

# The Kunj Vihar

Co-operative Group Housing Society Ltd.

Plot No. 19, Sector - 12, Dwarka, New Delhi - 110 075 ☎ : 49122808

13/05/2018

## NOTICE

A Special General Body Meeting will be held on Sunday, the **27<sup>th</sup> May 2018** at **4:00 PM** in the Society premises to discuss the following agenda items:

1. Finalization of electoral rolls for conducting election in the Society.
2. Any other item with the permission of the chair.

Agenda note for the items will follow shortly.

All members of the society are requested to kindly make it convenient to attend the meeting.

  
(SRINIVASA RAO Y)

ADMINISTRATOR CUM RETURNING OFFICER

Copy to:

1. All Members of the Society.
2. Notice Board of the Society.
3. Asstt. Registrar (Section-IV) O/o the Registrar Co-op. Societies, Parliament Street, New Delhi-110001.

Special Note: The Special General Body Meeting of Society shall start at 4 PM on 27.05.2018 in the premises of the Society i.e. Plot No. 19, Sector-12, Dwarka New Delhi. The quorum of the meeting will be observed for Half an Hour i.e. 4:00 PM to 4:30 PM and incase the quorum of the meeting is not completed upto 4:30 PM, the meeting shall be adjourned for 15 minutes i.e. 4:30 PM to 4:45 PM. The adjourned meeting shall take place from 4:45 PM on the same day and at the same place for which no quorum shall be necessary in terms of Rule 48(3) of DCS Rules, 2007.

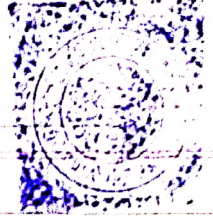
  
(SRINIVASA RAO Y)

ADMINISTRATOR CUM RETURNING OFFICER



[ 27 May-2018  
Special General Body Meeting ]

(10)



[ The Special General Body Meeting of the Kirti Vihar CGHS Ltd., Plot No-19, Sec-12, Dwarka New Delhi - 110078, held on 27th May-2018 at 4pm at the site of the Society and the following Members are Present:- ]


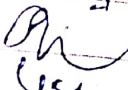
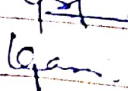
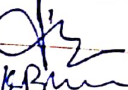
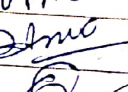
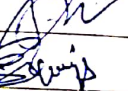
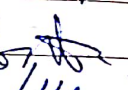
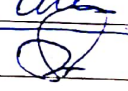
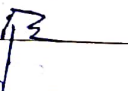

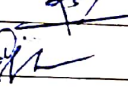

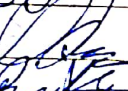
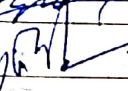

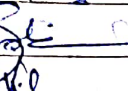
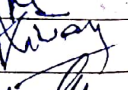
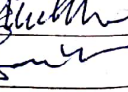
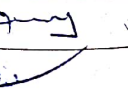
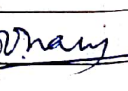

S.No	M.NO	MEMBER'S NAME	Signature
1	752	Virek Pathak	
2	675	Dr. Jagmohan Rai	
3	629	VIRENDER SINGH	
4	63799	Ramesh Kher	
5	727	Shashank Kumar Chaudhary	
6	578	KAMAR KR GUPTA	
7	631	Mr. A.M. Jha & Kavita Jha	
8	733	Sunil Wasan	
9	723	SANDEEP GARG	
10	641	KR Ravindra Kumar	
11	701	Ashis Banerjee	
12	636	Shalendra Mahawar	
13	652	Anadi Gupta	
14	525	Dr. R.N. Kalita	
15	746	Arati Dutt	
16	635	Dr VSP Srivastava	
17	754	Sudarsan K. Saini	
18	588	Arun Kumar Roy	
19	735	Ravleen Kaur	
20	709	P. Vijay Sathy	
21	744	Raj Kumar	
22	622	Yash Vardhan	
23	730	HAKUMAT RAO	
24	547	Neena Kapoor	



27<sup>th</sup> May. 2018

# Special General Body Meeting

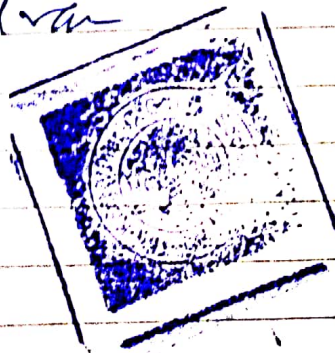
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S.No.	H.No.	Flat No.	Name of Member	Signature
25	566	B-22	SANGEET BARNWA	
26	715	A-71	Shalini Gupta	
27	729	C-107	G. S. Nagi	
28	566	C-66	Dr. K. Ashtekar	
29	725	A-52	Sukash Rayan	
30	597	A-35	KAUSHLYA BHATTIA	
31	630	C-67	Dr. H. Doss	
32	C-102	C-102	Usho Miran Upadhyay	
33	300	B-32	Srinidhi Singh	
34	705	A-42	Jatinder Singh	
35	571	C-107	A. K. KALOOK	
36	552	A-64	SANJEEV KUMAR	
37	551	C-75	R. K. Choudhary	
38	660	A-87	Vijay Krishna Vani	
39	718	C-31	Sushil Thakur	
40	375	B-54	Kishore Saxena	
41	677	A-03	CM SADDU	
42	716	A-24	K. P. Sharma	
43	764	A-57	Sahil W	
44	583	C-72	Prasanna Barnwal	
45	509	A-27	Dr. Anand	
46	562	B-55	J. K. Singh	
47	731	A-102	Premla Sharma	
48	741	A-101	Brig Harish Kukreja	
49	736	A-11	Srinidhi Kan	
50	595	B-101	P. K. Sahoo	
51	569	C-15	S. K. Dikran	
52	537	C-87	ARON K. KUSHAGASTHA	
53	671	C-41	Janabhat (C6B)	
54	680	A-82	Kaushal Kishor	
55	683	B-31	Raman Singh	
56	574	C-46	Poonam Bhutani	

22<sup>nd</sup> Nov. 2018  
 District General Body Meeting

(12)

Sl. No.	Sl. No.	MEMBER'S NAME	Signature
87	577	A.K. Halchij 3. B-106	27/11/18
88	<del>578</del>	A. P. - Gendia - 100 A-92	27/11/18
89	672	Veeru Chughu Chandel C-23	Veeru
90	567	Ashok Kumar, C-101 A-17	Ashok Kumar
91	724	ASHOK KASHIHA C-4	Ashok
92	585	K. J. S. S. P. A. J. of	K. J. S. S. P. A. J. of
93	590	MANISH L. L. P. A.	Manish
94	573	Donald D. D. D.	Donald
95	594	ASHOK KUPTA	Ashok
96	620	Deepak Kumar	Deepak
97	495	Vandana Singhal	Vandana Singhal
98	677	Jagan Tiwari	Jagan
99	670	V. SURESH KUMAR	V. Suresh Kumar
100	100/101	Angeli Singh	Angeli
101	688	Vimal K. K.	Vimal
102	751	C-21, A. Prasad	A. Prasad
103	593	B. J. K. K. K.	B. J. K. K. K.
104	531	D. D. D. D. D. B-34	D. D. D. D. D.
105	A/S/No	Dr. SUDODH K. Gupta B-75	Dr. S. Gupta
106	106/107	Anurag K. K.	Anurag
107	B-73	Deepthi Chandra	Deepthi
108	C-73	Sanjay K. Singh - 665	Sanjay
109	C-55	Rohit Chandra	Rohit
110	C-86	Ramachandran	Ramachandran
111	601		





# The Kunj Vihar

Co-operative Group Housing Society Ltd.

Plot No. 19, Sector - 12, Dwarka, New Delhi - 110 075 ☎ : 49122808

13/05/2018

## NOTICE

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Agenda note for the items will follow shortly.

All members of the society are requested to kindly make it convenient to attend the meeting.

  
(SRINIVASA RAO Y) 13/5/18

ADMINISTRATOR CUM RETURNING OFFICER

Copy to:

1. All Members of the Society.
2. Notice Board of the Society.
3. Asstt. Registrar (Section-IV) O/o the Registrar Co-op. Societies, Parliament Street, New Delhi-110001.

Special Note: The Special General Body Meeting of Society shall start at 4 PM on 27.05.2018 in the premises of the Society i.e. Plot No. 19, Sector-12, Dwarka New Delhi. The quorum of the meeting will be observed for Half an Hour i.e. 4:00 PM to 4:30 PM and incase the quorum of the meeting is not completed upto 4:30 PM, the meeting shall be adjourned for 15 minutes i.e. 4:30 PM to 4:45 PM. The adjourned meeting shall take place from 4:45 PM on the same day and at the same place for which no quorum shall be necessary in terms of Rule 48(3) of DCS Rules, 2007.

  
(SRINIVASA RAO Y) 13/5/18

ADMINISTRATOR CUM RETURNING OFFICER



# **The Kunj Vihar**

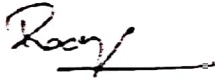
**Co-operative Group Housing Society Ltd.**

Plot No. 19, Sector - 12, Dwarka, New Delhi - 110 075 ☎ : 49122808

Dated: 20/05/2018

In continuance to the notice for SGBM on 27.05.2018, please find enclosed herewith the agenda notes for the meeting.

For and on behalf of The Kunj Vihar CGHS Ltd



Srinivasa Rao Y  
Administrator



Copy to:

1. All Members of the Society.
2. Notice Board of the Society.
3. Asstt. Registrar (Section-IV) O/o the Registrar Co-op. Societies, Parliament Street, New Delhi-110001.



# The Kunj Vihar

Co-operative Group Housing Society Ltd.

Plot No. 19, Sector - 12, Dwarka, New Delhi - 110075 ☎ 43122232

Dated: 29.05.2018

## NOTES TO THE AGENDA ITEMS FOR THE SGBM TO BE HELD ON 27.05.2018

Item No 1: Finalization of electoral rolls for conducting elections in the society"

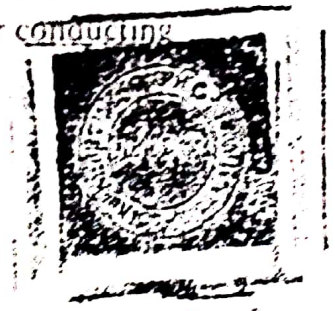
### NOTES

#### Background

- A group of sizeable members of the Kunj Vihar CGHS Ltd., Plot No.19, Sector 12, Dwarka, New Delhi-110075, had moved a No Confidence Motion against the previous Managing Committee (MC) of the Society, in June 2017
- Subsequently RCS vide letter dated 21.11.2017 directed the then MC to hold the Special General Body Meeting (SGBM) under section 33(1) of the DCS Act.
- The GBM of Kunj Vihar CGHS called and held on 09.12.2017 unanimously resolved that fresh elections be conducted in the society so that a new Managing Committee (MC) can be constituted for better management of the affairs of the society.
- Accordingly, in pursuance to the decisions taken at the said GBM, the erstwhile MC vide its letter dated 16.01.2018 duly approached the RCS, New Delhi for appointing a "Returning Officer" for conducting elections in the society.

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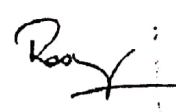



- Subsequently, Registrar of Cooperative Societies (RCS), New Delhi vide Office Order dated 23.02.2018 appointed Shri Srinivasa Rao Y as an Administrator cum Returning Officer (hereinafter referred as Administrator) for Kunj Vihar CGHS to revive the democratic set up in the society
- The Administrator, in accordance with the provision of DCS ACT / Rules constituted an Advisory Group comprising of four members of the society after due consultation with the members of the society through a SGBM held on 25.03.2018.
- The Administrator after series of consultation with the Advisory Group has formulated a proposal for finalizing the electoral rolls for conducting the elections of the society which is elaborated herein below:

**Proposal for finalizing electoral rolls for conducting elections in the society**

While discussing the proposal for finalization of electoral rolls for conducting elections, as aforesaid with the Advisory Group, the following facts were highlighted:

- a. After the allotment of flats in June, 2015 individual demands were raised by the MC in September / October, 2015 and consequent upon the payment of the said individual demands, Allotment letter and the Occupancy Certificate for physical possession of the flats were issued by the society. Also No Objection / No dues for free hold conversion, selling of flats, etc were issued by the then MC to the eligible members.
- b. In March 2017, a new demand was raised by the then MC based on the argument that there were some mistakes in the earlier calculations of 2015 which necessitated a recalculation of the same. Objections to this demand were filed by some members which broadly remained unaddressed. Subsequently reminder notices on

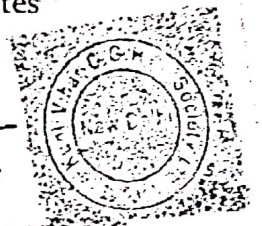


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the above demands of March, 2017 were issued by the then MC during January, 2018 at the time of approaching RCS for fresh elections in the society.

