secretary	<u>[Signature]</u>
3. Sh. Anish Singh	Vice President.	<u>First Sh</u>
4. Smt. Kalita Jain	Treasurer	<u>Kalita Jain</u>
5. Sh. Sukhbir Singh Rathie	Jt Secretary	<u>Sukhbir Singh</u>
6. Smt. Kiran Rana	Member	<u>Kiran Rana</u>
7. Sh. Omvir Singh	Member	<u>OmVir</u>
8. _____		
9. _____		
10. _____		

Proceeding and discussions

The managing committee of the Society held its meeting at 01:00 AM on 26th September 2021 (Sunday) in Society office at B-4, Vasant Kunj, New Delhi under the Chairmanship of the president Sh. Bharat Singh Sehrawal. He welcomed all members before starting the meeting.

DISCUSSIONS ON AGENDA ITEMS

Conclusions and Resolutions

1. Confirmation of The minutes of The last mc meeting held on 05.09.21

The president read out the minutes. The Secretary proposed to pass the minutes/confirm the minutes except the minutes recorded under item no. 3.1 (Raising of 24th, 25th, 26th & 27th demand on 24 members affected by the order dated 17.08.2021).

The Secretary brought out that in compliance of the decision under Agenda Item NO.2, he has, after due diligence, found Sh. Akshil Mago, advocate working with the chambers of Advocate Ashish Mohan and who is also representing the Society in other legal matters, suitable for the case. His fee are also known in the existing case. Sh. Akshil Mago (Advocate) has advised that the Society should not raise 24th, 25th, 26th & 27th demand on the members affected by the decision dated 17.08.2021, because by raising the demand the Society would have accepted them as members, who have otherwise been expelled on account of being persistent defaulters.

The Secretary proposed -that;

- (i) Sh. Akshay Mago of the Chambers of Advocate Ashish Mishra be appointed as advocate for challenging the order dated 17-08-2021 at his existing fees, and
- (ii) Going by the advice of the advocate 24th, 25th, 26th & 27th demand should not be raised on 24 members affected by the order dated 17-08-2021.

The proposal was seconded by Sh. Omvir Singh & passed by all.

Agenda Item NO.2: Approval of agenda Points for next AGBM to be held on 17.10.2021 (Sunday)

The Secretary put up draft of the Agenda Points for the next AGBM to be held on 17.10.2021 (Sunday). After discussions, the following agenda was approved by all.

Dear members,

Annual General Body Meeting of Maharishi Dayanand Cooperative Group Housing Society Ltd will be held on 17th October 2021 (Sunday) at 10:30 AM at Society site.

The agenda will be as follows: -

1. Welcome and opening address of the Chairman.
2. Society Report by the Secretary.
3. Confirmation of minutes of last AGBM held on 04.04.2021.
4. Review of payment of construction money and interest by the members
5. Approval of program of the activities of the society prepared by the committee for the ensuing year.
6. Consideration of the audit report along with audited accounts and the annual report. Copy of balance sheet is enclosed herewith.
7. To decide way forward to obtain occupancy/part occupancy cum completion certificate from SDMC and thereafter work for allotment of flats for which occupancy/part occupancy would have been obtained.
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.

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

Note: While the MC will make all requisite arrangements towards applicable precautionary measures in respect of COVID-19, members are requested to strictly follow Social Distancing norms during the meeting.

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

(Lunch is arranged after the AGBM)

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A MEETING OF DIRECTORS SHARE HOLDERS HELD ON _____

THE _____ DAY _____ OF _____

AT Agenda Item NO. 3: Appointment of advocate for filing of appeal

QUORUM

1 against Addl. Registrar order dated 17.08.2021 before the

2 Tribunal.

3 As already discussed under Agenda Item NO. 1, Sh. Akshil-

4 Mago, has been appointed advocate for filing of the subject appeal.

5 Agenda Item NO. 4: Tendering of works not covered in

6 Scope of M/s Chinax Promoters Pvt. Ltd.

7 The matter was reviewed keeping in view the payment-

8 Status, the balance works to be awarded and the overall

9 objective of Partial Completion/Completion and it was

10 unanimously resolved that tendering of balance works

be expeditious.

Proceeding and discussions

Conclusions and Resolutions

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

Chair

Item 5.1: Order dated 21.09.2021 passed by the Dy. Registrar

in respect of RTI applications of Sh. Dineshvir

The Secretary-cum-information officer informed that the Dy Registrar/RCS has passed ^{two} ~~an~~ orders dated 21.09.21 (F. DRCS/U/S-139/SCN-11/2021/2111 & F. DRCS/U/S-139/SCN-10/2021/2109) in respect of two RTI of Sh. Dinesh Kumar, U/S 139 of DCS Act, 2003. In both these orders the Dy. Registrar has directed the Society to provide the complete information as directed by the Appellate Authority vide orders dated 12.11.2020 & 13.11.2020, respectively. Dy. Registrar has also imposed a fine of Rs 10,000/- in each case to be recovered from the personnel pocket of the Committee members.

The Secretary-cum-Information officer further informed that the requisite information had already been supplied to the Appellant in compliance of the aforesaid directions dated 12.11.2020 & 13.11.2020, however, the Dy. Registrar took no cognizance of the same and have passed the orders dated 21.09.2021, independent of that.

The committee perused the matter and unanimously resolved

- (i) That the information as mentioned in the orders dated 12.11.2020 & 13.11.2020 should once again be provided by the Secretary-cum-information officer to the Appellant Sh. Dineshvir; through speed post. A copy of the same should also be sent to the Dy. Registrar.
- (ii) Keeping in view that the Dy. Registrar has passed the orders without taking any cognizance of the Society's earlier submissions/providing of requisite information, the Society should challenge the decision/imposition of fine at appropriate platform with the help of a professional/advocate.

5.2 Letters to the Contractor

- (i) The vice president brought out that as per the agreed program, the contractor should have completed the works in tower no. 586, substantially, before taking up the flooring/finishing works in Tower NO. 384. However, the contractor has taken up works in tower no. 384 even though he is yet to complete the works in tower no. 586. In this regard a notice of Slow Progress as well as a communication/letter in respect of execution of work in deviation to the agreed program need be given to the contractor. The draft of the letters was thereafter discussed and approved unanimously. The Secretary was requested to issue the letters accordingly.
- (ii) The Joint Secretary further brought out that the contractor should be directed to carry out water proofing of the RCC tanks (STP & Drinlip Water/F. Fights tanks) as per contract, which was unanimously agreed and the Secretary requested to write the letter.

5.3 Recovery of Environmental Compensation (EC)

The Secretary brought out that in compliance to DPCC's letter dated 25.08.2021, R/W letter dated 01.07.2021, the contractor was directed by the Society vide letter dated 31.08.2021 to pay the EC charges of Rs 5,00,000/- to the concerned agency and under intimation to the Society. However, the contractor has so far not submitted the compliance. He proposed

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A MEETING OF DIRECTORS SHARE HOLDERS HELD ON

THE that a reminder should be sent to the contractor in
AT this regard duly notifying him that in case he failed to
deposit the EC charges in a given time, failing which
the same should be deposited by the Society and recovered
from Contractor's dues. The proposal was seconded by Sh.
Omvir Singh and passed by all.

5.4 Passing of bills of Architect & CA

The following bills of the architect and the CA, duly
verified by the Society Engineer & Accountant were presented
by the Treasurer proposing them to pass.

(i) Architect (A+H Dimension) bill dated 10.09.2021

Gross amount - Rs 3,24,841/-

Net amount after deducting TDS - Rs 3,13,537/-
Proceeding and discussions Conclusions and Resolutions

(ii) AHPN & Associates (CA) bills without GST with GST

Dated	without GST	with GST
24.08.2021	1	1
08.09.2021	10,000	11,800
13.09.2021	1,500	1,770
Gross Amt-	11,501/-	15,371/-

Net amount after TDS = 12,421/-

The bills were passed unanimously.

5.5 Indirect Expenditure of the Society from 01.08.2021 to 31.08.2021

The Treasurer also proposed to pass the Indirect Expenditure
amount to Rs 2,16,229.10 as per details below. The
same was seconded by Sh. Sukhvir Singh & passed by all

Particulars	Closing Balance	
	Debit	Credit
Bank Commission & Charges		171.10
Conveyance Expenses		4,130.00
General Expenses		190.00
Legal & Professional Fee		10,000.00
Postage & Telegram		4,381.00
Printing & Stationery		8,110.00
Salaries & Allowances		1,45,800.00
Security Expenses		33,040.00
Society Welfare		9,227.00
Telephone Expenses		1,180.00
Grand Total		2,16,229.10

At the end, the president thanked all for their time & efforts.

Bharat Singh
President

Orsingh
26.9.2021

Gaurav
Kiran Rana
Sukhvir Singh

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A MEETING OF DIRECTORS SHARE HOLDERS HELD ON 10th October 2021
 THE The managing committee of the Society DAY _____ OF _____

AT B-4, Vasant Kunj, New Delhi

QUORUM

1. <u>Sh. Bharat Singh Sehrawat</u>	President: <u>BS</u>
2. <u>Mr. Col. R. S. Rathee</u>	Secretary: <u>BS</u>
3. <u>Smt. Lalita Jain</u>	Treasurer: <u>Lalita Jain</u>
4. <u>Sh. Sukhbir Singh Rathee</u>	Jt. Secretary: <u>Sukhbir Singh</u>

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Proceeding and discussions

The managing committee of the society held its meeting at 11:00 AM on 10th October 2021 (Sunday) in society office at B-4, Vasant Kunj, New Delhi under the chairmanship of the president Sh. Bharat Singh Sehrawat. He welcomed all members before starting the meeting.

DISCUSSIONS ON AGENDA ITEMS

Conclusions and Resolutions

1. Confirmation of the minutes of the last MC meeting held on 26.09.2021.
 The president read out the minutes. The joint secretary proposed to pass the minutes, which was seconded by the treasurer Smt. Lalita Jain and minutes were passed by all.

2. Discussions on Agenda Points and preparations of next AGM to be held on 17.10.2021.

After site inspection, location of the meeting was decided in the first basement. After discussions, the joint secretary was delegated to look after the arrangements for sitting, vedigraphy of the meeting and catering etc.

The secretary proposed that in order to see the final arrangements of the AGM dated 17.10.2021, the MC should have its meeting on 16.10.2021. He also brought out that last date for submission

of tenders for lift is 15.10.2021, hence the same need to be opened in the MC meeting dated 16.10.2021. The proposal for scheduling MC meeting on 16.10.2021 was approved unanimously.

3. Any other with the permission of the chair

3.1 RA bill NO. 6 dated 27-08-2021 of M/s Fenesta: RA bill NO. 6 of M/s Fenesta has been checked & approved for payment of Rs 47,87,145/- (gross payment) and Rs 47,06,007/- (after deducting TDS), by the Society Engineer, Architect & CA. The Secretary's proposal to pass the bill was seconded by the JT-Secretary and the proposal was approved by all.