- c. Aggrieved by the above, some of the members against whom the demands were issued approached the then MC of the society with a grievance that the basis of the recalculation were not disclosed to them in a transparent manner and accordingly such demands were not payable under the circumstances.
- d. A few such members have also filed a legal petition against the abovementioned individual demands which is currently pending in the arbitration court of the Registrar of Cooperative Societies. The next date of hearing in the matter is fixed for 6<sup>th</sup> June, 2018.
- e. Recently, in a representation filed by such members to the Administrator, the following points inter-alia were mentioned:
  - The issue of payment of demand based on recalculation of March, 2017 may be kept on hold for the time being;
  - The members will not hesitate in paying their dues once the recalculations are thoroughly rechecked and the same placed before them in a transparent manner
- f. Several members have not paid the maintenance despite repeated reminders and the total maintenance dues of the society have presently accumulated to the tune of Rs 30/- Lakhs severely hampering many routine activities of the society like AMC of lifts, repair of faulty shafts, etc. Further, the balance available in Maintenance Account will fund only 2 months' of society's regular expenses and therefore insufficient under the present situation.
- g. Another group of members of the society has submitted a representation dated 05.04.2018 stating that the main issue relates

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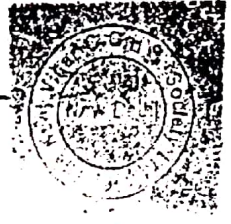
to non-acceptance of demand raised in March, 2017 under which some members were required to pay their outstanding amount and clear their dues. It has been demanded that election be held after rechecking of calculations in respect of such members.

Based on the facts above, the proposal for finalization for electoral rolls in the society can be as under:

A. Defaulter List for the demand pertaining to the construction phase of the society

- ❖ The defaulter list of the demand pertaining to the construction phase of the society will be prepared based on the demand raised by the society in September / October, 2015 in pursuance of which the Allotment letters and the Occupancy certificates, etc. were issued to the members. The demand raised by the society in March, 2017 is put on hold for the purpose of election only.
- ❖ The demands raised by the society based on calculations of October, 2015 and recalculation in March, 2017 will be revisited by a duly appointed independent Accountant / Auditor empanelled with RCS, Delhi. The independent Accountant / Auditor will recheck and re-validate the equalization charges and the late payment / advance payment and the interest receivable / payable thereon in respect of all the members of the society without any exception in connection with the construction phase of the society
- ❖ A separate Office Order / Work Order will be issued by the Administrator for appointing the independent Accountant / Auditor only from among Accountants / Auditors empanelled with RCS, Delhi.
- ❖ A three-member Committee comprising of the following members will assist the independent Accountant / Auditor in finalizing the individual accounts of the members drawn in respect of the

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construction phase in a time bound manner:

1. Sh K R Ravindra Kumar, Membership No. 641, Flat No. A-66
2. Sh Sandeep Garg, Membership No. 723, Flat No. A-81
3. Sh Yash Vardhan, Membership No. 622, Flat No. C-74

Shri K R Ravindra Kumar, Membership No. 641, Flat No. A-66 at Sl No. 1 above of the Committee will function as Member-Secretary of the Committee.

The Terms of Reference of the Committee will be as under:

- (i) Assist the independent Accountant / Auditor in finalizing the individual accounts of the members and provide all supporting background information as required for the purpose including the calculations done in October, 2015 and recalculation in March, 2017
- (ii) Rechecking and re-validating only the equalization charges and the late payment / advance payment and the interest receivable / payable in respect of all the members of the society in connection with the construction phase of the society.
- (iii) Fixing the methodology for payment of dues and penal interest thereon as per applicable rates in case of non-payment by the members.
- (iv) The Committee may co-opt any other one member as deemed necessary from the future elected MC.

- ❖ A Final report comprising of the rechecked / re-validated individual accounts of the members pertaining to the construction phase will be tabled by the independent Accountant / Auditor duly assisted by the above Committee in a SGBM within a period of three months from the date of appointment of the independent Accountant /

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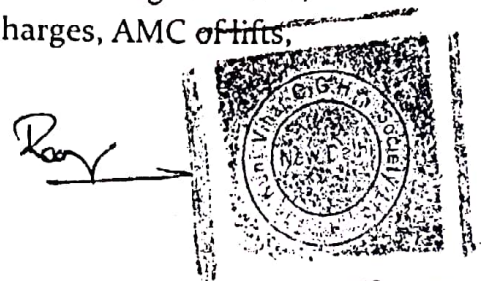


Auditor. The above period of three months can be extended by a period of another three months in the event of unforeseen circumstances.

- ❖ The report of the independent Accountant / Auditor supported by the Committee will be final and binding on all the members of the society.
- ❖ The independent Accountant / Auditor as well as the above Committee will function totally independent of the future MC of the society
- ❖ The future MC will extend all cooperation to the independent Accountant / Auditor as well as the above Committee on the following matters:
  - Providing all necessary documents as would be sought by the independent Accountant / Auditor as well as the above Committee through its Member-Secretary on a written request
  - Immediately Convening the SGBM within a period of 15 days of receipt of a written request from the Member-Secretary of the Committee for convening the SGBM for tabling the report prepared by the independent Accountant / Auditor assisted by the Committee
  - Make all professional fee payments to the independent Accountant / Auditor upon receipt of the bills duly counter signed by the Member-Secretary of the Committee.

**B. Defaulter List for the demand pertaining to the operation / maintenance phase of the society**

Since all routine activities related to operation and maintenance of the society including payment of salaries to the regular staff, payment of electricity bills, payment of water charges, AMC of lifts,





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other developmental works, etc require constant availability of funds, maintenance charges raised by the society as per applicable rates need to be paid by all the members irrespective of whether such members are having refund as per calculations done for construction phase / stage of the society. It may be noted that an elaborate mechanism has already been put in place in the preceding paragraphs for rechecking and re-validating the individual accounts of all the members by an independent Accountant / Auditor supported by a Committee of members of the society whose report will be final and binding on all the members of the society. In view of the above, the defaulter list for the maintenance phase of the society is proposed to be as under:

- ❖ The defaulter list of the demand pertaining to the maintenance charges of the society will be prepared based on the demand raised by the society upto June, 2018. In case of members having refund (as per March 2017 letter) more than maintenance demanded till date, the maintenance demand upto 31.12.2017 would be adjusted against their refund amount, however, such members would be required to pay maintenance demand from 01.01.2018 onwards upto June 2018 by 10.06.2018 to be included in the electoral list for election.

**ITEM NO. 2: "Any other matter with the permission of the chair"**

**NOTES:**

Any other item apart from notified item(s) of activities may be discussed with the permission of the chair.

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*Ray*

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# **The Kunj Vihar**

**Co-operative Group Housing Society Ltd.**

Plot No. 19, Sector - 12, Dwarka, New Delhi - 110 075 ☎ : 49122808

Dated: 20/05/2018

In continuance to the notice for SGBM on 27.05.2018, please find enclosed herewith the agenda notes for the meeting.

Srinivasa Rao Y  
Administrator



o/c 18-i

REMINDER

To

✓  
The President  
Kunj Vihar CGHS  
Plot No. 19, Sector - 12  
Dwarka, New Delhi - 110075



36849

Date: 11th August, 2017

Sub: Request for convening a Special General Body Meeting

Sir,

May please refer to the letter dated 9<sup>th</sup> June, 2017 (copy enclosed) vide which 54 members of the Kunj Vihar CGHS had requested for convening a **Special General Body Meeting** in accordance to the Section 36 of "The Delhi Co-operative Societies Act, 2003" to (1) pass a "Lack of Confidence" Motion against the current management Committee; and (2) Constitution of "an ad-hoc Committee" to look after the affairs of the society till a duly elected Management Committee is formed.

More than two months have elapsed since the request was made, however, till date no action seems to have been taken on the above. It needs to be appreciated that the said letter was signed by 54 members of Kunj Vihar CGHS which is more than one-fifths of the total members of the society as required in the aforesaid Section 36 of "The Delhi Co-operative Societies Act, 2003". It is therefore reiterated that the management Committee of the society is bound as per law to convene the **Special General Body Meeting** and allow the members to deliberate on the agenda points crucial in the context of the future of the society.

In the light of the above, we again request you to convene the **Special General Body Meeting** latest by 31<sup>st</sup> August, 2017 failing which the members will be left with no other choice other than to approach the competent authority under the law of the land not only to force the current Management Committee to act in accordance with the extant law but also to institute an enquiry against the delinquent Management Committee for their deliberate ploy to deprive the bonafide members from exercising their democratic rights.

S.NO.	Name of Member	M/No	Signature
1.	S. Saha - 625		Satyanarayan Saha
2.	K. R. Ravindran	641	Ravindran
3.	SURESH BHATTIA	552	Bhattia
4.	VIRENDER SINGH	629	Singh

Thanks and regards

On behalf of Members of the Kunj Vihar CGHS who were signatory to the letter dated 9<sup>th</sup> June, 2017

Copy for information and necessary action to:

The Registrar Co-operative Societies Delhi with the request that necessary directions may kindly be issued to the Management Committee of Kunj Vihar CGHS to convene the **Special General Body Meeting** latest by 31<sup>st</sup> August, 2017 with reference to the letter dated 9<sup>th</sup> June, 2017 (submitted to your office on 15<sup>th</sup> June, 2017 - copy enclosed) vide which 54 members of the Kunj Vihar CGHS had requested for convening a **Special General Body Meeting**.

2008150 / 15.6.2017

19

Request for convening a Special General Body meeting for removal of the present Management Committee

The President/Secretary  
The Kunj Vihar CGHS Ltd.,  
Plot No. 19, Sector 12,  
Dwarka, New Delhi - 110075

Date: 9th June, 2017

Dear Sir,

~~Following members of the Kunj Vihar CGHS Ltd. are hereby requested to convene a Special General Body meeting in accordance with the provisions of the Co-operative Societies Act, 2003 in the society premises to discuss the following Agenda:~~

1. To pass a ~~Vote of Confidence Motion~~ for its immediate removal.
2. To constitute "an ad-hoc committee" to look after the affairs of the society till a duly elected Management Committee is formed.

An early action in this regard is solicited.

Thanks and Regards

Members of The Kunj Vihar CGHS Ltd as per the list below.

Copy to:  
The Registrar, Co-operative Societies, Delhi

S.No.	Name	Membership No.	Flat No.	Signature
1.	V. P. S. SINGH	629	B-65	[Signature]
2.	Dr. Jagmohan Rai	675	C-45	[Signature]
3.	Ashis Banerjee	701	C-36	Ashis Banerjee
4.	Kaushalya Bhatia	597	A-35	Kaushalya Bhatia
5.	Jagannathan	697	B-15	[Signature]
6.	Mr. Kanwar	585	B-05	[Signature]

Encl: 3 pages with sign of 5 members.