3.2 Adv The Secretary also proposed to pass the following two bills

- (i) Advocate Akshil Mago's bill for payment of Rs 1,38,750/- for providing legal services.
- (ii) M/s SK Security's bill for Rs 33040/- for the month of September 2021.

The proposal was seconded by the Treasurer and passed by all.

3.3 Draft of letters to be issued to M/s Chinax Promoters and Sh. Dineshvir: Draft of the following letters was deliberated and approved by all for issuing of the letters by the Secretary

(i) Letters to the contractor, M/s Chinax Promoters Pvt. Ltd.

- (a) Issue of drawings and seeking quotation/time required for Fire Lift Well modification
- (b) Reminder Regarding provision of water proofing treatment in RCC, U/G Tanks.
- (c) Discrepancies in Contractor's RA bill No. 5 (SA)

(ii) Reply to Sh. Dineshvir's email dated 07.10.2021: The Secretary brought out that Sh. Dineshvir has sent an email dated 07.10.2021 on Society's email id. The email has been addressed to the president, MD CGHS and its copy has been marked to the Registrar, Cooperative Society. In his email, Sh. Dineshvir has made various allegations, though unsubstantiated, on the MC in respect of the MC's action taken report submitted vide letter no. MD CGHS/20/196 dated 24.11.2020 to the RCS in respect of Special Audit Report conducted by Sh. K.S. Chaudhary.

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A MEETING OF DIRECTORS SHARE HOLDERS HELD ON _____

THE Contents of the email were read out by the Secretary
AT and after deliberations, it was unanimously resolved

QUORUM

1 that the Secretary may examine the allegation in the
2 light of the facts and the DCS Act & Rules and present
3 draft of the reply of the email in the forthcoming
4 MC meeting for further needful action.

5
6 At the end, the president thanked all for their time
7 and efforts.

8
9 Bharat Singh

[Signature]

[Signature]

Kanta Jain

10

Proceeding and discussions

Conclusions and Resolutions

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19.

Sarawati®

A MEETING OF DIRECTORS SHARE HOLDERS HELD ON 16th October 2021.

THE Management Committee of the Society OF —

AT B-4 Vasant Kunj New Delhi —

1. Sh Bharat Singh Sehrawat	QUORUM President	<u>Sh. Bharat Singh</u>
2. Lt Col. R. S. Rathee	Secretary	<u>Rathee</u>
3. Smt Lalita Jain	Treasurer	<u>Lalita Jain</u>
4. Sh Sukhbir Singh	Jt Secretary	<u>Sukhbir Singh</u>
5. Sh Dinesh Vir	Member	<u>Dinesh Vir</u>
6. Sh Anish Singh	Vice President	<u>Anish Singh</u>
7. _____		
8. _____		
9. _____		
10. _____		

Proceeding and discussions

Conclusions and Resolutions

The managing committee of the Society held its meeting at 12:15 hrs on 16th October 2021 (Saturday) in Society's office at B-4, Vasant Kunj, New Delhi under the chairmanship of the President Sh. Bharat Singh Sehrawat.

Though the meeting was scheduled at 11:00 AM, however, due to health issue of the president, which he had informed telephonically to the Secretary for information of all members, the president joined at 12:15 hrs. In the meantime other members had joined in time and waited for the president to join. Once the president joined, Sh. Dinesh Vir sought permission to leave due to some urgent work and was allowed to.

The president welcomed all members to the meeting conveying his apology for joining late due to the above mentioned reason.

DISCUSSIONS ON AGENDA ITEMS

- Confirmation of the minutes of last MC meeting held on 10th October 2021.
The president read out the minutes. The ~~vice~~ ^{joint} secretary proposed to pass the minutes, which was seconded by the joint secretary and was passed by all.
- Review of Arrangements of next AGM scheduled on 17.10.2021
The arrangement were reviewed by the committee and following noted:

- (i) Arrangements for sitting, audio, video recording, etc. have been made.
- (ii) Cleaning of venue has also been done.
- (iii) Arrangements for parking of vehicles etc. have also been done. The arrangements were noted as satisfactory by all.

3. Opening of Tenders for lift

Opening of tenders for lift was scheduled today as last date of tender submission was kept as 15.10.2021. However, the bidders have raised techno-economic queries through email and telephonically. Clarification to these queries is essential for success of tendering process and thereafter execution of work. Keeping in view the same the last date of bid submission has been extended to 25.10.2021. In the meantime clarification of queries raised by bidders shall be furnished to all bidders (who has been issued the tender document) through email with the help of the architect.

The above status was appraised by the Secretary, with the proposal for extension of bid ^{submission} opening date from 15.10.2021 to 25.10.2021. The proposal was appropriated and approved unanimously.

4. Any other with the permission of the chair

- 4.1 Appointment of advocate for challenging the two orders dated 21.09.2021 of the Dy. Registrar (Appellate Authority) under Section 139 of DCS Act.

In the MC meeting dated 26.09.2021, it was resolved to challenge the aforesaid orders. After enquiry from various sources, Sh. Vardhman Kaushik, advocate has been found suitable for challenging the orders. He has quoted a fee of Rs 50,000/- (fifty thousand) and court fees per case for filing of writ petition in Delhi High Court and defending the same. The Secretary proposed to approve appointment of Sh. Vardhman Kaushik at his quoted fee, which was seconded.

MINUTES BOOK

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Sarawati®

A MEETING OF DIRECTORS SHARE HOLDERS HELD ON _____

THE by the Vice President and approved by all. The Secretary
AT was requested to take further useful action.

QUORUM

1 4.2 Passing of the 2nd RA bill of M/S Fire Protection
2 System.

3 The Secretary brought out that 2nd RA bill of
4 M/S Fire Protection System has been passed by the
5 Society Engineer, Architect and CA for a gross
6 amount of Rs 34,76,340/- (rupees thirty four lakh,
7 seventy six thousand, three hundred forty) inclusive of
8 TDS. He proposed to pass the bill. The proposal
9 was seconded by the Treasurer and passed by all.

10 4.3 Indirect Expenses for the period from 01.09.2021 to
30.09.2021

Proceeding and discussions

The treasurer proposed to pass the Indirect Expenses
for the period from 01.09.2021 to 30.09.2021 amounting
to Rs 5,36,677.00 (rupees five lakh, thirty six thousand,
six hundred seventy seven) only, which included the expenses
towards staff salary, legal and professional fees, security expenses,
etc. The ~~Secretary's~~ ^{Treasurer's} proposal to pass the expenses was
seconded by the Secretary and approved by all.

Conclusions and Resolutions

Indirect Expenses

Group Summary

1-Sep-2021 to 30-Sep-2021

Page

Particulars	Closing Balance	
	Debit	Credit
Bank Commission & Charges		649.00
Conveyance Expenses		7,940.00
General Expenses		11,171.00
Legal & Professional Fee		3,57,871.00
Postage & Telegram		5,010.00
PRINTING STATIONERY		8,635.00
Salaries & Allowances		1,01,325.00
Security Expenses		33,040.00
Society Welfare		9,859.00
TELEPHONE EXPENSES		1,177.00
Grand Total		5,36,677.00

4.4. Letters to the Contractor M/S Chinara Promoters Pvt. Ltd

The Secretary explained the need of writing letter to the contractor on the following issues and presented its draft.

- (i) Regarding DPCC directions under Section 12 of Commission for Air Quality Management in NCR, vide letter dt 05.10.2021
- (ii) Fire lift well modification: Issuing of drawings for modification received from the structural consultant.
- (iv) Observations in Contractor's RA bill 5 (SA)
- (v) Reminder regarding water proofing treatment of U/G tanks

Draft of the above letters were deliberated and thereafter the JF Secretary proposed to approve them. The proposal was approved by all and the Secretary requested to take further action.

4.5 Reply to the Email of Sh. Dineshvir

The Secretary informed that as discussed/decided in the last MC meeting dated 10.10.2021, reply of Sh. Dineshvir's email dated 07.10.2021 has been furnished.

At the end, the president thanked all for their participation in the meeting.

Charan Singh

Praveen
Joshi

Sukhvir Singh

Neha Jain

MINUTES BOOK

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A MEETING OF DIRECTORS SHARE HOLDERS HELD ON 24th October 2021
 THE The managing committee of the Society DAY OF

AT B-4, Vasant Kunj, New Delhi.

	QUORUM	
1	Sh. Bharsat Singh Sehrawal	President' <u>BS</u>
2	Sh. Col. R S Rathee	Secretary <u>Tam</u>
3	Sh. Anish Singh	Vice President' <u>AN</u>
4	Sh. Sukhbir Singh	Jt. Secretary <u>Sukhbir Singh</u>
5	Smt. Kiran Rana	Member <u>Kiran Rana</u>
6	Smt. Lalita Jain	Treasurer <u>Lalita Jain</u>
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Proceeding and discussions

The managing committee of the Society held its meeting at 11:30 AM on 24.10.2021 (Sunday) at the Society office at B-4, Vasant Kunj, New Delhi - 110070 under the chairmanship of the president Sh. Bharsat Singh Sehrawal, who welcomed all to the meeting before commencing it.

Conclusions and Resolutions

DISCUSSIONS ON AGENDA ITEMS

Item NO. 1: Confirmation of the minutes of last mc meeting held on 16.10.2021

The Secretary read out the minutes to all present. Thereafter, the Jt. Secretary's proposal to pass the minutes was seconded by the Vice President and the minutes were passed by all.

Item NO. 2: Finalisation of draft of minutes of last ABBM held on 17.10.2021

The Secretary read out the draft of the minutes of the ABBM. Minutes under each of the agenda items were then finalised taking into consideration, the suggestions of the members as well as the video recording of the proceedings.

After finalisation of the draft, it was decided that the minutes be entered into the register and signed by the Secretary and the President. A copy of the minutes should be sent to all members and the RCS office within the prescribed time limit.

Item NO. 2: Raising of 28th Demand of Construction money from members

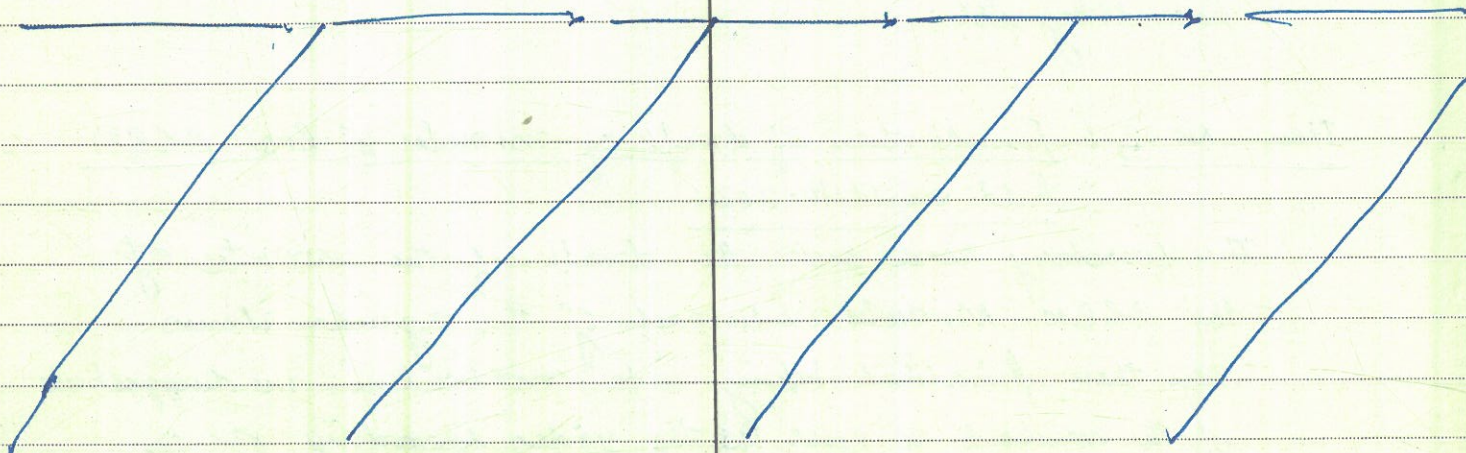
The Secretary brought out that in accordance with the payment schedule approved by the general house in its meeting through circulation vide letter dated 19.07.2020 the 27th demand should have been raised by June 2021, however, due to various reasons, primarily delay in payments by the members, the 27th demand was raised in September 2021.

Therefore keeping in view the progress of work and the overall status of payments, ^{28th demand} may be raised. In this regard, he has prepared draft of demand letter to be sent to members, as placed opposite.

The 'draft' of the 28th demand was approved unanimously and the Secretary requested to take further needful action.

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

Nil item under this agenda was presented in the meeting.



MINUTES BOOK

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Saraswati®

A MEETING OF DIRECTORS SHARE HOLDERS HELD ON _____

THE

AT _____

Sh./Smt. _____

DRAFT

1 _____

M. No. _____

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Sub: Twenty Eighth Demand Towards Construction Money

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Dear Members,

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The general house in its SGBM held through Circulation (again ratified by the general house in its AGBM dated 04.04.2021) vide letter dated 19.07.2020 had approved the payment schedule and work program for completion of work. According to the approved payment schedule 27 (demands) amounting to Rs. 1.27 crore have been raised till 25.09.2021, even though the 27th demand should have been raised by June 2021.

It is also brought out that many members are either not paying /paying their share of demanded amount after delay. This has resulted into shortfall of money for construction and adversely affected the progress of work. Notwithstanding the above good progress in construction has been made, the details of which were presented to the general house in the AGBM held on 17.10.2021.

To keep progressing the work towards completion/partial completion, as the case may be, the management committee in its meeting dated 24.10.2021. has resolved to raise the 28th construction demand amounting to Rs. 5.00.000.00 (Rupees Five Lakh)

You are requested to pay the demanded amount of Rs. 5,00,000.00 on or before 25th November 2021. The details of outstanding construction money and interest amount (till 31st March 2021) are enclosed herewith.

Thanking you and seeking your kind cooperation in this matter.

Yours Sincerely

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

Enclosure: As Above.

With the above, the meeting came to an end.

[Signature]

[Signature]
Subscribers

[Signature]
Charak Singh

Kiran Pooni

[Signature]
Sulata Jain

MINUTES BOOK

27

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A MEETING OF DIRECTORS SHARE HOLDERS HELD ON 14th November 2021

THE Management Committee of the Society OF -

AT B-4, Vasant Kunj, New Delhi

QUORUM

1	<u>Sh. Bharat Singh Sehrawal</u>	<u>President</u>	<u>B.S.</u>
2	<u>Mr. Col. R. S. Rathee</u>	<u>Secretary</u>	<u>Rathee</u>
3	<u>Smt. Lalita Jain</u>	<u>Treasurer</u>	<u>L Jain</u>
4	<u>Sh. Sukhbir Singh</u>	<u>Jt. Secretary</u>	<u>Sukhbir Singh</u>
5	<u>Smt. Kuman Rana</u>	<u>Member</u>	<u>Kuman Rana</u>
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Proceeding and discussions

Conclusions and Resolutions

The managing committee of the society held its meeting at 11:00 AM on 14th November 2021 (Sunday) at site office at B-4, Vasant Kunj, New Delhi under the chairmanship of the president Sh. Bharat Singh Sehrawal. The president welcomed all members to the meeting.

DISCUSSIONS ON AGENDA ITEMS

1. Confirmation of the minutes of the last MC meeting held on 24th October 2021.

The president read out the minutes. The Joint Secretary proposed to pass the minutes, which was seconded by the treasurer Smt. Lalita Jain and the minutes were passed by all.

2. Opening of Tenders for Lifts.

Tender document for Lifts were issued to/taken by the following

4 (four) firms:

- (i) Johnson Lifts and Escalators
- (ii) OTIS
- (iii) Schindler
- (iv) Thyssenkrupp

All the above firms have submitted their tenders, which were opened today.

Preliminary perusal of the tenders reflected that all of them have submitted conditional bids. While Johnson and Scheindelen have signed the tender document issued by the Society, they have also submitted their conditions separately. M/S OTIS have submitted the bid on the tender document issued by the Society, they have written remarks against various conditions in the tender document itself. M/S OTIS has not submitted the tender ^{document} issued by the Society but their bid in their own format and showing their own conditions.

The committee perused the matter and unanimously decided that the Secretary assisted by the Electrical Engineer, Civil Engineer and Architect of the Society should prepare a comparative statement duly comparing the price offered as well as the conditions submitted by various bidders. The comparative statement to be considered by the committee in its next meeting for further action in the matter.

3. Passing of Contractor's 5th (SA) Running bill:

The subject bill, after joint checking of measurements by Society Architect's representative and Society's civil engineer, was forwarded to the Architect on 24th October. ^{to the Architect} Verification of the bill is still awaited from the Architect. After perusal of the matter, the committee unanimously decided as under;

- (i) To send a reminder to the architect for verification of the bill without further loss of time, and
- (ii) To make provisional payment of Rs 1,00,00,000/- (Rupees one crore) only, keeping in view the funds available with the Society, the interest implication on delayed payment and the requirement of funds for other ongoing works contracts other than M/S Chinna Promoters and the other administrative expenses of the Society.

4. Issues related to the unfortunate death of Society Accountant, late Sh. Chanderbhusan Roy:

The Secretary proposed condolence on the unfortunate death of late Sh. Chanderbhusan Roy, which was passed unanimously. He further informed that members have made voluntary financial contribution to support family of Mr. Roy. Secretary's efforts in this regard were appreciated by all.

Saraswati®

A MEETING OF DIRECTORS SHARE HOLDERS HELD ON _____

THE The Secretary brought out that as per Item No. 23 of the
 AT Society's Service Rules (Passed on 18.10.2018) in case of

QUORUM

1 death of Society Employee his family is to be given a lump
 2 sum grant of Rs 25,000/- to give some compensation'. He
 3 proposed to approve the grant of Rs 25,000/- to wife of
 4 Sh. Chandubhushan which was unanimously approved by
 5 all.

6 The Secretary further mentioned about the urgent need for
 7 appointing an accountant in lieu of Sh. Chandubhushan.
 8 After discussion, it was unanimously decided that committee
 9 members shall make efforts to locate a suitable person and
 10 bring proposal in the next meeting.

Proceeding and discussions

Conclusions and Resolutions

5. Any other with the permission of the chair

5.1 7th & 8th RA bills of M/s Fenesta

The following RA bills of M/s Fenesta have been checked and verified for payment by the Society Engineer, Architect and the CA.

	Gross Value including TDS	Value Excluding TDS
7 th R/A bill	Rs 15,92,757.00	Rs 15,65,761.00
8 th R/A bill	Rs 15,91,941.00	Rs 15,64,959.00

The Secretary's proposal to pass the above bills was seconded by Smt. Kiran Rana and passed by all.

5.2 Indirect Expenses for the period from 01 October to 31 Oct. 2021

Indirect expenses for the period from 01.10.2021 to 31.10.2021 as per details below were proposed for passing by the treasurer and passed by all amounting to Rs 1,69,141.00.

1 Oct.-2021 to 31-Oct-2021

S. No.	Particulars	Amount
1.	Bank Commission & Charges	1534.00
2.	Conveyance expenses	7995.00
3.	Interest paid on TDS & Income Tax	-
4.	Office Expenses	7610.00
5.	Printing & Stationary	8867.00
6.	Salaries & Allowances	101325.00
7.	Security Expenses	33,040.00
8.	Society Welfare	3777.00
9.	Telephone Expenses	1179.00
10.	Postage & Courier	3614.00
	TOTAL	1,69,141.00

5.3 Court Hearings in Nov. 2021: The Secretary informed that next hearing in the writ Petition filed by Sh. Devender Kumar and Ors in Delhi High Court is scheduled on 23rd November. Sh. Akhil Sachchar, advocate will represent the society in this matter.

5.4 Payment of Rs 20,000 in the matter of the orders of the Appellate Authority in respect of RTI.

The Secretary informed that payment of Rs 20,000/- has been made in compliance of the orders of the Hon'ble High Court in the W.P. filed by the Society against orders of the Appellate Authority & D. Registrar. He proposed that the above expenditure is to be borne by all members of the Committee ~~and~~ as per RCS Rules and communication need be sent to all in this regard. The proposal was passed by all.

With the above the meeting came to an end and the chairman thanked all for their presence.

Bhawalbhai

~~Kiran~~ Kavita Jain

Kiran Rana

Subhendu Singh

Saraswati®

A MEETING OF DIRECTORS SHARE HOLDERS HELD ON 05th December 2021

THE Management Committee of The Society OF

AT B-4, Vasant Kunj, New Delhi.

QUORUM

1 Sh. Bharat Singh Sehrawal.

President.

bs

2 Col. R. S. Rathore

Secretary

[Signature]

3 Sh. Sukhbir Singh

JT. Secretary

Sukhbir Singh

4 Sh. Omvir Singh

Member

Omvir Singh

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Proceeding and discussions

The managing committee of the Society held its meeting at 11:00 AM on 5th December 2021 (Sunday) at site office, B-4, Vasant Kunj, New Delhi under the chairmanship of Sh. Bharat Singh Sehrawal. The president welcomed all members and commenced the meeting.

Conclusions and Resolutions

DISCUSSION ON AGENDA ITEMS

Item No. 1: Confirmation of the minutes of last MC meeting held on 14.11.2021.

The president read out the minutes of the meeting. Thereafter, the JT. Secretary's proposal to pass the minutes was seconded by Sh. Omvir Singh and passed by all.