Request for convening a Special General Body meeting for removal of the present Management Committee

S.No.	Name	Membership No.	Flat No.	Signature
7.	RAJESH RANI	736	A-11	Rajesh Rani
8.	S. SAHA	625	C-72	Satyajit Saha
9.	SHRABANTI BASISTHA	724	C-84	Shrabanti Basista
10.	ARUN KR KULSHRESTHA	537	C-87	A.K. Kulshrestha
11.	SANTANU K. SINGH	665	C-73	Santanu Singh
12.	R. K. Chowdhury	551	C-75	R. K. Chowdhury
13.	ANU KANCHAN LATA	.	C-21	Kanchan.
14.	Somyam Rame	641	C-12	Rame
15.	Neelam Rani	569	C-15	Neelam Rani
16.	P. K. Sahoo	595	B-101	P. K. Sahoo
17.	M. SANDHYA KUMAR	515	B-83	Sandhya
18.	Vimal Kalra	688	B-57	Vimal
19.	Kishore Saxena	375	B-54	Kishore
20.	Anadi Gupta	652	B-36	Anadi
21.	KAMLESH KUMARI	720	B-13	Kamlesh
22.	Vikas Bati.	725	C-24	Vikas
23.	VIJAY KRISHNA RAO	660	A-87	Vijay
24.	Kaushal Bishoy	680	A-82	Kaushal
25.	N. M. Sharma	667	A-62	N. M. Sharma
26.	SUMIT WASAN	733	A-26	Sumit Wasan
27.	CHANCHAL SHARMA	--	A-16	Chanchal



Request for convening a Special General Body meeting for removal of the present Management Committee

S.No.	Name	Membership No.	Flat No.	Signature
28.	C.M. SINGH	677	A-13	
29.	P. Jaisan	570	C-33	
30.	V SURESH KUMAR	670	C-32	V. Suresh Kumar
31.	Durgak Munnah	670	A-25	
32.	Ramant K. Loh	722	C-37	
33.	Vedant Puri	721	C-81	V. Puri
34.	Veena Chugh	692	C-83	Veena
35.	Jaganti	717	C-05	Jaganti
36.	Shakuntal Yadav	715	A-71	Shakuntal Yadav
37.	Premla Sharma	731	A-102	
38.	SANDEEP HARS	723	A-81	Sandeep Hars
39.	K. R. Ramesh Kumar	641	A-66	K. R. Ramesh Kumar
40.	K. P. Sharma	716	A-24	
41.	KINANI KR. GUDEL	578	C-54	
42.	Dr. Sushil Tyagi	718	C-31	Dr. Sushil Tyagi
43.	PRASANNA BARUAH	583	C-72	Prasanna Baruah
44.	Ramachandran	601	C-86	Ramachandran
45.	A. K. KAPOOR	571	C-103	
46.	Satya	726	C-16	Satya
47.	Vivek Pathak	365	C-71	Vivek Pathak
48.	Renu Suri	738	A-45	Renu Suri
49.	Sanjeev Sharma	566	B-22	Sanjeev Sharma
50.	VSP. Srivastav	635	A-63	

Request for convening a Special General Body meeting for removal of the present Management Committee

S.No.	Name	Membership No.	Flat No.	Signature
51.	NEERAJ KHATRI	555	A-14	Neeraj Khatri
52.	GURBIR S. NAGI	729	C-107	Gurbi
53.	NARESH SURI	732	A-93	Naresh Suri
54.	PANKAJ KUMAR	561	C-42	Pankaj Kumar
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**OFFICE OF THE REGISTRAR COOPERATIVE SOCIETIES,  
OLD COURT BUILDING, PARLIAMENT STREET,  
NEW DELHI-110001**

No. F.107296322/SectionIV/RCS/ 12-98

Dated:- 21/11/17

To,

The President/Secretary,  
Kunj Vihar CGHS Ltd., Plot No.19, Sector-12,  
Dwarka, New Delhi-110075.

Sub:- Request for convening a Special General Body Meeting.  
Sir,

Reference to this office letter dated 12.9.2017 and 18.9.2017 a request signed by 60 members (which is more than 1/5<sup>th</sup> of the total members) regarding to call for SGBM. The agenda of SGBM is 'No Confidence Motion' against the Management Committee and to constitute an ad-hoc committee but till date no action seem to have been taken by the society on the representation of the members.

You are directed to take necessary action u/s 33(1) on the basis of representation made by 60 members failing which action u/s 33(2) may be initiated by this office.

Also furnish comments on various issues raised by the complainants at the earliest.



(K.P.Suhag)

ASSTT. REGISTRAR (Housing-Sec-IV)



# **The Kunj Vihar**

**Co-operative Group Housing Society Ltd.**

Plot No. 19, Sector - 12, Dwarka, New Delhi - 110 075 ☎ : 49122808

## **Minutes of the GBM of The Kunj Vihar CGHS held on Saturday, 9<sup>th</sup> December, 2017, at 4pm in the Society**

The GBM was scheduled to be held at 4 pm on 9<sup>th</sup> Dec, 2017, but since the quorum of the meeting as per the provisions of RCS Rules was not complete even at 4.30 pm, it was started at 4.55 pm. Eighty three members attended the GBM and signed the attendance register in token of their presence.

The Secretary, Dr. H.C. Sachdeva welcomed the members and invited the President, M. Cariappa Appaiah, Vice President, Dr. R.N. Kalita and the Treasurer, Dr. H. Deka to the dais. He then requested the President to start the proceedings.

The President welcomed all the members and their families present to the first GBM being conducted in the Community Hall of the society. He then requested the Secretary, Dr. H.C. Sachdeva to conduct the proceedings of the GBM.

The Secretary, Dr. H.C. Sachdeva started the proceedings as per the agenda already circulated. He requested the members to participate at large one by one.

### **Agenda for GBM**

1. Approval of the Minutes of the previous GBM (already circulated)
2. Status of works
3. Lifts AMC
4. Plumbing Works
5. Fire safety system
6. Society Website
7. Leasing/Renting of shops including Milk booth (offers from Mother dairy/Amul), Bank ATM.
8. Society Insurance
9. Car Parking Policy for allotment
10. Accounts Summary
11. Society Audit
12. Pending Financial Liabilities/Receipts
13. Settlement of pending bills
14. Maintenance Charges
15. Building Repair and Maintenance Fund
16. Individual Members' Accounts Statement (As recommended by the Accounts Committee in accordance with DCS Act and Rules and GBM decisions)
17. Security Agency
18. Office Staff

19. Legal Counsel and Legal Cases
20. Status of allotment of the 5 (five) members in the Society under Rule 90 by RCS Office
21. Request RCS for election of new Office bearers and Members to the Managing Committee
22. Any other points with the permission of the chair

Mr. Jagmohan  
pointed that he  
since the loss of so  
November, he has  
felt was not fair  
there was no  
and no  
Mr

**A. Approval of the Minutes of the previous GBM (already circulated):**

Dr Sachdeva remarked that the minutes of the previous had been circulated and if any member had any issue, the matter could be taken up.

Mr. Virender Singh and Dr. Jagmohan Rai stood up announcing that they had not received the minutes of the previous GBM. At this stage more members came to the dais together to speak, but were persuaded to come one-by-one.

Dr. Sachdeva said that the GBM minutes have been uploaded on the Society website.

Mr. Ashish Banerjee said he was not aware of the Society website and suggested that the agenda items on the GBM be deferred that they can be postponed to the next GBM till members had a chance to see the website

Mr. K.R. Ravindra Kumar also expressed the same opinion.

Many members wanted the minutes of the GBM of 2016, already circulated to be read out since more than a year has passed.

Dr Sachdeva replied that the launch of the website had been performed on 15<sup>th</sup> August, 2017, during the Independence Day celebrations at the society premises and in the presence of the members so to accuse that members are not aware is totally wrong. Moreover the minutes had been circulated and no member had come forward at that time after it was issued.

Mr. R.K. Choudhary mentioned that when the minutes had been issued he had raised objections and also commented on the proceedings of the GBM minutes, specifically pertaining to the cost of the flat and also that the minutes had not been reproduced precisely and accurately.

Dr. Jagmohan Rai also said that minutes of GBM had not been accurately reproduced.

He further commented that he was interested in a M.C. that was transparent, fair and performance-oriented. That the society members were not happy with the present M.C. and had therefore written to the RCS Office and had requested a Special GBM under rule 33(1), expressing "no-confidence" and calling for an "ad-hoc committee". The RCS Office has communicated to the M.C. vide letter dt.21-11-2017, asking for an appropriate action. He wanted to know why Special GBM has not been called.

Mr. Virender Singh came to the dais and wanted to know why were the President and the Secretary continuing in office as they were not residing in the society.

Mr. Ramachandran came to the dais and emphasized that since on the agenda was point no.21 – elections to the M.C., which meant that the present M.C. was wanting to go, so why so much fuss was being created. There have to be elections, it was through elections that the M.C. was elected and the President and the Secretary were considered worthy and honest. They have continued in office for almost 9 years and have delivered goods – the very same people are now being accused as thieves by some members who themselves are dacoits in comparison. The members do not have to be hypocritical. If, members are unhappy they can have a new M.C. – but they have to ensure that good people are elected. He pointed out that in the past he had not read the GBM minutes and when he enquired – whether other members had also read them – many members affirmed that they had not read the GBM minutes. He remarked that it was highly unfortunate they had not bothered to read the Minutes, also instead of clapping, these members should feel sorry and not applaud on this issue.



Mr. Jagmohan Rai came and said that there was no question of saying thieves or dacoits. He pointed that he had issues regarding – documents and minutes not being shown to him, and also that since the loss of some of the M.C. minutes registers had been reported by Dr Sachdeva last year in November, he has had issues. He had quit the M.C. and did not want to be part of the M.C. which he felt was not fair and transparent. As regards the present GBM agenda being taken up, he stated that there was no need for all this to be taken up here in the GBM, this was a matter for the M.C. to tackle and no discussion was required in the GBM.

Mr. A. K. Sharma remarked that members have said that they have not read the previous GBM minutes and are not prepared but we should proceed as per agenda. As regards the accounts calculation he emphasized that it has been done as per the decision of the GBM.

Mr. S.K. Wadhawan remarked that he had received the previous GBM minutes and the present GBM agenda also. He suggested that, with regards to the points on the agenda and about the contents of the previous GBM, an action taken report could be brought on record.

Dr. Sachdeva agreed to the same.

#### B. Request to RCS for Elections

Mr. Cariappa reminded the members that prior to the last elections for the M.C. he had requested many members that a new M.C. comes and takes over but was prevailed upon to continue with the same M.C. in view of some pending contentious issues. Hence he had accepted to continue for some time and not wait for the entire term to be over, till some of these issues like allotment, possession entry of new members and some pending works were resolved. He explained that there were problems in the society, regarding the new members) regards the 1.25% of the MCD Circle rate being charged ii) submission of an undertaking regards the Hon'ble Delhi High Court order in the matter pertaining to M/s Hi Tech (previous contractor), and iii) dues payable by the members. After discussions jointly with some of the concerned members, at the RCS office it was decided that admission fee and share money may be restricted at Rs. 110/- for all members. However the new members have to submit the Affidavit as per the Court Order as well as pay all dues of the earlier member who had sold the flat.

Mr. Cariappa further said that he has been the President here for almost 9 years. He along with his fellow MC members had put in their best to complete the project and get the allotment. He himself had made sacrifices both personal and professional and not for personal benefit.

Mr. K.R. Ravindra interjected that Mr. Cariappa spoke well on the dais but when it came to implementing there is a gap since he could not see the vouchers.

Mr. A.K. Sharma came forward at this stage and remarked that he himself stood for a complete transparency and that he himself has been associated with the ongoing works and could vouch that there was no-wrong doings and indeed M.C. has been working with complete transparency. He referred to observations of Mr. Ravindran and offered that and he was willing to sit with Mr. Ravindra to see the vouchers but this would entail a lot of time. Mr. Sharma also remarked that unlike Mr. Jagmohan, who had resigned from the M.C, he has chosen to remain in the MC and work while defying the odds and achieve accomplishments despite the hurdles and not run away from the challenges, which required a lot of effort and sacrifice. He said that he had spoken to Mr Ravindra a few days back and he was upset that delay in checking of members accounts was being attributed to him. He had checked about 55 members accounts and that he had taken the files with and spent time at home over this. He deserved to be complements for this.

Mr. Virender Singh commented that the sacrifice of the MC members was not relevant. He had repeatedly objected to the payments being made to contractors and suspected that things were not in



order. He also mentioned that he had objected to the calculation of the cost of the flat. He was waiting for the president to announce the elections to the M.C. as per the agenda.

Mr. Jagmohan came and endorsed his views and said the MC was not following RCS procedures. Mr. Cariappa clarified that the document not being shown to him and that the M.C. is not transparent, could be possible since the MC also depends for these on the society employees. He agreed that communication with members is required. As regards not following procedures, he reminded members that their own enrollment in the past, has been done without following RCS rules. If the M.C. was corrupt, not transparent and fair then the M.C could have been in collusion with many contractors, property brokers and extort money, even now there are petty contractors who are working in many houses and unfair practices could have been adopted or M.C could have troubled members and extorted money on any pretext, but this has never been the case. He assured the house that the MC has never indulged in this kind of an activity. It is only because of this and the co-operation of Members that the Society has reached this level of completion and allotment was possible.

Now that most of the issues had been resolved the MC had decided to go in for elections and bring in a new MC. He said that he and the Secretary, Dr. Sachdeva will not be part of the MC. Further, most of the other MC members, excluding the resident MC members have already decided not to continue. The President suggested that the members should in a harmonious manner select a team of resident members, who could devote time, to manage the society.

Mr. S.K. Wadhawan emphasized that the M.C. has done a remarkable job in getting the allotment done and we should not forget this fact. It appears that there is a communication gap between the members and the M.C. and that is the reason for all the allegations and misgivings. The M.C. has already announced for elections and if the members feel, they can have the bye-laws limiting to the office-bearers to 2 terms and also to only the resident members.

Mr. Ashish Banerjee endorsed Mr. Wadhawan's comments and said that since the M.C. has already declared election to the M.C. - that it is a part of the agenda of the GBM, he saw no further merit that Special GBM under rule 33(1) was necessary. Earlier also he discussed about the merits of having the M.C. members from the residents.

Mr. Luthra remarked that the society bye-laws could be amended and that only resident members are allowed to contest the elections for the M.C.

Mr. Ramachandran once again came and said, that since Mr. Cariappa had already announced that he was calling for elections and has also declared that he himself and Dr. Sachdeva would not be contesting the election why are we discussing other trivial issues particularly of the past and not getting to the main issues.

Mr. Ramesh Kalra and Dr. Jagmohan wanted to know the timeline for the election process. Mr. Cariappa clarified that the minutes of the present GBM would be uploaded on the Society website in another 15 days and further 7 days would be available to members for putting in any objections to the contents and if possible a meeting would be called for to resolve the matter. The RCS Office would be approached subsequently for the conduct of elections. Since, he would be on leave till 10<sup>th</sup> January 2018, he would ensure that by mid-January the request be forwarded to the RCS Office. Mr. Cariappa felt that elections could be held around February/March, 2018 taking into account the RCS procedures.

Mr. Ashish Banerji and Dr. Jagmohan came to the dais, agreed and affirmed what Mr. Cariappa had said. It was finally resolved that this be accepted by the GBM.

C. Individual Members' Accounts Statement (As recommended by the Accounts Committee in accordance with DCS Act and Rules and GBM decisions)

Dr. Sachdeva wanted to clarify the objection made by Mr. Virender Singh regards the cost of the flat. He enquired if Mr. A.K. Kapoor, who had looked into this issue in the past was present in the meeting, so that he could clarify the doubts on the individual members' accounts. As Mr. A.K. Kapoor was not present at that time, Dr. Sachdeva read out the relevant para from the minutes of the GBM of 18<sup>th</sup> Oct 2015 concerning the statement given by Mr. A.K. Kapoor as to how the cost of the flat had been calculated.

Mr. R.K. Choudhary came and said that he had objected to the last GBM minutes of 2016.

Dr Sachdeva reminded him that he had read out from the GBM minutes of October 2015.

Dr. R.K. Choudhary then confirmed that he had only objected to the minutes of the 2016 GBM and not the minutes of 2015.

Mr. A.K. Sharma endorsed the statement of Dr. R.K. Choudhary and confirmed that the calculations and finalization of the individual members' accounts had been done in accordance with the decisions of the 2015 GBM.

Mr. Virender Singh came to the dais to clarify the statement read out by Dr. Sachdeva pertaining to the calculation of the cost of the flat. Mr. Virender Singh emphasised that Dr. Sachdeva had said that Mr. A.K. Kapoor had gone through the bills and vouchers to come to the cost of the flat. So he wanted Mr. A.K. Kapoor to clarify.

Mr A.K. Kapoor, who had by then joined the meeting, came to the dais and recalled that he had worked out the cost of the flat based on the total built up area of approximately 3.23 lac sq.ft, the flat cost demanded and collected as basic cost of the flat by the M.C. from the members which was approximately Rs 53 crores, though the total cost of the society project was around Rs 66 crores. This worked out to approximately Rs 1650/- sq.ft (rounded off), apart from the cost of the car parking. Even though the MC had worked out Rs.1711 per sq.ft. He had been given to understand another Rs 3 crores was to be spent to complete the project and further money was expected from the sale of vacant flats etc.so he had finalized the rate of Rs.1650 per sq.ft. He further stated that he had not gone through the vouchers or bills.

Dr Sachdeva handed over the minutes of the GBM of 18<sup>th</sup> Oct 2015 from which he had read out verbatim the paragraph pertaining to Mr. A.K. Kapoor and explained to him that he (Dr Sachdeva) had not mentioned that Mr. Kapoor had gone through the bills and vouchers to calculate and arrive at the cost of the flat. He himself concurred that the methodology used to arrive at the cost of the flat was what even the M.C. had followed and there was no question of misquoting him. Mr. Kapoor was requested to go through the relevant paragraph which was read out verbatim quoting him and revert if there was any anomaly.

However, Mr. A.K. Kapoor did not offer any further comment.

Mr. Cariappa got up and invited members to speak before he could finally clarify and conclude.

No other member came forward.

The President, Mr.Cariappa then enumerated that, when the present M.C. took over in 2009, approximately Rs 34 crores, which was the total project cost envisaged in 2003, had been spent and even then, less than 50 % of the project had been completed. The M.C. had not only completed the balance works but had revised the built up area by almost an additional 20% but even the basement parking had been increased by 250% to meet the bye-laws of DDA. Even though the total prevised cost of the society's project at that time was around Rs. 66 crores, the M.C. had not burdened the members for the entire balance of Rs.32-33 crores. Since money was expected from equalization, interest, filling up of 5 vacancies/flats, upgradation of members' flats categories, only about Rs 53 crores was distributed on the members to arrive at the basic cost of the flat. This amount was divided by the total built up area of the flats plus circulation like verandahs, staircases and lifts area totaling about 3.2 lakhs sq.ft. The rate of Rs.1650 per sq.ft., thus arrived at was applied to all the members



uniformly. Mr. Cariappa also clarified that what Mr. Kapoor had said was correct and at no stage were there looking into the bills/vouchers. This rate is final and there was no going back on this.

MC work done.

G. Society

Mr. Surekha

**D. Leasing/Renting of shops including Milk booth (offers from Mother dairy/Amul), Bank ATM.**

Mr. Cariappa stated that there are certain issues which needed to be taken on priority, since more and more flats are getting occupied. One was the shops for daily needs like milk, bread, groceries, etc., ATM cash dispensing. He proposed the name of Dr. R.K. Choudhary, to look into the operationalizing of facilities in the Society recommend to the MC the policy and procedure to be followed.

Dr. R.K. Choudhary agreed to help the Society as requested.

**E. Car Parking Policy for allotment of parking slots**

Mr. Cariappa emphasized that since neither the open or covered parking met the strength of the society, it was necessary to evolve a parking policy. This could mean either a permanent or rotational allotment. In the past, the previous management had allotted covered parking to a few members on the basis of non-uniform payments ranging from Rs.10000 to 1,00,000. After the basement parking was completed, it was worked out that the covered parking would cost Rs.2.25 lakhs each and asked interested members to apply. Subsequently the MC decided to shelve the sale/allotment of covered parking and take it up after allotment. However to give all members an equal opportunity, the cost of car park was not included in the flat cost. Instead an average amount of Rs.1.4 lakhs was charged from all the members uniformly to meet the construction cost.

Now through a transparent policy, Society has to decide who gets a covered parking and who opts for an open. Members opting for a covered car parking on a permanent basis would have to pay the additional amount to the extent of Rs.2.25 lakhs while other members opting/getting an open car parking space on a permanent basis would be entitled for some refund. Alternately, the members could opt for a rotational policy.

Mr. Cariappa requested Mr. K.R. Ravindra Kumar to look into the matter and recommend a parking policy that could be adopted.

Mr. K.R. Ravindra Kumar agreed to help the Society as requested.

He also proposed several other resident members to come forward to help finalise the policies and the facilities in the Society.

**F. Settlement of pending bills**

Mr. Cariappa also emphasized that all the works in the society that are taken up have to be certified by competent person – be it an engineer or supervisor or an architect, that the payments can then be made to the contractors. The society has got work done from a number of contractors, their bills are pending and their works have to be certified before making their payments, so appointing an engineer was important not only from the point of view of carrying out further work but also to verify pending bills and release due payments to the contractors as well as finalizing the Building Repair and Maintenance Fund under the RCS Rule 106 to be approved by the GBM. The contractors whose bills are pending for payments included M/s Ketan Infradevelopers, Mr. Gurmeet Singh, M/s Gurunanak Enterprises, Pioneer Systems, Salcon Safety Devices, M/s Subham Infratech. Therefore



was the MC would appoint an engineer on part time basis to check and finalise the quality and quantity of work done. Thereafter some members could verify the same.

### G. Society Website

Mr. Suresh Bhatia commented that he had issues regarding the Information to be provided about the progress of different works and documents of the society and that Information was being denied to him, particularly to the accounts pertaining to the years 2015, 2016 and 2017.

Mr. A.M. Jha wanted these documents and information to be put-up on the society website.

Dr. Sachdeva informed that the new society website was launched, the audit reports and the monthly accounts statement for the current financial were also being periodically put up at the society notice board, the monthly accounts statements till October have been uploaded.

Mr. A.K. Sharma came to the dais announced that the society M.C. had launched the website for this purpose and called upon Mr. Vikash Ranjan to come to the dais to elaborate about it and update the members.

Mr. Vikash Ranjan came and spoke about the website that he had developed. He elaborated that the last 3 years GBM minutes and the audit reports had been uploaded – these could be viewed as such, however for some other information needed, members would have to log-in, for which the members would have to submit some details and then the society website administrator would verify the members details and give access to the member. He informed the Members that the new entrants have purchased the flats at much higher rates and wanted that the Society should have best facilities. He emphatically stated that it was very important for the society to progress and carry forward the ongoing works and look forward to a bright future. The society development should be the uppermost in our minds.

Dr. Sachdeva earlier said that in addition other relevant information and services would be updated and started in the future taking into view of members' requirements

### H. Other Points

Dr. S.K. Gupta complained that he had applied for membership and this was pending for the last 7 months. He had been informed recently that photocopy of a document submitted by him bearing the signature of the Secretary, Dr. H.C. Sachdeva did not appear to be matching with signature of Dr. Sachdeva. He was very much aggrieved at this development and wanted membership of the society based on the documents other relevant documents submitted by him.

Dr. Sachdeva replied that he had communicated several times through the office that his signature on one of the documents submitted by him did not match with his signature and the original was needed to verify the document and proceed further.

It was only last month that when Dr. Gupta came to the office and wanted this in writing, since the original was with the bank. The letter as requested was given to Dr. Gupta. Further, he was also assured that if need be, Dr. Sachdeva would be ready to go to the bank concerned to verify from the original document at the bank itself and further action as required would be taken.

Mr. Kamal Goel wanted to know why he had not been given a corrected "Allotment letter", he had been waiting a long time and had reminded office personnel many times.

Mrs. Kavita Jha remarked that there are many problems faced by the members particularly security, the flats being rented out and their security background verification and also the construction being carried out by members which can be serious problem; that at times she felt insecure.

Mr. Cariappa assured them that their issues would be looked into and sorted out.


Mr. Cariappa, at the end, thanked all the members for their cooperation for all these years, and for their active participation and for help in taking decisions in the interest of the Society.

The meeting concluded at 7.00 pm.

He requested the members to come and have the dinner arranged and also requested the members to ask those family members at their homes in the society to come and join for dinner.

Mr. Cariappa also informed the members that the following day ISKON was organizing a programme in the Society and he requested all the members to participate.

The members and their families then proceeded for the dinner arranged by the Society.

  
M Cariappa Appalaiah  
Hony President



# The Kunj Vihar

Co-operative Group Housing Society Ltd.

Plot No. 19, Sector - 12, Dwarka, New Delhi - 110 075 ☎ : 49122808

Dated: -16.01.2018

To,  
The Registrar Co-operative Societies,  
Old Court Building, Parliament Street,  
New Delhi-110001




Sub: Request for conducting election to MC.

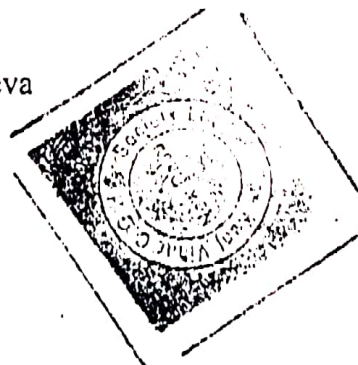
Sir/Madam,

This is to bring to your attention that the previous election to the Society MC was held in May 2016 conducted by the 'Returning Officer' appointed by the RCS Office. At that time some of the then existing MC members had expressed their willingness to continue in office for a limited time only to complete some pending works and also to resolve some contentious issues like allotment of flats for the remaining members.