Item NO. 2: Tendering of lift:

As noted from the comparative statement of bidders, M/S Johnson Lift and Escalators has quoted the lowest price. However, all the bidders including M/S Johnsons have put their conditions over and above the conditions mentioned in the tender. After deliberations, it was unanimously decided that the lowest bidder M/S Johnsons should be called for a negotiation meeting, in order to finalise the tender.

Agenda Item NO. 3: To fix the date of next AGBM
 After deliberation, it was unanimously decided that AGBM may be held on 26th December 2021, Sunday. The agenda of the meeting unanimously decided after discussions is as given below. The Secretary should notify accordingly.

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
 11816791

Treasurer
Mrs Lalita Jain
 9811234488

Mr Dinesh Vir
 9990055331

Executive Members :
Sukhbir Singh
 9968972844

Mr Om Veer Singh
 9868878109

Mr Azad Singh Rathl
 9811043594

Mrs Kiran Rana
 8076269228

Ref. No. MDCCHS./21/201

Date : 5.12.2021

Dear Members,

A Special General Body Meeting of Maharishi Dayanand Cooperative Group Housing Society Ltd. will be held at 10.30 AM on 26th December 2021 at society site.

As you are aware, our housing project is in advance stage of construction, the committee is required to give progress report of the society to the members and to take approval of various actions in order to move forward for allotment of flats through draw of lots. Therefore, you are requested to spare your valuable time for the aforesaid SGBM and give your suggestions how to recover outstanding amounts of construction money and interest on delayed payment.

The agenda will be as follows: -

1. Welcome address of the Chairman.
2. Society report by the Secretary.
3. Confirmation of minutes of last AGBM held on 17.10.2021.
4. Review of construction and payment by members.
5. To consider the proposal that the fixed cost of Rs 1.18 crore of the works which are in the scope of the contractor as envisaged in the supplementary agreement, should not be increased for the member who would have paid their 29th demand including interest by the due date.
6. To consider outcome of the reconciliation meeting held with the members, whose case(s) are pending before the Delhi Cooperative Tribunal.
7. Any other with permission of Chair.

MINUTES BOOK

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Saraswati®

A MEETING (

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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 have to maintain social distancing by observing the following measures: -

- (a). Proper wearing of mask.
- (b). Temperature measuring facility will be arranged at society gate.
- (c). Members to ensure social distance of 2 meters.

With Regards.

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

(Lunch will be arrange after meeting)

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

Pi

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

5.1 Reconciliation Meeting: The president briefed the members about the hearing which took place before the Hon'ble Delhi Cooperative Tribunal on 2.12.2021 in the defaulter's case. He said that as directed by the Hon'ble Delhi Cooperative Tribunal, we are required to have a reconciliation meeting with the respondents asking for their demand/suggestions. After deliberations it was unanimously decided that the committee should have the meeting with the respondents on 19.12.2021 and while sending a letter to the respondents in this regard, should also request them to furnish their demands/suggestions. Letter to be sent by the Secretary.

5.2 Approval of bill: Following bills were passed by the committee unanimously

(i) Advocate Vardhman Kaushik — Rs 44,000/-

(ii) Advocate Akshat Mago — Rs 6,050/-

(iii) CA AHPN & Associates — Rs 11,800/-
Rs 1770/-

(iv) SK Security Services Rs 1770/-

→ Rs 33,040/-

(v) RA (55) of m/s Chinan Promoters Pvt. Ltd.
• The bill was submitted by the Auditor for Rs

- The bill has been passed by the Architect, CA & Society Engineer for a total value of Rs 7,74,63,686/-
- The committee noted that the bill includes value of finishing works executed by the contractor in Towers No. 3 & 4, in deviation to the agreed program of a value of ~~Rs 6,43,27,503/-~~ ^{Rs 1,31,36,183/-} i.e. G.I pipes & internal plaster in T. No. 3, Tiling work in T. No. 4 and Sanitary fittings & electrical works in T. No. 4
- After discussion, the committee resolved to keep on hold the aforesaid amount of Rs 1,31,36,183/- and allow the balance payment of Rs 6,43,27,503/- to the contractor.

5.3 Change of Nomination

The Society has received application for Nomination for transfer of share and interest after death in respect of following members;

Sh. Amas Singh (M. NO. 2)

Sh. Rajender Singh Beniwal (M. NO. 31)

Smt. Shashi Gupta (M. NO. 107)

Sh. M. S. Yadav (M. NO. 12)

Sh. Yogesh Kumar Yadav & Sh. Satya Prakash (M. NO. 23)
(M. NO. 156)

On scrutiny of the applications, it was noted the applications in respect of Sh. Amas Singh, Sh. Rajender Singh Beniwal and Sh. Satya Prakash Sharma are in order. Therefore, the nominee of These three members should be changed as follows

<u>S. NO.</u>	<u>M. NO.</u>	<u>Name of Member</u>	<u>Nominee</u>	<u>Relation</u>
1.		Sh. Amas Singh (M. NO. 2)	Smt. Punam	Wife
2.		Sh. Rajender Singh Beniwal (M. NO. 31)	Smt. Raj Kumari Beniwal	Wife
3.		Sh. Satya Prakash Sharma (M. NO. 31)	Smt. Nirmala Sharma	Wife

That Smt. Shashi Gupta, Sh. M S Yadav and Sh. Yogesh Kumar Yadav should be informed about the shortcomings in their application.

The Secretary was requested to call all the above members, accordingly.

Saraswati®

A MEETING OF DIRECTORS SHARE HOLDERS HELD ON

THE

DAY

OF

AT

1 5.4 Reminder for EPFO details QUORUM

2 The committee noted that EPFO details sought by
 3 the society ~~vide~~ from The Contractors M/s Chinna Promoters
 4 Pvt. Ltd. and M/s Fire Protection Pvt. Ltd. vide letters
 5 No. mdcghs/21/197 dated 21.11.2021 and mdcghs/21/196
 6 dated 21.11.2021, respectively are yet awaited. These details
 7 are to be forwarded by the Society to EPFO. The committee
 8 unanimously resolved that reminder in this regard
 9 should be sent to the Contractors by the Secretary.
 10 5.5 Next MC Meeting

Proceeding and discussions

It was decided that next MC meeting be scheduled
 for 12.12.2021. Meeting agenda should be forwarded
 to the members by the Secretary at the earliest.

Conclusions and Resolutions

5.6 Expenditure for the month of November 2021

Indirect expenses for the period from 01.11.2021 to 30.11.2021
 as per details below have been incurred by the Society.
 The Secretary proposed to pass the expenditure, which was
 unanimously passed.

Maharishi Dayanand CGHS Ltd. B-4 (Adjoining B-5/B-6 DDA Flats),
 Vasant Kunj, New Delhi - 110070

Indirect Expenses

Group Summary

1-Nov.-2021 to 30-Nov.-2021

S. No.	Particulars	Amount
1.	Bank Commission & Charges	.00
2.	Conveyance expenses	5650.00
3.	Interest paid on TDS & Income Tax	-
4.	Office Expenses (Diwali Expanse)	21505.00
5.	Printing & Stationary	12734.00
6.	Salaries & Allowances	76175.00
7.	Security Expenses	33,040.00
8.	Society Welfare	5692.00
9.	Telephone Expenses	1179.00
10.	Postage & Courier	4481.00
	TOTAL	1,60,454.00

The meeting concluded with the above and the president thanked all.

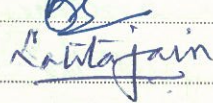
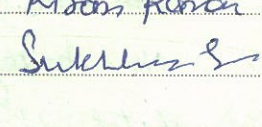
(Signature)
 Suresh Singh

(Signature)
 Singh

(Signature)

A meeting of the Managing Committee held on 12.12.2021
at B-4, Vasant Kunj, New Delhi - 110070.

QUORUM

- | | | |
|-----------------------------|---------------|---|
| 1. Bharat Singh Sehrawal | President |  |
| 2. Smt. Lalita Jain | Treasurer |  |
| 3. Smt. Kisan Rana | Member | Kisan Rana |
| 4. Sh. Sukhbir Singh Rathor | Jt. Secretary |  |

The managing committee of the Society held its meeting at 11:00 Am on 12 December 2021 (Sunday) at the Society's office at B-4, Vasant Kunj, New Delhi under the chairmanship of the president Sh. Bharat Singh Sehrawal. He welcomed all present and commenced the Meeting.

DISCUSSIONS ON AGENDA ITEMS:

1. Confirmation of minutes of last meeting held on 05.12.2021.

The president read out the minutes. The Jt. Secretary's proposal to pass the minutes was seconded by Smt. Kisan Rana and the passed unanimously.

2. Implementation of directions of RERA on flats at the rate of Rs 1750/- sft.

The president informed that 8 (eight) members of the Society have filed a complaint before Real Estate Regulatory Authority (RERA), Delhi that the option for flats @ Rs 1750/sft and Rs 1450/sft were not sought in proper way. Hearing in the matter was held on 08 December 2021, wherein the Hon'ble RERA asked the Society advocate to furnish proof supporting that minimum two third members of the total strength of the Society i.e. 181 No. have voted in favour of the flats @ 1750/sft. The advocate mentioned to the Hon'ble RERA about the outcome of the SGBM held through circulation vide letter dated 19.07.2020 in which voting on Supplementary agreement (fixed ^{not} proposal) with M/s Chinan Promoters Pvt. Ltd. was held. The Supplementary agreement was passed by 96 members out of the total 117 who participated in voting and the supplementary agreement contained that all flats will be of same type @ 1750/sft. The advocate also informed to

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AT _____

QUORUM

1 the RERA about the fresh proposal sought from all members for
2 flats @ 1450/sft and its outcome.

3 Keeping in view the directions of RERA, the advocate has
4 advised the managing committee to seek vote/opinion of the
5 remaining members i.e. (181-117), who did not participated
6 in the voting earlier.

7 After deliberations it was unanimously agreed that
8 fresh option be sought from all members on the issue of flats
9 @ 1750/sft

103. Tendering of lifts:

Proceeding and discussions,
From the comparative statement of tenders, the price quoted by
various tenderers are as under;

Conclusions and Resolutions

From the comparative statement of tenders, the price quoted by

S.No.	Name of Tenderer	Total price quoted for SITC of 18 No. lifts (Rs)	Total price quoted for Maintenance of 18 Lifts for 4 Years (Rs)	Total Price Quoted (Rs)	Position
1	M/S OTIS	3,82,26,184.00	Not quoted	—	—
2.	M/s Schindler	4,00,80,000.00	95,99,999.28	4,96,79,999.28	—
3.	M/S ThyssenKrupp (TKE)	4,04,52,000.00	Not quoted	—	—
4.	M/S Johnson	3,22,70,000.00	57,49,864.56	3,80,19,864.56	Lowest bidder

As noted in the earlier meetings all the above bidder's have put their own conditions different from that mentioned in the tender document issued by the Society, in respect of payment terms, submission of performance B.G, security deposit etc. As per decision in the last meeting negotiations were held by the committee on 05.12.2021 with the lowest bidder M/S Johnson in order to make them accept Society's tender conditions. In response they have agreed to the conditions partially. and communicated the same vide their revised offer letter dated 10.12.2021. The same is perused by the committee and noted that cond revised conditions

of M/s Johnson are better as compared to other bidders and also reasonable.