The currency of this elected MC is till May 2019, however the MC members have decided to call for elections for constitution of new MC. ~~Thereafter a GBM meeting was held on 9th Dec 2017 wherein it has been decided to form a new MC and to call for elections for constitution of new MC.~~  
~~It is requested that the Registrar Co-operative Societies may please be appointed for conducting election to the MC.~~  
The minutes of the GBM meeting held on 9<sup>th</sup> Dec 2017 have already been submitted to your office. ~~It is therefore requested that 'Returning Officer' may please be appointed for conducting election to the MC.~~

Thanking You

  
Dr. H.C. Sachdeva  
Hony Secretary





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

F No 107296322/RCS/Sec-IV/2018/96-99

Dated: 23/02/18

ORDER

The Competent Authority is pleased to appoint Sh. Srinivasa Rao, Deputy Controller of Accounts, Department of Power, New Delhi as Administrator-cum-Returning Officer, Kunj Vihar, CGHS Ltd Plot No. 19, Sector-12, Dwarka, New Delhi-110075, U/S 35(5) of RCS Act 2008.

The Administrator-cum-Returning Officer will be paid Rs. 10,000/- P.M. as honorarium from the society fund from the date of taking over charge of the Society as Administrator-cum-Returning Officer and take steps to revive democratic set up within 90 days of his taking over the charge. The expenses of the election will be met out of the funds of the society.

This issue with the prior approval of Competent Authority.

(Tanuj Bhanot)  
ASSTT REGISTRAR  
(SECTION-IV)

To  
Sh. Srinivasa Rao  
Deputy Controller of Accounts  
Department of Power Govt of NCT of Delhi  
8<sup>th</sup> Floor B Wing, Delhi Secretariat, P. Estate  
New Delhi (9911229100/23392790)

F No 107296322/RCS/Sec-IV/2018/96-99

Dated: 23/02/18

Copy to the following for information and necessary action:

1. The President/Secretary/Office bearer, Kunj Vihar, CGHS Ltd, Plot No. 19, Sector-12, Dwarka, New Delhi-110075, with the direction to hand over the record of the society to Administrator.

2. PA to RCS, O/o the Registrar Coop Societies, New Delhi  
3. Assistant Registrar (Policy), the Registrar Coop Societies, New Delhi

(Tanuj Bhanot)  
ASSTT REGISTRAR  
(SECTION-IV)



# The Kunj Vihar

Co-operative Group Housing Society Ltd.

Plot No. 19, Sector - 12, Dwarka, New Delhi - 110 075 ☎ : 49122808

In continuation to the Special General Body Meeting dated 25.03.2018 the

~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~

SI.NO	M.NO	FLAT NO	NAME OF MEMBER	MOBILE NO
1	635	A-63	Dr. V.S.P. Srivastav	9810980083
2	701	C-36	Mr. Ashish Banerjee	9818309439
3	754	A-104	Mr. Sudarshan Kumar Sarin	9811167601
4	641	A-66	Mr. K.R. Ravinder	9811046656

This is for information to all members

Dated: 31.03.2018

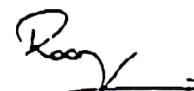


(SRINIVASA RAO Y)

ADMINISTRATOR CUM RETURNING OFFICER

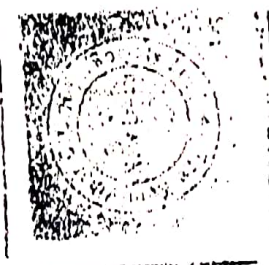
Copy to:

1. All Members of the Society.
2. Notice Board of the Society.
3. Asstt. Registrar (Section-IV) O/o the Registrar Co-op. Societies, Parliament Street, New Delhi-110001.



(SRINIVASA RAO Y)

ADMINISTRATOR CUM RETURNING OFFICER)



# The Kunj Vihar

Co-operative Group Housing Society Ltd.

Plot No. 19, Sector - 12, Dwarka, New Delhi - 110 075 ☎ : 49122808

Dated: - 28.03.2018

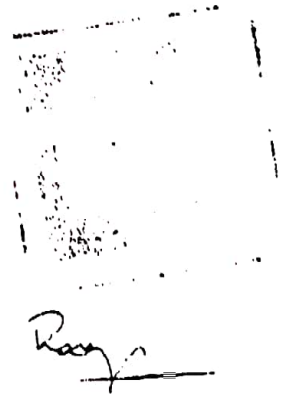
**Minutes of the Special General Body Meeting of the Kunj Vihar CGHS Ltd held on dated 25/03/2018 at 4:00 PM in the society premises.**

The Administrator informed the General Body about appointment as Administrator cum Returning Officer in the Kunj Vihar Co-operative Group Housing Society Ltd. Vide order dated 23/02/2018 by the Registrar Co-Operative Societies and taken over the charge of the Society on 10/03/2018.

Further, the Administrator informed the House about the guidelines to be followed by the Administrator in running the affairs of the society in terms of the guidelines framed by the Registrar, Co-operative Societies. Further Administrator informed about constitution of Advisory Committee to the Administrator with 04 members of the Society.

The General Body discussed the matter of constitution of Advisory Committee to the Administrator and after a detailed discussion the following members shown their interest to be part in the Advisory Committee:

Sl.NO	M.NO	NAME OF MEMBER
1	641	Mr. K R Ravinder
2	622	Mr. Yash Vardhan
3	635	Dr. VSP Srivastav
4	754	Mr. SK Sarin
5	719	Mr. DC Singhal
6	675	Mr. Jagmohan Rai

A handwritten signature in blue ink is written over a rectangular stamp. The stamp contains some illegible text and a circular emblem. The signature appears to be 'Rajy'.



# **The Kunj Vihar**

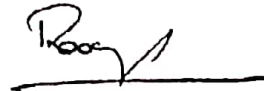
**Co-operative Group Housing Society Ltd.**  
Plot No. 19, Sector - 12, Dwarka, New Delhi - 110 075 ☎ : 49122808

Dated: - 31.03.2018

**Sub: Minutes of the Special General Body Meeting of the Kunj Vihar CGHS Ltd circulated on 28/03/2018.**

The name of the member appearing at serial No. 14 in the minutes of SGBM circulated on 28.03.2018 may please be read as Mr. Deepak Marwah (M. No-620) instead of Mr. Suresh Bhatia (M. No-597).

Further the name of Mrs. Seema Aggarwal (Sl.No-10) and Mr. Sandeep Garg (Sl.No-11) both are Wife & Husband and hence only the name of Mr. Sandeep Garg has been retained.



**ADMINISTRATOR  
THE KUNJ VIHAR CGHS LTD**

14  
**The Kunj Vihar Co-operative Group  
Housing Society Ltd.**

Plot No. 19, Sector-12, Dwarka, New Delhi-110075

**COST CUM DEMAND LETTER**

Dated- 19/Oct./2015

Dear Member,

Name Sarabjit Singh M No -300

We are pleased to inform you that, on the basis of the 'Completion Drawings' of the Society certified by the Delhi Development Authority, the Architect of the Society has finally certified the super area of each of the 213 flats. Accordingly, the Chartered Accountant (CA), after examining the books of accounts and following the methodology and policy discussed and elaborated in the GBM held on 16<sup>th</sup> August, 2015, has calculated the rate of Rs. 1,650 per square foot for the purpose of arriving at the cost to be charged from individual members for their respective flats. This cost of flat (@ Rs. 1,650 per sq. ft. and car parking @ Rs 1,40,000 has been approved in GBM held on 18.10.2015.

Further, we trust you have already received an extract of the statement of your accounts as per the Society's ledger sent on dated 15.09.2015. We request you to kindly confirm the correctness or intimate any discrepancy to the Society before 31<sup>st</sup> October, 2015, if you have not yet done so.

However, pending receipt of your confirmation of the Statement of accounts, we are giving below, the cost of the particular flat allotted to you as well as the balance amount payable by you or to you, taking into consideration, the statement of accounts forwarded to you and the certificates issued by the Architect and the CA.

Flat No. allotted	Super Area in Sq. Ft.	Cost of Flat (Rs.)	Equalisati on charges (Rs.)	Interest Recover able/ Payable (Rs.)	Car parking (Rs.)	Total Demanded (Rs.)	Amount Paid (Rs.)	Difference (Rs.)
B32	1025.53	1,692,125	-	485,219	140,000	2,317,344	2,453,690	(136,346)

The Society will consider it an honour to issue you the 'Possession Letter' after receiving your confirmation of Statement of accounts.

Thaking you,

Yours faithfully,

For The Kunj Vihar Co-operative Group H ..

*My Signature*  
Hony. Secretary

**Dr. HARISH CHANDER SACHDE**  
Secretary  
The Kunj Vihar Co-op. G.H. Society Ltd.

300

ST. DWARKA SECTOR 12-110075  
L.D.S. CO-OP. HOUSING SOCIETY  
Counter No: 208-060638  
T: 011-26111111  
JAWAHAR, PIN: 110014  
From: KUNJ VIHAR, ND  
Wt: 30grams.

Anti: 17.00, 30-10-2015, 17:43  
Taxeshk.2.00 - Trace on www.indiarpost.ook.ink



(M)

# The Kunj Vihar

Co-operative Group Housing Society Ltd.

Plot No. 19, Sector - 12, Dwarka, New Delhi - 110 075 ☎ : 28032300

Shri/Smt. Surbajit Singh (M No. 300)

Subject: Certified Account Statement P. 2, 2

Dated: 18/03/2017

Dear Member,

Consequent to the decision in the GBM, held on 31<sup>st</sup> July, 2016, regarding issuing of the individual account statement of members, updated in accordance with DCS Act and Rules and GBM decisions, the M.C. suomoto constituted an 'Accounts Committee' of four members of our Society, having experience in Finance and Accounting, to finalise the same.

The said 'Accounts Committee' comprising Mr. Ajay Kapoor (M.No. 571), Mr. Ashok Gupta (M.No. 594), Mr. A.K. Hassija (M.No. 377) and Mr. Ravindra Kumar (M.No. 341) met on 18<sup>th</sup> September, 2016 and finalized the parameters for verifying the individual accounts in line with the DCS Act and Rules and GBM decisions.

They further instructed the Society Accountant, to update the individual accounts statements of all the members, in accordance with these parameters.

After this exercise was completed, the 'Accounts Committee' met again on 18<sup>th</sup> December, 2016 and decided to examine/scrutinize, on random basis, some of the updated account statements for correctness. They scrutinized about 25% of the updated individual accounts statements and after satisfying themselves, recommended that the statements be issued to members after certification by the CA of the Society.

Accordingly, all the individual account statements of the members, including yours, have been verified and certified by the CA of the Society. We are forwarding your accounts statement, which shows that an amount of Rs. 1,17,204/- is due from you as on 15.3.2017. Also, we wish to inform you that an amount of Rs. 40,487/- is due from you towards maintenance and other specified charges, which means that a total amount of Rs. 1,58,311/- is presently payable by you.

We request you to kindly remit this amount within 15 days of receipt of this letter.

In case of any discrepancy, please let us know within 10 days of receipt. If not, it will be presumed that your account statement is correct and will be settled as requested above.

Thanking you,

Yours sincerely,

  
Authorised Signatory





M. No.	Flat Allotted	Category	Super Area	Cost of flat	Equalisation	Car parking	INTEREST Dr.	Interest Cr.	Net Interest	TOTAL DUE	TOTAL PAID	Difference	Name
300	832	2BR	1025.530573	1,692,125	-	140000	912,660	173,231	739,369	2,571,454	2,453,596	117,858	Samudra Street





Previous Interest Credit First Sheet

Date of Payment	Amount Paid	Balance	Date amount used		Days	Interest due to members			TOTAL
			from	to		12%	15.00%	18%	
11-Nov-96	98890	98890	11-Nov-96	30-Jun-01	1692				
31-Dec-96	50000	50000	31-Dec-96	30-Jun-01	1642			82,515.00	82,515.00
28-Mar-97	60000	60000	28-Mar-97	30-Jun-01	1555			40,492.00	40,492.00
								46,011.00	46,011.00
									169,014.00

E and O E



68

# The Kunj Vihar Co-operative Group Housing Society Ltd.

Plot No. 19, Sector-12, Dwarka, New Delhi-110075

## COST CUM DEMAND LETTER

330  
Dated- 19/Oct./2015

Dear Member,

Name - Rita Chaudhary/ Bhushan Chaudhary M. No. -570

We are pleased to inform you that, on the basis of the 'Completion Drawings' of the Society certified by the Delhi Development Authority, the Architect of the Society has finally certified the super area of each of the 213 flats. Accordingly, the Chartered Accountant (CA), after examining the books of accounts and following the methodology and policy discussed and elaborated in the GBM held on 16<sup>th</sup> August, 2015, has calculated the rate of Rs.1,650 per square foot for the purpose of arriving at the cost to be charged from individual members for their respective flats. This cost of flat @ Rs. 1,650 per sq.ft. and car parking @ Rs. 1,40,000 has been approved in GBM held on 18.10.2015.