Accordingly, the committee unanimously decided to award the work of SITC of 18 Lift and its maintenance for 4 years to M/s Johnson at their quoted price and revised conditions.

4. Preparation and discussions on agenda points of next SGBM scheduled on 26.12.2021

Discussions were held on various preparatory works for the meeting. It was unanimously decided that the Jt. Secretary shall make arrangements for sitting of members/participants, tentage, vedigraphy, food etc. for the meeting. It was also decided that one more meeting of the managing committee be held on 18.12.2021 to give final touch to the arrangements of the SGBM.

5. Preparation of reconciliation meeting to be held with 14 respondents on 19.12.2021.

The president brought out that due to an unavoidable personal work on 19.12.2021, he would be unable to join the said meeting scheduled on 19.12.2021. After deliberations, the Jt. Secretary suggested that the meeting be rescheduled on 18.12.2021 at same time, so that the president is also available for the meeting. All agreed to the proposal and it was decided that communication to the 14 respondents/other concerned be sent today regarding the change in date of meeting.

6. Any other with the permission of chair:

6.1 Change of Nomination: Reference discussions under item 5.3 of the last MC meeting dated 05.12.2021, shortcomings in the applications for change in nomination by Smt. Shashi Gupta, Sh. M S Yadav and Sh. Yogesh Kumar Yadav were noted. The Jt. Secretary brought out that the shortcomings were conveyed to the above members and the same have since been complied/rectified by the above members. Accordingly, the request for change in nominations for above members be approved. The change in nominations as requested was approved by all.

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

Bharat Singh

Kiran Ram

Sankar Singh

Lalita Jain

MINUTES BOOK

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A MEETING OF DIRECTORS SHARE HOLDERS HELD ON 18 December (Saturday)
Managing Committee of the Society
 THE _____ DAY _____ OF _____

AT 11:00 AM at B-4, Vasant Kunj, New Delhi.

QUORUM

1	Sh. Bharat Singh Sehrawal	President	bs
2	Col. R S Rathore	Secretary	← R. S. Rathore
3	Sh. Anish Singh	Vice President	fish dn
4	Sh. Sukhbir Singh	Jt. Secretary	Sukhbir Singh
5	Sh. Omvir Singh	Member	omvir
6	Sh. Dinesh Vir	Member	amir
7	Sh. Azad Singh	Member	g. l. t. n.
8	Smt. Kisan Rana	Member	Kisan Rana
9			
10			

Proceeding and discussions

The managing committee of the society held its meeting at 11:00 AM on 18th December 2021 (Saturday) at the society office at B-4, Vasant Kunj, New Delhi under the chairmanship of the president Sh. Bharat Singh Sehrawal. He welcomed all to the meeting and commenced the meeting.

DISCUSSION ON AGENDA ITEMS

1. Confirmation of the minutes of last MC meeting held on 12.12.2021.

The president read out the minutes. After deliberations, the Jt. Secretary proposed to pass the minutes, which was seconded by Smt. Kisan Rana and the minutes were passed by all.

2. Reconciliation meeting with 14 Respondents

In response to the committee's request for the meeting dated 18.12.2021, three respondents e.g. Mukesh Kumar (M.NO. 49, R.NO. 2), Sh. Ravi ^{Kaul} Rajput (M.NO. 127, R.NO. 10) & Sh. Rishabh Garg (M.NO. 132, R.NO. 11) have communicated through email their inability to attend on 18.12.2021. Similarly Mrs. Ajaya Singh ^{Kaul} (M.NO. 166, R.NO. 15) has conveyed telephonically to the Secretary her inability to attend on 18.12.2021. All these have requested to reschedule the meeting. From the balance respondent's no one either came to attend the meeting or has sent any communication in this regard. Apart from the above,

none of the 14 respondents has communicated his/her demand/suggestion for reconciliation either through letter/email, as requested by the MC in its notice for the meeting.

After deliberations, it was unanimously decided that one more opportunity should be given to the respondents by rescheduling the meeting at 11:00 AM on 02.01.2022. A notice in this regard should be sent to all the respondents.

3. Preparations and discussion on agenda points of next SGBM scheduled on 26.12.2021.

The joint secretary confirmed that necessary arrangements for sitting, Mike, food, videography etc. have been kind up and shall be ensured. The Secretary suggested that food should be allowed only after the conclusion of the meeting.

On this it was unanimously decided that specific permission to start the food shall be taken by the caterer from the Secretary.

After discussion it was unanimously decided that apart from Agenda Point NO. 1, 5 & 7, which will be presented by the president, all remaining agenda points shall be presented by the Secretary. They should prepare accordingly.

4. Appointment of Society Accountant:

The matter was deliberated and it was noted that a suitable candidate is yet to be located for the society accountant. After discussion, it was unanimously decided that all members of the committee should make renewed effort to locate a suitable candidate for the post of accountant.

Saraswati®

A MEETING OF DIRECTORS SHARE HOLDERS HELD ON

THE _____ DAY _____ OF _____

AT _____

QUORUM

1 5. Any other with the permission of Chair.

2 5.1 Letter dated 07.12.2021 received from RCS office regarding
 3 appointment of Sh. Arun Kumar, DANICS (SDM-HR), Revenue
 4 department as an Inspecting Officer U/S 61 to conduct inquiry.
 5

6 The Secretary informed that the Society is in receipt
 7 of a letter F.NO.107338047/RCS/S-IV/856 dated
 8 07.12.2021 from the RCS on the subject cited above
 9 asking the Committee to co-operate with the Inspecting
 10 officer and provide all records to him as required.

Proceeding and discussions

The Committee perused the matter and unanimously
 decided that all necessary cooperation and information
 shall be provided by the managing committee.

5.2 Letter to M/s Chinan Promoter regarding completion of balance
 works in towers NO. 1, 2, 5 & 6

It was observed that certain works in Towers NO. 1, 2, 5 & 6
 are yet to be executed by the contractor, even though the same
 should have been completed much earlier as per the agreed program.
 It was unanimously decided that a letter should be written to
 the contractor in this regard.

5.3 Passing of bills of various agencies/vendors. The committee
 considered and unanimously passed the following bills of
 various agencies/vendors for payment.

S.No.	Name	Bill/Invoice No.	Bill Amount	TDS	Cheque Amount
1	4TH Dimension	21-22/21	3,85,073.00	32,633.00	3,52,440.00
2	Perfact Researchers Pvt Ltd	PRPL/2021-22/187	24,780.00	2,100.00	22,680.00
3	Perfact Solutions	PS/2021-22/217	59,000.00	5,000.00	54,000.00
4	Knowkrafts Minds Solutions Pvt Ltd	5	50,000.00	4,237.00	45,763.00
5	AHPN & Associates.	AHPN/N/21-22/143	3,540.00	300.00	3,240.00
6	AHPN & Associates.	AHPN/N/21-22/144	3,540.00	300.00	3,240.00
7	AHPN & Associates.	AHPN/N/21-22/145	11,800.00	1,000.00	10,800.00
8	AHPN & Associates.	AHPN/N/21-22/146	-	-	-
	Total		5,37,733.00	45,570.00	4,92,163.00

With the above, the meeting came to an end.

Bharat Singh

Pradeep

Pradeep

Pradeep

Pradeep

MINUTES BOOK

A MEETING OF DIRECTORS SHARE HOLDERS HELD ON 02nd January, 2022 (Sunday)
 THE Managing Committee of The Society DAY OF

AT 2:00 PM at B-4, Vasant Kunj, New Delhi.

QUORUM

- | | | | |
|----|---------------------------|----------------|----------------|
| 1 | Sh. Bharat Singh Sehrawal | President | bs |
| 2 | Col. R S Rathie | Secretary | bs |
| 3 | Sh. Anish Singh | Vice President | Anish |
| 4 | Sh. Gurbhish Singh | Jt. Secretary | Gurbhish Singh |
| 5 | Smt. Kiran Rana | Member | Kiran Rana |
| 6 | | | |
| 7 | | | |
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Proceeding and discussions

Conclusions and Resolutions

The managing committee of the Society held its meeting at 14:00 hrs on 2nd January 2022 (Sunday) at the Society office at B-4, Vasant Kunj. As per meeting notice, the time of meeting was 11:00 AM, however, the 2nd Agenda Point required a Reconciliation meeting with 14 members whose case is with the Tribunal. First the reconciliation meeting was held at 11:00 AM and it was followed by the MC meeting.

The meeting was held under the chairmanship of the president Sh. Bharat Singh Sehrawal, who welcomed all to the meeting.

DISCUSSIONS ON AGENDA ITEMS

- Confirmation of the minutes of the last MC meeting held on 18.12.2021.

The president read out the minutes of the said meeting. The joint secretary's proposal to pass the minutes was seconded by the Vice President and the minutes were confirmed by all.

- Reconciliation meeting with 14 Respondents

The MC held the meeting with the respondent's. Only three respondent out of the total 14 respondent's attended the meeting. Minutes of the reconciliation meeting are placed hereunder;

Page No.

Date: / /

Maharishi Dayanand CGHS Ltd.
B-4, Vasant Kunj, New Delhi

Dated 02 Jan, 2022

Subject: Reconciliation meeting with 14 Respondents
in Appeal Case No. 57 of 2017 MDCGHS V/S
RCS office in DCT.

ATTENDANCE

S.NO.	Name	Membership NO.	Signature
(A)	<u>Respondents:</u>		
1.	S/Sh. Rishab Garg (R.NO. 11)	132	Rishab Garg
2.	Mukesh Kumar (R.NO. 2)	49	Mukesh Kumar
3.	Ravi Kant Rajput (R.NO. 10)	127	Ravi K.
(B)	<u>Managing Committee:</u>		
1.	S/Sh. Bhawal Singh Seh- -rawal (President)	161	Bhawal Singh
2.	R. S. Rathor (Secy)	39	R. S. Rathor
3.	Sukhbir Singh (Jt. Secy)	28	Sukhbir Singh
4.	Dineshvir (Member)	17	Dineshvir
5.	Kiran Rana (Member)	157	Kiran Rana

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MINUTES BOOK

A MEETING OF DIRECTORS SHARE HOLDERS HELD ON _____

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Minutes of the Meeting

A reconciliation meeting in respect of the subject cited above is held at 11:00 hrs on 02 Jan 2022 in the Society office at B-4, Vasant Kunj, New Delhi.

The attendance of the Respondents and the Managing Committee members is given above.

At the outset the president welcomed all and mentioned that the committee is happy to meet the respondents as it will help in resolving the issues and lead to overall benefit of the Society.

DISCUSSION1. Issues raised by the Respondents

1.1 By Sr. Ravi Kant Rajput (R.NO.10)

1.1.1 On what basis/ground, the expulsion proceedings were initiated by the MC in the subject appeal?

1.1.2 On what basis is the MC charging Interest and Escalation from the members of the Society from 2009 till date?

1.1.3 What steps has the MC taken to maintain and check the quality of construction in the Society?

1.1.4 On what basis has the MC decided to construct all the flats of the Society @ Rs 1750/sft and

discarded the rate of @ Rs 1450/sft, which is also a contractual rate?

1.1.5 On what basis the MC has decided that the Tower No. 3 of the Society be allotted to the members opting for Rs 1450/sft construction?

1.1.6 What action has been taken by the MC on the Special Audit Report conducted for the Society on the complaint of Sh. ^{Ramchand} ~~Shamgar~~ Mittal & others?

1.2 Issues raised by Sh. Rishab Garg and Sh. Mukesh Kumar

Sh. Rishabh Garg and Sh. Mukesh Kumar mentioned that above mentioned issues raised by Sh. Ravi Kant Rayput are their issues as well.

1.3 All three respondents further mentioned that they may be allowed to submit more issues in writing. It was agreed by all that the respondents shall submit more issues, if any, in writing through email or submit to the society office in person on or before 05 Jan, 2022.

2. Response of the MC:

The MC appreciated all issues raised by the Respondent's and mentioned that a written response to all the issues raised by the Respondent's

MINUTES BOOK

A MEETING OF DIRECTORS SHARE HOLDERS HELD ON _____

THE _____ DAY _____ OF _____

AT _____

1 till 05.01.2022 shall be furnished to them
2 on or before by 12.01.2022.

3 The respondent brought out that once the
4 response of the MC is received by them, they
5 would like to furnish their rejoinders. It was
6 agreed by all that such rejoinder shall be
7 submitted by the respondents on or before 19.01.2022.

8
9 3. At the end, the president requested the
10 respondents to bring out a road map as to
how the project construction can be completed
and flats can be allotted to all members. To
this Sh. Richabh Garg brought out that they
would like to bring out their opinion on this
issue once they get the response of the MC
on issues raised by them.

4 The president thanked all for their time and
efforts to attend the meeting.

5 In respect of the issues mentioned at para 3 above
Sh. Richabh Garg & other respondents added that they
have an objection towards drawing a road map.
It is their opinion that first the MC and the
respondents herein should finish the

Page No.

Date : / /

Reconciliation process as directed by the Tribunal. In case after the reconciliation process, there is a meeting of minds between both the parties then they can look forward to drawing a road map.

Bharat Singh
(Bharat Singh Schrawat)

①

Ravi
127 m.v.

02.01.24

②

Rishab Gag
(RISHAB GAG)
(M.No. 132)

Sukesh Kumar
Kumar Ram

③

Mukesh Kumar
(MUKESH KUMAR)
(M.No. 49)

MINUTES BOOK

A MEETING OF DIRECTORS SHARE HOLDERS HELD ON

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13. Raising of 29th Demand of Construction Money: QUORUM

2 After discussions it was unanimously decided to raise the
3 29th demand amounting to Rs 5,00,000/- payable by
4 31st January 2022. The Secretary was requested to take further
5 needful action.

4. Appointment of Society Accountant:

7 The joint Secretary brought out that one person has
8 approached him for this post. The person possesses B. Com
9 qualification and has also knowledge of 'Tally'. After
10 discussions, it was unanimously decided that the

Proceeding and discussions

Secretary and the Joint Secretary will take his interview
and if found suitable, the person may be appointed
as Society Accountant.

Conclusions and Resolutions

5. Any other with the permission of Chair5.1 Applications for change of nomination

The Secretary brought out that application for change
of nomination from the following members have been
received.

Sh. Mehtab Saini

Smt. Saroj Kumari

Sh. Vikender Rath

It was further brought out that the proposed change in
nominations are within blood relations in all the cases.
The applications have been examined and found in order.
After deliberations, the applications were unanimously
approved and the Secretary authorized to take further
needful action.

5.2 Approval of draft letter for seeking opinions of flats
from 64 members

The Secretary brought out that in compliance of RERA
order dated 08.12.2021 in Complaint Nos 83 to 90 of 2020
the managing committee need to present another opportunity

to the remaining members to give their option for type of construction of flats.

The draft of the letter was presented for approval as under:

To,

*Draft to be passed on
the MC meeting dated
02.01.2022.*

Sub: Construction of 181 No. Flats of Maharishi Dayanand Co-operative Group Housing Society Ltd., B-4, Vasant Kunj New Delhi. - Regarding choice of type of Flat.

Dear Members,

1. Please refer to the society's letter no. MDCGHS/20/95 dated 19.07.2020 through which an SGBM through circulation was held due to the then prevailing restrictions of COVID-19 pandemic, wherein Member's vote on three agenda points was sought.
2. Under the Agenda Point No. 3 of the aforesaid SGBM, members were requested to approve the fixed cost proposal of M/S Chinar Promoters Pvt. Ltd. Draft of the Supplementary Agreement proposed to be entered with M/S Chinar Promoters Pvt. Ltd. in respect of their agreement dated 23.09.2009 with the Society for construction of the project along with Work Program and Construction Linked Payment Plan was attached therewith.
3. As per clause no 7.5 of Supplementary Agreement, it was mentioned that under the fixed cost of Rs 1.18 crore per member, finishing in all the flats shall be kept uniform i.e., as envisaged for flats @ Rs 1750.00 per sqft under the main agreement dated 23.09.2009.
4. The proposal of the Supplementary Agreement and in turn the type of construction of flat was approved by 96 members out of the total 117 members who participated/voted on the above-mentioned Agenda Point No. 3. The remaining 64 members did not participate in voting on this Agenda Point.
5. Now, pursuant to the order dated 08.12.2021 passed by the Hon'ble Real Estate Regulatory Authority in Complaint Nos. 83 to 90 of 2020,

MINUTES BOOK

A MEETING OF DIRECTORS SHARE HOLDERS HELD ON _____

THE _____ DAY _____ OF _____

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2.

the managing committee of the Society is presenting another opportunity to the remaining 64 members to give their option for type of construction of flats.

6. Your 'Choice of Flat' filled and **Annexure - I** enclosed herewith and duly signed should reach the Society Office on or before 22.01.2022 at the following address either by Speed Post OR In Person OR through E-mail.

Address for Post

The President/Secretary

Maharishi Dayanand Cooperative Group Housing Society Ltd.

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

Vasant Kunj, New Delhi - 110070.

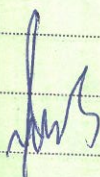
Email Address: mdcghs1175@gmail.com

Thanking you and earnestly seeking your participation on the above agenda for choice of type of flat.

Yours Sincerely

The committee after perusal of draft letter, unanimously approved the same and requested the Secretary to send it to the concerned members under his signatures.

With the above, the meeting came to an end. The chairman conveyed thanks to all present.

 Sukhdev Singh

 Kiron Rane

MINUTES BOOK

A MEETING OF DIRECTORS SHARE HOLDERS HELD ON held on 23rd January 2022 (Sunday)
 THE Managing Committee of the Society DAY OF

AT 11:30 AM at B-4, Vasant Kunj, New Delhi.

QUORUM

1	Sh. Bharsat Singh Sehrawal	President	<u>hs</u>
2	Col. R. S. Rathee (Retd.)	Secretary	<u>[Signature]</u>
3	Smt. Lalita Jain	Treasurer	<u>Lalita Jain</u>
4	Sh. Sukhbir Singh	Jt. Secretary	<u>[Signature]</u>
5	Sh. Omvir Singh	Member	<u>Om Singh</u>
6			
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Proceeding and discussions

Conclusions and Resolutions

The Managing Committee of the Society held its meeting at 11:30 AM on 23rd January 2022 (Sunday) at the Society office at B-4, Vasant Kunj under the Chairmanship of the president Sh. Bharsat Singh Sehrawal. He welcomed all members to the meeting and commenced the same.

DISCUSSIONS ON AGENDA ITEMS

1. Confirmation of the last mc meeting's minutes held on 02 January 2022.

The president read out the minutes, Thereafter the Joint Secretary's proposal to pass the minutes was seconded by the Secretary and the minutes were confirmed by all.

2. Review of ongoing works of the Society Project.

The committee members perused the ongoing works. The main contractor m/s chinna Promoters has taken up flooring work and finishing in the shell under Block No. 5 & 6. Apart from that he is working on the electric sub-station, finishing works in Tower No. 5 & 6 and other miscellaneous works.

UPVC door/window works by m/s fenesta has been substantially

completed in 4 Towers i.e. Tower Nos. 1, 2, 5 & 6. Fire Fighting works are in progress.

The committee members noted that for want of sufficient funds, it is unable to take up other remaining works under the scope of the Society and shall take them up depending upon the availability of funds i.e. payment by members.

3. Review of rejoinder received from respondents after reconciliation meeting of 02 January 2022 in case of appeal no. 57 of 2017 before cooperative Societies Tribunal.

The Secretary read out the rejoinder and it was noted that there is hardly any scope for reconciliation with the respondent, the committee should proceed accordingly. However, keeping in view the request made by the respondents, one more reconciliation meeting may be held. It was unanimously decided that the Secretary should send a letter to the respondents inviting them for a meeting on 30 January 2021.

4. Appointment of Society Accountant.

The Secretary informed that Sh. Rajesh Kumar Pandey has withdrawn his case filed against the Society in Patiala House Court and has submitted an affidavit that he will have no claims against the Society. The case has also been dismissed by the Hon'ble Court. Sh. Pandey has also submitted an application for appointment as Accountant. The Secretary proposed that keeping in view that Sh. Pandey is B.Com., has good knowledge of Tally Software and well experienced in Society work may be appointed as Accountant. The proposal was seconded by Sh. Sukhbir Singh and passed by all. As regards salary of Sh. Pandey, after discussion it was unanimously decided that Sh. Pandey shall be given a ^{total} salary of Rs 29,000/- per month i.e. monthly salary of Rs 27,000 + Rs 2,000 conveyance. The Secretary was requested to issue appointment letter to Sh. Pandey, accordingly.

5. Any other with the permission of the chair.

5.1. The Secretary informed that 3rd RA bill of M/S Fire Protection System for providing fire fighting

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A MEETING OF DIRECTORS SHARE HOLDERS HELD ON

THE _____ DAY _____ OF _____
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QUORUM

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Proceeding and discussions

Conclusions and Resolutions

works has been passed by the Society Architect and Society Chartered accountant. The details are as below:

Total amount passed — Rs 53,94,280.00

T.D.S — Rs 96,326.00

Cheque Amount — Rs 52,97,954.00

Ruppes Fifty Two Lakh Ninty Seven thousand Nine Hundred Fifty Four only.

The secretary's proposal to pass the bill was seconded by the Treasurer and approved by all.

With the above, the meeting came to an end.