Further, we trust you have already received an extract of the statement of your accounts as per the Society's ledger sent on dated 15.09.2015. We request you to kindly confirm the correctness or intimate any discrepancy to the Society before 31<sup>st</sup> October, 2015, if you have not yet done so.

However, pending receipt of your confirmation of the Statement of accounts, we are giving below, the cost of the particular flat allotted to you as well as the balance amount payable by you or to you, taking into consideration, the statement of accounts forwarded to you and the certificates issued by the Architect and the CA.

Flat No. allotted	Super Area in Sq. Ft.	Cost of Flat (Rs.)	Equalisati on charges (Rs.)	Interest Recover able/ Payable (Rs.)	Car parking (Rs.)	Total Demanded (Rs.)	Amount Paid (Rs.)	Difference (Rs.)
C55	2,400.20	3,960,328	180,789	339,827	140,000	4,620,944	4,439,597	181,347

The Society will consider it an honour to issue you the 'Possession Letter' after receiving your confirmation of Statement of accounts along with your due payment of Rs. 181,347 within the stipulated date.

Thanking you,  
Yours faithfully,

For The Kunj Vihar Co-operative Group Housing Society Ltd.,

*M. Chaudhary*  
Hony. Secretary

Dr. HARISH CHANDER SACHDEVA  
Secretary  
The Kunj Vihar Co-op. G.H. Society Ltd.

*Received*  
*28/10/15*

# The Kunj Vihar

Co-operative Group Housing Society Ltd.

Plot No. 19, Sector - 12, Dwarka, New Delhi - 110 075 ☎ : 28032360

Smt./Smt. Rita Chaudhary (M.No. 570)

Dated: 18/03/2017

Subject: Certified Account Statement

C-55

Dear Member,

Consequent to the decision in the GBM, held on 31<sup>st</sup> July, 2016, regarding issuing of the individual account statement of members, updated in accordance with DCS Act and Rules and GBM decisions, the M.C. suomoto constituted an 'Accounts Committee' of four members of our Society, having experience in Finance and Accounting, to finalise the same.

The said 'Accounts Committee' comprising Mr. Ajay Kapoor (M.No. 571), Mr. Ashok Gupta (M.No. 594), Mr. A.K. Hassija (M.No. 377) and Mr. Ravindra Kumar (M.No. 341) met on 18<sup>th</sup> September, 2016 and finalized the parameters for verifying the individual accounts in line with the DCS Act and Rules and GBM decisions.

They further instructed the Society Accountant, to update the individual accounts statements of all the members, in accordance with these parameters.

After this exercise was completed, the 'Accounts Committee' met again on 18<sup>th</sup> December, 2016 and decided to examine/scrutinize, on random basis, some of the updated account statements for correctness. They scrutinized about 25% of the updated individual accounts statements and after satisfying themselves, recommended that the statements be issued to members after certification by the CA of the Society.

Accordingly, all the individual account statements of the members, including yours, have been verified and certified by the CA of the Society. We are forwarding your accounts statement, which shows that an amount of Rs. 311,075.54/- is due from you as on 15.3.2017. Also, we wish to inform you that an amount of Rs. 71,286/- is due from you towards maintenance and other specified charges, which means that a total amount of Rs. 3,82,640/- is presently payable by you.

We request you to kindly remit this amount within 15 days of receipt of this letter.

In case of any discrepancy, please let us know within 10 days of receipt, if not, it will be presumed that your account statement is correct and will be settled as requested above.

Thanking you,

Yours sincerely,

M. Chaudhary  
Authorised Signatory

M. No.	Flat Allotted	Category	Super Area	Cost of flat	Equalisation	Car Parking	INTEREST Dr.	Interest Cr.	Net Interst	TOTAL DUE	TOTAL Paid	Difference	Name
570	CSS	4BR	2400.199	3,960,328	207,892	140000	638,558	14,327	624,231	4,932,451	4,621,097	311,354	Rita Chaudhary/Bhusan Chaudhary





Mrs. Rita Chaudhary/ Mr Bhushan Chaudhary  
570

Equalization & Interest Payable as on 31.12.2010		
Date	Interest	Payments
08/09/2011	643,823.00	
08/09/2011	(3,800.00)	
27/01/2012		175,000.00
31/07/2012		50,000.00
01/08/2012		250,000.00
01/08/2012		200,000.00
Total	640,023.00	675,000.00

1,621,097.00

Mrs Rita Chaudhary/ Mr Bhushan Chaudhary  
570 . .

[illegible]

Car Parking

Date	Amount	Balance	Date amount used		Days	Interest due to members		TOTAL
			from	to				
14-Mar-10	50000	50000	14-Mar-10	31-Dec-10	292		3,800.00	3,800.00
1-Jan-11	50000	50000	1-Jan-11	31-Jul-12	577		7,904.00	7,904.00
								7,904.00

# The Kunj Vihar

Co-operative Group Housing Society Ltd.

Plot No. 19, Sector - 12, Dwarka, New Delhi - 110 075 ☎ : 49122808

Dated: - 10.01.2018

Mrs. Rita Chowdhary (M. No-570)

## Reminder-1

Dear Member,

This is in reference to the society letter dated 18/03/2017, an amount of Rs.3,11,354/- (Three Lakhs Eleven Thousand Three Hundred Fifty Four Only) is due on account of the cost of flat. A statement of account was also enclosed for your perusal.

You are hereby reminded to make a payment of Rs. 3,11,354/- due from you. It is also brought to your notice that interest is also payable by you on the above amount as per the DCS Act & Rule on this pending demanded payment from you.

Thanking You

  
Auth. Signatory

For The Kunj Vihar CGHS Ltd



08.04.2017

Mr. Cariappa  
President,  
Management Committee  
The Kunj Vihar CGHS Ltd.  
Plot No 19, Sector 12,  
Dwarka New Delhi-110075

Subject: Unjustified and Unlawful Demand

Dear Mr. Cariappa,

I am in receipt of a letter from the society titled 'Certified Account Statement' dated 18.03.2017 handed over to me on April 2, 2017 in which I have been asked to pay an amount of Rs. 2,20,978/- due towards me.

May it be known to you that I had made full and final payment due towards me at the time of taking possession in the year 2015. From where do these dues arise now, more than 16 months after possession? Your plea of an error in accounting is not acceptable. How many times would such mistakes keep on occurring? And who is responsible for such mistakes, if at all they are there! So, I regard this demand as unjustified and unlawful.

Our account statements have been revised a number of times earlier as well, on one pretext or the other. But nobody knows where the money collected by the society on various counts, in the last 7-8 years has gone. And a lot of work in the society is still pending! When we were handed over the possession, a lot of work was pending. Shafts and water tanks were leaking, the society had not been painted, there were seepages all over, and a lot of repair work was pending. Situation has not improved much. Nothing has been done even till date. Lifts stop working every now and then; Even the fire-fighting system has not been activated yet. With more than 130 families are living in the society, it is not only a potential danger but is, in fact, criminal!!

When 7 new flats were built in the society, we were told that the money collected from their sale would help in completing all the pending work and a lot of money will be saved with the society for future maintenance. But nothing like this happened. Money came and it is gone. Nobody knows where? In fact, no or negligible work has been done in the society in the last few years. All demands to make the accounts public have been ignored. There is no transparency at all. So, I and so many other members have lost their faith in the present management so far as the handling of society funds is concerned.

So, under these circumstances I do not find it fit to make any further payment to the society except the monthly maintenance charges until and unless the following measures are taken:

1. Society's accounts for the last 8 years are made public

- an Internal Accounts Committee from among the members (already suggested a number of times along with possible names, by so many members earlier on various platforms) of the society is set up to look up into the accounts of the society for the period.
3. Details of the present contractor Mr. Malik's accounts are made public. He has been given a number of contracts in the society through his various companies. Serious objections have been raised regarding the payments being made to him. This is known to all by now, that he has not done anything in the last 2-3 years and yet payments are being made to him. Moreover, there are a number of lapses: there are no work orders, no proper approvals, no measurements done for the work done! The suggested Internal Accounts Committee should specifically look into the payments made to this contractor.
4. Till all this is done, no further payments, except the routine payments on maintenance and salaries to the staff, be made. Any major payments, if necessary should be made only after an approval is taken from the Internal Accounts Committee.
5. As suggested from time to time, a monthly account statement showing the income and expenditure details of every month should be displayed regularly.
6. A deadline for each and every pending work, giving the date by which it will be finished, be issued. The outer finish, seepage, the shaft repair, lifts and the fire-fighting work are the priorities.
7. Whatever work is allotted in future, all the related details be made public including the credentials of the contractor, his contract details, quality specifications agreed upon and the timelines.
8. The details of errors found in calculations made from time to time, be made public and responsibilities be fixed for them. For the present calculations too, the basis of new calculations be given in writing. Moreover, only 45 files have been checked so far by a committee of experts from the Society, so far. It is insufficient. All files should be checked and every member be given an opportunity to check and verify one's accounts. Only then should the society think of raising any demand or ask for any dues.
9. The management of the society needs to come clear on the above issues and convince the members that the money collected from the members on any account will be used
- To refund the amount due towards the members
  - To complete the pending works and for the welfare of the society

Thanks & Regards,

*Amrinder*

Dr. Jagmohan Rai  
Membership No. 675  
C-45, The Kunj Vihar CGHS Ltd.  
Plot No. 19, Sector 12,  
Gurgaon, New Delhi-110075

*Received.*  
*W2*  
*09/04/2017*



Gmail

Jagmohan Rai <drjagmohanrai@gmail.com>

**Fw: Account/demand**

Chowdhury Rajkumar <rajkumarchowdhury@yahoo.com>  
To: Jagmohan Rai <drjagmohanrai@gmail.com>

Sat, Apr 14, 2018 at 11:26 AM

----- Forwarded message -----

From: Chowdhury Rajkumar <rajkumarchowdhury@yahoo.com>  
To: "sage.mind@gmail.com" <sage.mind@gmail.com>; "kunjviharcomm@gmail.com" <kunjviharcomm@gmail.com>  
Sent: Saturday, 25 March, 2017, 11:36:21 AM IST  
Subject: Account/demand

To  
Sh. A. Carriappa, President,  
Kunj Vihar CGHS, Dwarka, New Delhi

**Sub: Certified Account Statement.**

I have received a letter from the Kunj Vihar CGHS, Dwarka, New Delhi dated March 18, 2017 with the above heading. I fail to understand the meaning of this heading. Does this mean that all the previous account statements were uncertified? Who issued the previous statements & why? This way for whole life members will be asked to pay.

I may draw your attention on:

**1. Major issues of KVC GHS:** Let me say there are 4-5 issues which the present MC introduced in 2009 when it took over (almost the same MC is continuing for last 8 years);

- a) Equalization.
- b) Interest to be charged & to be paid to members.
- c) Car parking & also whether payment to be made or not.
- d) Completion of construction work.
- e) Quality of construction work.

And I think on all these issues, we are nowhere so far i. e. after 8 years of this MC. First 2 are still unresolved. For car parking, this MC asked members to pay, than it was refunded & merged in flat cost. However, again at the time of possession, payment was asked & members were forced to pay for want of possession. Interestingly, though we have paid but required number of covered parking is not constructed. The MC has spent this money for other purposes. No policy on this so far.

Construction work which was only about 25 % to be completed in 2009 when the present MC took over, is yet to be completed though we have invested more than we paid for the earlier completed construction work of about 75%.

All the bath rooms are sinking. Lot of seepage is there. Wall/doors paint was never done. Hence you can see the quality of construction work. Every member has to reconstruct their bath rooms. Who will pay for this? Who is responsible or accountable for all these lapses, the MC, Treasurer/ account persons/architect/CA?