Bhasa Singh

Suleman Singh

Ravita Jain

On Singh

MINUTES BOOK

A MEETING OF DIRECTORS SHARE HOLDERS HELD ON Managing Committee of the Society held on 30.01.2022 (Sunday)
THE _____ DAY _____ OF _____

AT 11:00 AM at B-4, Vasant Kunj, New Delhi

		QUORUM	
1	Sh. Bharat Singh Sehrawal	President	<u>Bs</u>
2	Mr. Col. R. S. Rathore (Retd.)	Secretary	<u>Sam</u>
3	Sh. Anish Singh	Vice President	<u>Ans</u>
4	Smt. Lalita Jain (Joined late)	Treasurer	<u>Lalita Jain</u>
5	Smt. Kiran Rana (-do-)	Member	<u>Kiran Rana</u>
6	Sh. Sukhbir Singh	Jt. Secretary	<u>Sukhbir Singh</u>
7			
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Proceeding and discussions

The managing committee of the Society held its meeting at 11:00 AM on 30 January 2022 (Sunday) at the Society office at B-4, Vasant Kunj, New Delhi-70 under the chairmanship of the president Sh. Bharat Singh Sehrawal. He welcomed all members to the meeting and commenced the same.

DISCUSSIONS ON AGENDA ITEMS

1. Confirmation of the minutes of last MC meeting held on 23.01.2022.

The president read out the minutes. Thereafter the treasurer's proposal to pass the minutes was seconded by Smt. Kiran Rana and the minutes were passed by all.

2. To attend reconciliation meeting with respondents

The reconciliation meeting was also attended by the committee member, Sh. Dineshvir, who left after the reconciliation meeting. Smt. Lalita Jain, Treasurer and Smt. Kiran Rana did not attend the reconciliation meeting, since they joined late.

Minutes of the reconciliation meeting are placed below.

Date : / /

Subject: Reconciliation meeting with 14 Respondents
in Appeal Case NO. 57 of 2017 MDCGHS
V/S RCS office in DCT.

S.No.	Name	Membership No.	Signature
(A)	<u>Respondents</u>		
1.	S/sh. Rishab Garg (R.No. 11)	132	Rishab Garg
2.	" Mukesh Kumar (R.No. 2)	49	Mukesh Kumar
3.	Ravi Kaul Rajput (R.No. 10)	127	Ravi Kaul
(B)	<u>Managing Committee</u>		
1.	S/sh. Bharat Singh Sehrawal (President)	161	Bs
2.	R. S. Rothee (Secy)	39	R. S. Rothee
3.	Sukhbir Singh (Jt-Secy)	28	Sukhbir Singh
4.	Anish Singh (Vice Presi) dual	163	Anish Singh
5.	Dinesh Vir (Member)	17	Dinesh Vir

MINUTES BOOK

A MEETING OF DIRECTORS SHARE HOLDERS HELD ON _____

THE _____ DAY _____ OF _____

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Page No. 7

Date: / /

Minutes of Meeting

1. The president welcomed all and commenced the meeting.

2. The president read out the last para of the order dated 10.03.2017, wherein the expulsion proceedings of the respondent defaulters was rejected by the then Special Registrar, RCS, GNCTD. While the last para rejected the expulsion proceedings, the second last para of the order read, 'So it will be appropriate that one opportunity is given to members to clear the dues'.

Drawing reference from this para, the president mentioned that though the then MC had asked the respondents to clear the dues, so far they have not made any payment even a time of about 5 years has elapsed. He further asked the respondents if they have any plans to clear their dues. If yes, then;

(i) By what time, and

(ii) If they have any condition(s) to clear the dues, what are those?

Page No. (8)

Date: / /

3. After deliberations, the respondents replied as under.

That they are ready to make the payment; subject to:

- (i) That interest and price escalation should be charged from the date of receiving approval of plans of 4 BHK flats plus all the requisite NOCs including the environmental clearance received on 30.04.2019.
- (ii) That the issue of earmarking Tower No. 3 for flats @ 1450 per sq ft be clarified.
- (iii) That the MC should take appropriate action on the special Audit Report and proceed as per law against the people named/found guilty under such report.
- (iv) That other grievances as raised by them in their rejoinder be addressed.

4. Sh. Dineshvir, who is a member of the managing committee ^{as well as the respondents} brought out that the Society did not have the mandate to levy interest as per rule 32 of DCS Rules, 2007 and escalation on its

MINUTES BOOK

Sarawati®

A MEETING OF DIRECTORS SHARE HOLDERS HELD ON _____

THE _____ DAY _____ OF _____

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members. In the present case rule 32 of DCS Rules, 2007 and escalation is not applicable in the light of facts and circumstances already mentioned in the proceeding paragraphs of this reply. The management did not follow the basic provision of the DCS, Act 2003 i.e. Section 92, hence in absence of a sanction plan by local authority and NOC's by the local body levying of interest and escalation on members from 2009 onwards till 2018/2019 is illegal and arbitrary.

5. The respondents brought out that the video recording of the first meeting and copy of minutes of both the meetings may be provided to them. The committee agreed to provide the same.

6. With the above, the meeting came to an end. After signing of the minutes by all, copy of the minutes of both the meetings were provided to the respondents.

Bharat Singh
(Bharat Singh Sarawati)

MUKESH KUMAR

M.No. 49

Rajkumar

Mukesh Kumar

Rishab Garg

30-01-22

Rishab Garg

M.N. 132

RISHAB GARG

M.No. 132

mds

Rishab Garg

Rishab Garg

30/01/2022

Sushil Kumar

3. Review of Bank Guarantees of Society Contractor/Vendors

The Secretary briefed about the status of various bank guarantees submitted by the contractors/vendors as under:

Details of Bank Guarantee(s)							
S. No.	Name of Contractor	Date Of BG	Reference No. of BG	Purpose of BG	Amount of BG	Validity	Bank
1	M/S Fenesta Building System	15.10.2020	0960120BG0000301	Against 5% of Retention money	28,04,577.00	04.12.2022	State Bank of India
2	M/S Fenesta Building System	30.01.2021	316020793188-LN	Against 5% of Performance Security	28,04,577.00	31.01.2022	Standard Chartered
3	M/S Fenesta Building System	01.02.2022	Extended BG 316020793188-LN	Against 5% of Performance Security	28,04,577.00	01.08.2022	Standard Chartered
4	M/S Fire Protection System.	23.04.2021	BG-00750IG21000000	Against 5% Performance Security	13,29,152.00	05.10.2022	Indian Bank
5	M/S 4TH Dimension	02.09.2020	027GT02202460001	Against 5% Performance Security	2,50,000.00	31.07.2021	HDFC Bank

After perusal of the matter, it was unanimously resolved that the Secretary, with the help of the Society civil engineer shall keep a watch on the BGs and take needful action in cases of any requirement of the extension of the BGs.

4. Any other with the permission of the Chair

4.1 Issue of appointment letter to Sh. Rajesh Kumar Pandey

The Secretary informed that in compliance of the committee's decision in its meeting dated 23.01.2022, appointment letter to Sh. Rajesh Kumar Pandey as Accountant has been ^{prepared.} ~~sent~~ vide letter ^{dated} ~~dated~~ 31. Draft of letter was put up for approval. After perusal, the committee approved the draft unanimously and requested the Secretary to issue the same.

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AT 4.2 Purchase of one laptop and other office equipment/furniture

QUORUM

1 The Secretary brought out that there is an immediate
 2 need to procure one laptop for use of the Society account-
 3 ant. He also brought out that one file cabinet, one
 4 small almirah and one electric oven are also
 5 required urgently for the Society office. After discussions
 6 the vice president proposed that a Subcommittee of
 7 the Secretary, the Jt. Secretary and the Society engineer
 8 may be approved for spot purchase of these items.
 9 The proposal was seconded by Smt. Kisan Rana and
 10 approved by all. The Secretary was requested to

Proceeding and discussions

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procure the above items and keep a record of
 the same in the Asset register.

4.3 Applications for nomination within blood relations

The Secretary brought out that following three
 applications have been received from members
 for nomination within blood relation.

S. No.	Name of Member	M. NO.	Name & Relation of Nominee	% Share
1.	Dr. Gyanendra Kumar	30	Purnima (wife)	100%
2.	Shri Kishan Goel	125	Bala Rani Goel (wife)	100%
3.	Azad Singh Rather	52	Kamlesh Rather (wife)	100%

Applications were perused by the committee and found to be in order. Accordingly the applications were approved, unanimously. Secretary was requested to take further action in the matter.

4.4 Issue of Letter of Acceptance (LOA) to M/s Johnson Lifts (P) Ltd. for Providing, installation, testing commissioning and maintenance of 18 no. lifts.

The Secretary briefed the committee, that as a result of the open tendering, M/s Johnson Lifts (P) Ltd., being the lowest and technically qualified bidder was proposed to be appointed for the work. However, during discussion on the proposal in the general body meeting dated 26.12.2021, some of the members raised apprehensions about the quality of lifts to be provided M/s Johnsons. Accordingly it was decided that matter will be reviewed with the help of the two experts nominated by the general house, namely Sh. Keshav Gaur and Sh. Vikram Singh. Subsequently, the nominated experts have given their inputs. While Sh. Gaur, after due diligence, has recommended to go with M/s Johnsons, Sh. Vikram is yet undecided even though all his technical queries have been responded to. Not to mention that Sh. Vikram is an employee of another lift company which also participated in the tender but were unsuccessful being higher in price.

The Secretary proposed that keeping in view the overall facts on record and the urgent requirement of the lifts in the project, Letter of Acceptance may be issued to M/s Johnsons. He further mentioned that draft of the Letter of Acceptance has also been prepared to this effect.

The committee perused the matter and unanimously decided to issue the Letter of Award to M/s Johnsons Lifts. It was also decided that the Secretary shall also inform the two experts nominated by the general house in this regard. The draft of the LOA approved for issue is as follows:

MINUTES BOOK

A MEETING OF DIRECTORS SHARE HOLDERS HELD ON _____

THE _____ DAY _____ OF _____

AT _____

To

Draft

M/s Johnson Lifts (P) Ltd.
147, Udhog Vihar, Phase - I,
Gurugram, Haryana - 122016
Email: delhi@johnsonliftsltd.com

Letter of Acceptance

Sub: Providing, installation, testing, commissioning and maintenance of 18 nos. lift at Maharishi Dayanand Cooperative Group Housing Society Ltd. at B-4, Vasant Kunj, New Delhi-110070

Reference:

- (i) Your tender submitted for the subject work vide letter no. JL/59/DL01/00304/E dated 30.10.2021.
- (ii) Your revised offer under letter No. JL/59/DL01/00304/E dated 10.12.2021 submitted vide email dated 10.12.2021 after meeting held with MC at site on 05.12.2021.
- (iii) Society's email dated 27.01.2022 seeking clarifications on certain issues.
- (iv) The clarifications furnished by you vide email dated 28.01.2022.