**2. Remind you the contents of my previous letters/mails:** I have sent many letters/mails on these issues to you but these were never addressed properly. On the minutes of last AGM again I addressed a letter to you. I am citing some contents of it:

*"I do not know how many times you will change your formula & will do recalculations? I understand, you do it whenever you need money."*

[https://mail.google.com/mail/u/0/?ui=2&ik=489d993b48&javer=z8\\_JB6tB0LQ.en.&view=pt&msg=162c2bd3bd685790&search=inbox&siml=162c2bd3bd685790](https://mail.google.com/mail/u/0/?ui=2&ik=489d993b48&javer=z8_JB6tB0LQ.en.&view=pt&msg=162c2bd3bd685790&search=inbox&siml=162c2bd3bd685790)



Language of MC will be different in GBM, twisted slightly in minutes to suite the MC & slowly a different implementation. Say when there was hot discussion on recalculation & members were agitated in last meeting you said No No the MC is not doing any recalculation but only rechecking. This does not find any sense clarified, I would like to ask why it was not seen at that time? What is the role of MC, Treasurer, members to pay more as per your idea of recalculation. You may check only those accounts where you feel some mistake. Enhancing cost of everyone is a charisma of new formula devised by MC now.

As far as transparency is concerned, the original cost of four bed room flat was 25.65 lacks, which was revised by present MC to Rs. 35.65 lakhs in Dec. 2010. It was again raised to 39.60 lakhs in the final equalization & parking charges, making it 42.73 lakhs. Now if I am to pay another 10 lakhs as given with a new formula & members have to pay enhanced cost as well as CA fee. Members feel it is new idea of MC every time with a new formula for repeated calculations. Since, this is fifth recalculation, who will pay & how long? Will there be last recalculation?

**3. Certified Account Statement sent by MC now:** As far as my account is concerned in the above statement, I do not find anything new except that some figures are changed in this statement compared to one signed statement given to me on 1. 12. 2012 like;

- > the interest to be charged is increased from Rs. 108,188 to Rs.189,511,
- > the equalization amount increased from Rs. 160,915 to Rs. 169,069
- > interest on car parking is increased from Rs. 13,515 to Rs. 21,438,
- > interest due to me decreased from Rs. 87,647 to Rs. 66,544

Thus net interest or difference payable has come to Rs. 118503 though it is not matching to your figure of Rs. 119032. I do not agree with this recalculation & would not be in position to pay it.

**4. Probe on lapses:** On the other hand, I would like to draw your kind attention to order a thorough probe & fix the responsibilities for the following issues:

- a) Need for repeated recalculation.
- b) Delay of construction work which has inflated cost too much.
- c) Quality of construction particularly the bathrooms.
- d) Mis-management of funds.
- e) Loss to members financially & mentally.

Still the mis-management of funds is going on in maintenance on salary, pleasantries, spurious bills, electricity etc. Members are asking why the MC is spending so lavishly on daily basis? The members cannot afford such costs for unlimited period. Members are pressing that the expenditure on maintenance should be reduced & we should be informed in writing how much financial liabilities are still on our head to pay? I have discussed all these issues with you several times in my individual capacity & also as Convener of RWC earlier.

I hope for early action.

With regards

Yours' Sincerely

R. K. Chowdhury  
C 75, Kunj Vihar CGHS, Dwarka, New Delhi

President,  
Kunj Vihar CGHS Ltd,  
Plot No. 19, Sector 12,  
Dwarka, New Delhi 110075

April 1, 2017


Sub: Your Demand Letter dated 18/03/2017

Respected Sir,

With sheer grievance and wavering faith in your leadership and dwindling fate of our society's account, I have been noticing the mismanagement of funds with huge cash outflow of the money from society's accounts during your leadership as the President of our society. Even after my various notification to you during the short period for which I was a member of the audit committee appointed by GBM along with Mr. Jagmohan and Mr Kumar Ravindra, that our society MC was paying out unjustified bills without the purchase/job orders even when three of us disapproved the various pay-outs. In fact we were not permitted to work and the committee was intentionally made defunct. In light of the mysterious demand that has been raised after almost a year after the allotment of the flats, I hereby under protest refuse to pay the unlawful demand of Rs.3,26,991/- until and unless all the society accounts are audited by an external Govt approved body as well as an internal committee as demanded by so many members from time to time. We all want to know where the society funds have been used in the last seven years. Moreover there is no guarantee that even if we pay this demand, no further demand will be raised.

I hope that you will sincerely consider this matter urgently and earnestly clear my doubts at the earliest and set up an enquiry committee.

Regards,

  
Virender Singh & Inderpal Kaur,  
M No. 629  
R/o Flat no B65, Kunj Vihar CGHS Ltd,  
Plot No 19, Sector 12, Dwarka,  
New Delhi 110075

Mr. Cariappa

President, Managing Committee

The Kunj Vihar CGHS Ltd

Plot-19, Sector-12

Dwarka, New Delhi – 110075

Respected Sir,

**Sub: Unjustified Demand for Flat Nos. B-57**

This is in reference to your demand letter dated: 18-3-17 hand-delivered to me. This letter titled "Certified Account Statement" states that I require to pay an amount of Rs 54,014/-.

I was handed over the aforesaid flat on 16-1-16 with a Certificate of Occupancy denoting that I have made all payments required for the flat & one covered car parking as determined & notified by the Managing Committee. In addition, a certified copy of statement of accounts issued by the Society was issued to me on 16-1-16 categorically stating that all dues have been cleared and the aforesaid flat handed over. It may be noted that under your guidance & advice, we have made all payments in a timely & diligent manner.

Kindly ask your team to look into the last previous account statement & documentation for Flat Nos. B-57 and nullify this demand note.

Thanks & Regards,



Vimal Kalra

Membership No – 688

Flat Nos. B-57

Date: 12<sup>th</sup> April 2017

Place: New Delhi



To

The secretary/ Treasurer  
Kunj Vihar CGHS

28/03/2017

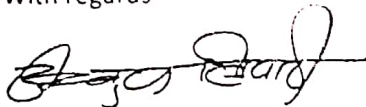
Dear Sir

This is in reference to your letter dated 18/03/2017 and in continuation to my subsequent visit to society office. Please note that the point regarding to calculation of interest is still not addressed to my satisfaction and I am enclosing the letter signed by treasurer Mr Tripathi dated 15/01/2012 in support of my submission.

The main point is that i have still not received the interest the interest due to me for excess payments done during 2005-2010 (specially for the payments done on 09/02/07, 15/12/07 and 30/06/08 for total Rs 2,50,513), which were related to excess demand from members who had opted for higher area 2 BR flats (1275 sqft). Subsequently it was decided that there was no choice for specific areas within a flat category and the same was accepted by us in the larger interest of the society. However, in GBM dated 15/01/12 it was decided that interest for excess payments will be done to members whereevre excess payments were done. Such interest was informed to us in a letter (signed by the treasurer Mr Tripathi) dated 18/10/2012 9copy attached).

The issue was further discussed with Mr Tripathi and the CA and I was informed that the interest was indeed due to me and same will reflect in the new statement. Unfortunately the same has not happened and and the calculations don't take the abovementined point inthe calculation. I request you to kindly get the issue resolved so that this loss is avoided.

With regards



(Ambuj Tripathi)  
M. No. 550 (Flat No. A-51)  
Ph 9868367284

35  
9/4/17

28  
01/4/17

28 March 2017

To,  
The Secretary  
Kunj Vihar CGHS Ltd.  
Plot No.19, Sector -12  
New Delhi 110075

Dear Sir

**Subject: Certified Account statement**

Pl. refer to your letter dated 18.03.2017 on the above subject forwarding therewith a demand of Rs. 49211/- towards revision in equalization and interest charges in connection with the flat no. B-83, allotted to me. Also, as stated in your letter, this is after adjustment of Rs. 24937/- due to me by the society. As such, you have increased equalization charges from Rs. 36000/- to Rs. 77342/- and interest charges from Rs. 64451 to Rs. 97257/- without extending any reason and given me a new account statement after 1 and ½ years of settlement of accounts.

In this respect, I wish to state as follows:

1. The society has allotted me a flat no. B-83 against a total demand and payment of Rs. 2648553/- which included Rs. 2408102/- as cost of flat, Rs. 140000/- towards parking, Rs. 36000/- as equalisation charges and Rs. 64451/- as interest.
2. After carrying out revision of the cost and other charges twice and checking by a sub-committee of members, the society gave me a certified account statement vide society letter dated 15.09.2015 (copy enclosed) indicating total cost of the flat including equalization and interest charges as mentioned above i.e. Rs. 2648553/-.
3. As such, final total demand as per your letter dated 19.10.2015 (copy enclosed) was Rs. 2648553/- (Rs. 2408102/- + Rs. 140000/- + Rs. 36000/- + Rs. 64451/-) and against the same my payment to society was Rs. 2673490/-. As such, as per your above referred letter, the balance amount refundable to me on 19.10.2015 was Rs. 24937/- which society had not refunded/paid to me till October 2016 even after a lapse of one year. As such, as a last resort, I had requested the society vide my letters dated 29.10.2016 and 18.03.2017, to adjust this due amount payable to me towards the maintenance charges of Oct.-Dec. 2016 and Jan.-Mar. 2017 quarters.
4. Further, as per your above referred letter dated 19.10.2015, the society issued me a possession letter only after my confirmation to above account statement, which I duly did.
5. Accordingly, the society had given me a No Due Certificate stating there are no dues pending against the allotted flat to facilitate freehold registry.

## LIST OF FLAT COST REFUND PAYMENT

Sl.NO	M.No	Flat No	Member Name	Payment
1	554	A-02	Mr. R. K. Girdhar	187428
2	677	A-03	Mr. Chandra Mohan saddi	147441
3	557	A-04	Mr. T.S. Datta	29559
4	576	A-12	Mrs. Rita Chadha	94006
5	609	A-13	Mrs. Poonam Lakra	97399
6	555	A-14	Mr Neeraj Khatri	78121
7	567	A-17	Mr Ashok Kumar Gupta	35048
8	408	A-22	Mr. Vikas Mittal	132597
9	577	A-23	Mrs Marykutty Chandrahasan	137868
10	664	A-24	Mrs. Shweta Gupta & Mr. Anuj Gupta	103005
11	662	A-26	Mrs.Sarita Bhardwaj	30412
12	509	A-27	Mr. Manoj Kumar Das	56063
13	679	A-32	Mr. Anirudha Das	204515
14	588	A-33	Mr. Arun Kumar Roy	121910
15	632	A-34	Mr Nikhil Kulshreshtha	89813
16	603	A-36	Mrs. Chandra Thakwani	102999
17	666	A-41	Mr. Ranedranath Chaudhuri & Mr. Rupendernath Chaudhuri	268395
18	705	A-42	Mr. Lakhvinder Singh Arora	220949
19	636	A-43	Mr. Shailendra Mahalwar	203036
20	591	A-46	Mr Naresh Chander Verma	26936
21	366	A-47	Capt.Deepak David Edwards	437584
22	650	A-54	Mr. Nitin Broota	5353
23	667	A-62	Mrs. Anita Sharma	49228
24	641	A-66	Mr. K. R. Ravindra Kumar	140829
25	543	A-67	Mr. Inderjit Dihana	86510
26	372	A-72	Mrs. Shraddha Tripathi	70115
27	589	A-73	Mr. Jivindarr Kumar Jain	30063
28	547	A-74	Mrs Neena Kapoor	37372
29	45	A-76	Mr. Atul Narang	20
30	648	A-77	Dr. Vinod Kumar Wadhawan	113982