Sir,

We are pleased to inform you that your tender for the subject work submitted vide above cited references has been accepted by Maharishi Dayanand Cooperative Group Housing Society (MDCGHS) Ltd., for your total quoted price of Rs. 3,80,19,865.00 (Rupees Three crore, eighty lakhs, nineteen thousand, eight hundred sixty-five only), which shall be inclusive of applicable GST and any other tax levied by the Local/State/National government.

You are requested to furnish an irrevocable bank guarantee for an amount equivalent to 3 % (three percent only) of the total contract price towards Performance Security within 15 (fifteen) days of issue of this letter. The validity of the bank guarantee shall be as mentioned in the tender conditions. The format of the bank guarantee(s) shall be got approved from the Society.

page 2 of 2

The total work shall be completed within 10 (ten) months from the date of commencement, which shall be reckoned from 7 (seven) days from the date of issue of this letter. The work pertaining to phase - I shall be completed within 5 (five) months as mentioned in the tender conditions. You are requested to submit a Work Program in the form of a Bar Chart within 7 (seven) days from the date of issue of this letter, showing start and completion of various activities under various phases of work as well as the total work.

You are also requested to attend the Society's office within seven days after submission of the performance bank guarantee for execution of the formal agreement. Kindly note that this Letter of Acceptance shall constitute a binding contract between us pending execution of the formal agreement.

This letter of acceptance is sent to you in duplicate and you are requested to return without delay one copy of the letter duly signed and stamped, as a token of your acknowledgement.

Thanking you

Yours sincerely

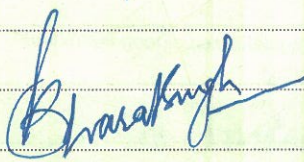


(R S Rathee)
Lt Col, Retd.
Secretary, MDCGHS Ltd.

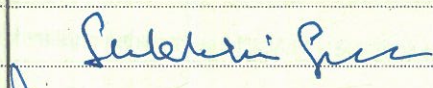
M/S 4th Dimension.

For information please.

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



 Karam Rana



 Rishi Jain

MINUTES BOOK

A MEETING OF DIRECTORS SHARE HOLDERS HELD ON 13 FEB 2022 (SUNDAY)
 THE MANAGING COMMITTEE OF THE SOCIETY
 DAY _____ OF _____
 AT 11:00 AM AT SITE OFFICE, B-4, VASANT KUNJ, NEW DELHI - 110070.

QUORUM

1	Sh. Bharat Singh Sehrawal	President	<u>BS</u>
2	Mr. Col R S Rathie	Secretary	<u>[Signature]</u>
3	Sh. Anish Singh	Vice President	<u>[Signature]</u>
4	Smt. Lalita Jain	Treasurer	<u>Lalita Jain</u>
5	Smt. Kisan Rana	Member	<u>Kisan Rana</u>
6	Sh. Sukhbir Singh	Jt. Secretary	<u>Sukhbir Singh</u>
7	Sh. Omvir Singh	Member	<u>Om Singh</u>
8			
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Proceeding and discussions

Conclusions and Resolutions

The managing committee of the Society held meeting at 11:00 AM on 13-02-2022 (Sunday) at the Society office at B-4, Vasant Kunj New Delhi under the chairmanship of the president Sh. Bharat Singh Sehrawal; who welcomed all members to the meeting.

DISCUSSIONS ON AGENDA ITEMS1. Confirmation of the minutes of the last meeting held on 30.01.22

The president read out the minutes. Smt. Kisan Rana's proposal to pass the minutes was seconded by Sh. Anish Singh and the minutes were passed by all.

2. Review of Construction:

The president briefed about the construction as under:

(a) By M/S Chinan Promoters (P) Ltd:

Flooring and interior works in Tower No. 5 & 6

External plaster in Tower No. 4

Other miscellaneous works

(b) By M/S Fire Protection System

Providing and laying of M.S. net wires in Towers

Providing and laying of pumps in the pumping room

Other miscellaneous works

(c) By M/S Fenesta Building Systems

Providing and fixing of UPVC door windows in Towers 5 & 6

The Secretary brought out that progress of works, in general is quite slow as compared to the planning, primarily on account of the following;

- Non payment/delay in payment by a number of member resulting in non-availability of funds
- Deployment of inadequate resources by the main contractor M/S Chinan Promoters.
- The progress of works in UPVC door/window fixing and the fire fighting works is slow due to non-availability of work fronts on account of non-completion of works by the main contractor.

After deliberations, it was unanimously decided to (i) keep communicating with the main contractor, verbally and through letters to expedite the progress and (ii) to keep motivating members through informal communication as well as initiate action as per DCS Act and Rules for persistent defaulters.

3. Review of Payment by Members:

The Secretary put up the status of payment by members as under;

Total demands raised so far towards construction money — 29

Payment by members

- up to 29 th demand	82
- up to 28 th demand	89
- up to 27 th demand	96
upto 26 th demand	108
upto 25 th demand	110
upto 24 th demand	115
upto 23 th demand	119
upto 22 nd demand	125
upto 21 st demand	141
Less than 21 st demand	40

The vice president proposed that the committee should invite the defaulter members, informally, to appraise their concerns i.e. reasons for non-payment and make efforts to take them on board so as to motivate them to pay and reduce differences. The proposal was agreed by all and the Secretary was requested

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THE _____ DAY _____ OF _____

AT to initiate action.~~QUORUM~~1 4. Review of Court Cases and Complaints.2 The Secretary presented the list of ongoing cases of
3 the Society in various courts as under.

S. No.	Name of Court	Name of Advocate	Name of Case
1	Delhi High Court	Sh. Ashish Mohan	Maharishi Dayanand CGHS Ltd Vs. Khurmi Associates (p) Ltd.
2	Delhi High Court	Sh. Akhil Sachar	Maharishi Dayanand CGHS Ltd Vs. Sh. Devender & Anr.
3	Delhi High Court	Sh. Vardhman Kaushik	Maharishi Dayanand CGHS Ltd Vs. Sh. Dinesh Vir (RTI order 2109)
4	Delhi High Court	Sh. Vardhman Kaushik	Maharishi Dayanand CGHS Ltd Vs. Sh. Dinesh Vir (RTI order 2111)
5	Delhi Patiala Court	Sh. Akhil Sachar	Sh. Rajesh Pandey Vs. Maharishi Dayanand CGHS Ltd.
6	National Consumer Disputes Redressal Commission	Sh. Ashish Mohan	Simmi Kapur, Manohar Verma and Anr. v/s RCS
7	Delhi Cooperative Tribunal	Sh. Akshit Mago	Old 14 members case Appeal No. 17 of 2017
8	Delhi Cooperative Tribunal	Sh. Akshit Mago	new 24 members case Appeal No. 93 of 2021
9	Real Estate Regulatory Authority	Sh. Akshit Mago	QPR Quarries Case F1/28/PR/2017
10	Real Estate Regulatory Authority	Sh. Akshit Mago	Complaint Case of 8 members, Complaint No. 83 to 90/2020

He further mentioned that in the month of Feb 2022, following hearings are scheduled:

Item at S.No. 6 - On 18.02.2022

Items at S.No. 7 & 8 - On 15.02.2022

It was also briefed by the Secretary that all requisite information has been provided to the advocates in respect of the above.

5. Payment to M/s Chinai Promoters (P) Ltd.

Payment against 6th RA(SA) bill of M/s Chinai promoters was discussed and approved unanimously as under;

- Total amount of payment passed by Architect, Engineer and the CA	Rs 4,54,46,905.00
- Less TDS	7,70,287.00
- Less Security deposit	19,25,716.00
- Payment to be with held on account of the works executed in Tower No 3 & 4 contrary to the instructions	1,27,82,055.00
Net amount to be paid	2,99,68,847.00

6. Any other with the permission of Chair

6.1 Payment of bills of agencies other than M/s Chinai Promoters (P) Ltd.

The following payments, under this agenda item, were discussed and approved unanimously

S.No.	Name	Bill/Invoice No.	Bill Amount	TDS	Cheque Amount
1	S. K. Security Services	16	33,040.00	280	32,760.00
2	AHPN & Associates.	AHPN/N/21-22/205	1,770.00	150	1,620.00
3	AHPN & Associates.	AHPN/N/21-22/210	1,770.00	150	1,620.00
4	AHPN & Associates.	AHPN/N/21-22/210	1,770.00	150	1,620.00
5	AHPN & Associates.	AHPN/N/21-22/219	1,770.00	150	1,620.00
6	M/S Fenesta Building Systems	11TH RA Bill	29,46,858.00	49,842.80	28,97,015.20

6.2 Email received from Sh. M. NO. Sharma (M. NO. 201) in respect of award of work for lift

The Secretary informed that an email dated 12.02.2022 has been received from Sh. M. NO. Sharma. The contents of the email are given hereunder.

A MEETING OF DIRECTORS SHARE HOLDERS HELD ON _____

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Gmail - Subject:- Installation of lift in society.

Maharishi Dayanand <mdcghs1175@gmail.com>

Gmail

2/12/22, 6:18 PM

Subject:- Installation of lift in society.

1 message

madhav Sharma <smadhav27@gmail.com>

To: mdcghs1175@gmail.com

Sat, Feb 12, 2022 at 3:41 PM

Sir,

As you are aware that a proposal was given by President of society in last SGBM in r/o installation of Johnson's lifts in society towers. This matter was discussed in length among the present members and found that the proposed lifts are not as per specified norms, which are required in our society so it was decided that we should not proceed for the said Johnson lifts at present. It was also decided in SGBM that two technical persons Sh. Vikram Singh and Mr. Gaur were appointed to into the matter and will assist the management to select the suitable and proper branded lifts with the latest technology.

Now we have come to know that the observations given by Sh. Vikram Singh about poor quality of Johnson's lifts, have been ignored by the managing committee and Sh. Sehrawat president of society is adamant to install the said Johnson lifts. The reason is best known to him.

So you are requested to reconsider the matter and put the lifts of better quality as suggested by Sh. Viram Singh a technical person who is working in the same field. Otherwise the members will be forced to take some action.

It is again requested that these Johnson's lifts should not be installed in society towers in any circumstances.

Thanking you.

Sincerely yours,
M. N. Sharma

Meb. No. 201 Old no. 123

Res. C-7, S/F, South Extension-2.

New Delhi-110049

Mb. 9350833224

The committee perused the contents of the email and noted

- That the email is grossly inconsistent with the records/facts.
- That the allegation made by Sh. Sharma are devoid of any merit and motivated. If left unaddressed, these have it has potential of damaging the interest of the society.

After discussions, it was unanimously decided that suitable action in accordance with the provisions of relevant DCS Act and Rules be initiated against Sh. Sharma.

However, before taking the action, Sh. Sharma should be issued Show Cause Notice(s) as per DCS Act. 80 that Sh. Sharma gets opportunity to substantiate his case/submit his response. The Secretary was requested to take needful action.

With the above, the meeting came to an end.

Bharadwaj
Overleaf

Sukumar Sen Kisan Raza

Santa Ram

Serial
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