31	119	A-83	Mrs. Gupta /n Sahgal & Mr. Pankesh Sahgal	8/1/29
32	558	A-86	Mr. Bhubhan Kr. Sahu	5/1/25
33	563	A-103	Mr. Parnash Kumar	8/1/18
34	646	B-02	Mr. Harinder Nath Gupta	9/2/26
35	674	B-12	Mr. Piyush Lal Raina	1/2/24
36	390	B-14	Mr. Mohit Jain	1/2/24
37	401	B-16	Mr. Karanlal Jeet Singh	5/2/24
38	581	B-21	Mr. L. M. Kumar	1/2/16
39	566	B-22	Mr. Sanjeev Kumar Sharma	5/2/24
40	531	B-34	Dr. Heeta Hazara	9/2/24
41	336	B-35	Mr. P. S. Teekchandani	2/2/24
42	652	B-36	Mr. Anadi Gupta	22/2/26
43	637	B-43	Mr. Karwal Krishan Arora	1/2/21
44	532	B-52	Mr. Mahender Singh	22/2/22
45	375	B-54	Dr. Vishnu Saxena	10/2/21
46	397	B-56	Mrs. Kamlesh Keshav	6/2/21
47	703	B-62	Mrs. Sunita Sharma	30/2/24
48	631	B-71	Mr. Anand Mohan Jha & Mrs. Parvita Jha	7/5/21
49	694	B-91	Mrs. Anukampa Jha	4/2/25
50	693	B-92	Mrs. Maha Lazmi Thakur	12/2/21
51	634	B-93	Mr. Navin Chandra	15/2/20
52	594	B-103	Mr. Ashok Gupta	11/1/29
53	322	B-104	Mr. Ashwinder Pal Singh	3/2/21
54	614	C-12	Mr. Rattan Lal Raina	3/2/21
55	356	C-14	Mr. Naveen Prakash Singhal	31/2/27
56	604	C-17	Mr. Arvind Kumar Sharma	31/2/29
57	625	C-22	Mr. Satyanarayan Saha	14/2/25
58	608	C-23	Mrs. Jagwali Devi	13/2/22
59	638	C-25	Mr. Kaushal Kishore Sharma	6/2/22
60	275	C-27	Mr. Ramen Paul	9/2/23
61	670	C-32	Mr. V. Suresh Kumar	4/2/18
62	599	C-33	Mrs. Chand Malik	27/2/22

63	612	C-34	Mrs. Vijaya Malik & Mr. Vinod Malik	52997
64	701	C-36	Mr. Ashis Banerjee	408040
65	661	C-37	Mr. Alok Kalra	29904
66	561	C-42	Mrs. Rajni Hakim	143988
67	574	C-46	Ms. Poonam Bhutani	210196
68	420	C-47	Dr. Hareswar Deka	92401
69	689	C-52	Mr. Punish Mishra	224624
70	600	C-56	Mr S. Swaminathan & Mrs. Chitra Swaminathan	54188
71	642	C-57	Mr. Vikram Sharma	75602
72	686	C-62	Mr. Kapil Walia	213870
73	649	C-64	Dr. Sudesh Kumar Wadhawan	18766
74	525	C-66	Dr. R. N. Kalita	70023
75	583	C-72	Mr. Prasanna Baruah	130140
76	665	C-73	Mr. Sanjay Kumar Singh	51714
77	622	C-74	Mr. Yash Vardhan	178542
78	523	C-76	Mr. Deep Saikia	5547
79	76	C-77	Mrs. Shashi Kanta Bhargava	25940
80	346	C-84	Capt. Atul Kumar singh	252080
81	601	C-86	Mr. S. Ramachandran	129135
82	537	C-87	Mr. Arun Kulshrestha	65812
83	669	C-93	Mrs. Saroj Saini	120437
84	575	C-96	Mr Joginder Singh Bhorla	26302
85	2	C-102	Mr. Anup Bhargava	84506
86	571	C-103	Mr Ajay Kumar Kapoor	50790
87	676	C-105	Dr. Dinesh Halder	265525
88	391	C-106	Mrs. Vimla Jain	324764

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## LIST OF FLAT COST DUES PAYMENT

Sl.NO	M.No	Flat No	Member Name	Dues	sold
1	352	A-05	Mrs. Sushila Bhasin	626322	
2	419	A-11	Mr. Anuj Gupta	22030	sold
3	605	A-15	Mr. Mahesh Goel	120900	
4	314	A-21	Mr. Abdus Subhan	268498	sold
5	620	A-25	Deepak Marwah	294851	
6	597	A-35	Mrs Kaushlya Bhatia	8613	
7	406	A-37	Mr Sonu Kapoor	13301	
8	550	A-51	Mr. Ambuj Tripathi	109683	
9	225	A-52	Mr. Ajay Kr. Gupta	558270	
10	495	A-55	Vandana Singhal	247477	
11	534	A-56	Mr. Ravi Kumar	22477	sold
12	582	A-61	Mr. T. M. Rama Subaraniam	8605	
13	696	A-71	Mr. Bibhas Aggarwal	119095	sold
14	626	A-75	Maj. Yatender. Singh. Sangwan	3550	
15	680	A-82	Mr. Kaushal Kishore	2059	
16	660	A-87	Mr. Vijay Krisan Vaid	90453	
17	514	A-93	Mrs. Neeva Konwar	512	sold
18	655	A-95	Mr. Sunil Kumar Jain	133779	
19	533	A-97	Mr. Sube Singh	211446	
20	668	A-107	Mrs. Satya Sinha	134732	
21	585	B-05	Mrs Alka Kansotia	400263	
22	556	B-13	Dr. Shivanjay Sahay Verma	30071	sold
23	592	B-17	Mr. Dinesh Luthra	454745	
24	633	B-23	Mrs. Rashmi Bani	40375	
25	683	B-31	Mr. Raman Singhal	173700	
26	300	B-32	Mr. Sarabjit Singh	117804	
27	572	B-37	Mrs Pritpal Kaur	400275	
28	511	B-42	Mr. Kishore Kanti Manjumdar	249319	
29	299	B-51	Mrs. Harvinder Kaur	197085	



30	657	B-53	Mr. Tarun Kanojia		
31	562	B-55	Mr. Jai Kumar Singh	7494	
32	688	B-57	Mr. Vimal Kalra	225860	
33	704	B-61	Mr. Manish Nath Srivasatva	543530	
34	639	B-64	Mrs. Anupma Kumar	364015	
35	629	B-65	Mr. Virender Singh	77052	
36	530	B-75	Mr. Sarang Vinod Puri	318605	
37	573	B-77	Mr. Ravi Kumar Soni	190877	sold
38	663	B-81	Mr. Vikash Kumar	307770	
39	515	B-83	Dr. Sanjay Kumar	66791	
40	645	B-84	Mrs. Supriya Kumari	49211	
41	656	B-85	Ms. Taru Jain	104034	
42	587	B-97	Mr. Hariee Nnair	424924	
43	623	B-105	Mr. Radhey Shyam	428346	sold
44	690	C-05	Mr. B.K. Ramachandra	737985	
45	702	C-11	Ms. Maneesha Rana	266998	sold
46	569	C-15	Mrs. Neeam Rani Diwan	43223	sold
47	510	C-24	Mr Madhab Rajbangshi	139854	
48	671	C-41	Mr. Sanjay Kumar Passi	189943	sold
49	548	C-44	Asokan Kamdasami	108920	
50	675	C-45	Mr. Jagmohan Rai	40836	
51	194	C-51	Mr. Deshbandhu	212292	
52	578	C-54	Mr Kamal Kumar Goel	424125	sold
53	570	C-55	Mrs. Rita Chowdhary	337393	
54	654	C-65	Mrs. Trishla Devi Jain	311354	
55	659	C-67	Mr. Pramod Kr. Singh	127961	
56	551	C-75	Dr. R K Choudhary	39957	
57	706	C-81	Mr. Abhimanyu Chakraborty	119032	
58	438	C-85	Mrs. Sudha Goel	193801	sold
59	560	C-104	Mr Shiv Shankar Sharma	227666	
				103299	

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### Members list of Arbitration Case

Sl.NO	M.No	Flat No	Member Name	Dues	
1	629	B-65	Mr.Virender Singh	318605	
2	569	C-15	Mrs. Neelam Rani Diwan	139854	
3	660	A-87	Mr. Vijay Krisan Vaid	90453	
4	620	A-25	Deepak Marwah	294851	
5	578	C-54	Mr Kamal Kumar Goel	337393	
6	570	C-55	Mrs. Rita Chowdhary	311354	
7	592	B-17	Mr. Dinesh Luthra	454745	
8	597	A-35	Mrs Kaushlya Bhatia	8613	
9	626	A-75	Maj. Yatender. Singh. Sangwan	3550	
10	675	C-45	Mr. Jagmohan Rai	212292	
11	299	B-51	Mrs. Harvinder Kaur	197085	
12	585	B-05	Mrs Alka Kansotia	400263	
13	300	B-32	Mr. Sarabjit Singh	117804	
14	419	A-11	Mr. Anuj Gupta	22030	sold
15	683	B-31	Mr. Raman Singhal	173700	
16	605	A-15	Mr. Mahesh Goel	120900	
17	562	B-55	Mr. Jai Kumar Singh	225860	

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SINO	M. No	Flat No	Name of the Member	Statement Refund	Adjust Maint Charges Late Fee	Adjust Land Tax	Adjust Mulla/ Electricity/C RC	Adjustment Total Amount	Refund Amount	Balance Refund Amount	Sold
1	45	A-76	Mr. Anil Narang	20				0	0	20	
2	76	C-77	Mrs. Shashi Kantia Bhargava	61069	21600	5029	0	28629	6580	35940	
3	275	C-27	Mr. Ramen Paul	115943	2600	0	0	2600	23000	90143	
4	203	B-11	Mr. Sanjay Ratore	45959	42197	3762	0	45959	0	0	
5	322	B-104	Mr. Ashwinder Pal Singh	38201			0	0		38201	
6	339	A-83	Mrs. Suparna Singhal & Mr. Rakesh Singhal	94668	34000	5029	5000	44029	10500	40139	
7	356	C-14	Mr. Nareen Prakash Singhal	311982			0	0	0	311982	
8	372	A-72	Mr. Shradha Tinsathi	70115			0	0	0	70115	
9	375	B-54	Dr. Kishore Saena	141972	6600	0	0	6600	22500	107877	
10	390	B-14	Mr. Mohit Jain	222511	150	0	0	150	44500	177861	
11	391	C-106	Mrs. Vinita Jain	406414	150	0	0	150	81500	324764	
12	397	B-56	Mrs. Kamlesh Keshav	68171			0	0	0	68171	
13	399	A-106	Dr. Harish Chander Sachdeva	11773	6744	5029	0	11773	0	0	
14	401	B-16	Mr. Kamal Jeet Singh	5040			0	0	0	5040	
15	408	A-22	Mr. Vilas Mittal	132597			0	0	0	132597	
16	420	C-47	Dr. Hareeswar Datta	115901	0	0	0	0	23500	92461	
17	509	A-27	Mr. Manoj Kumar Das	56063			0	0	0	56063	
18	523	C-76	Mr. Deep Sakia	73776	63200	5029	0	68229	0	5547	CP Fitting amount of Rs. 39000/- also adjust
19	525	C-66	Dr. R. N. Kalra	88023	0	0	0	0	18000	70023	
20	531	B-34	Dr. Neeta Hazra	113323	0	0	0	0	23000	90323	
21	532	B-52	Mr. Mahender Singh	86278			0	0	0	86278	
22	537	C-87	Mr. Arun Kishorestha	65812	0	0	0	0	0	65812	
23	543	A-67	Mr. Indrajit Dhanra	107010	0	0	0	0	20500	86510	
24	547	A-74	Mrs. Neena Kapoor	60072	13200	0	0	13200	9500	37372	
25	552	A-64	Mrs. Kavita Mehra	33856	28827	5029	0	33856	0	0	CP Fitting amount of Rs. 39000/- also adjust
26	554	A-02	Mr. R. K. Girdhar	187428			0	0	0	187428	
27	555	A-14	Mr. Neeraj Khatri	129550	15400	5029	11000	31429	20000	78121	
28	557	A-04	Mr. T.S. Datta	29558			0	0	0	29558	
29	558	A-86	Mr. Bhuvan K. Sahu	52725			0	0	0	52725	
30	563	A-103	Mr. Ramesh Kumar	40018			0	0	0	40018	
31	566	B-22	Mr. Sanjeev Kumar Sharma	116537	35600	3587	0	39187	23057	54293	
32	567	A-17	Mr. Ashok Kumar Gupta	76077	0	5029	0	5029	36000	35048	
33	571	C-103	Mr. Ajay Kumar Kapoor	86990	13200	0	0	13200	23000	50790	CP Fitting amount of Rs. 39000/- also adjust
34	574	C-46	Mrs. Poonam Bhutani	280975	9750	5029	3000	17779	53000	210156	
35	575	C-96	Mr. Joginder Singh Bhorla	44902	11600	0	0	11600	7000	26302	
36	577	A-23	Mrs. Marykutty Chandrasekharan	137868	0		0	0	0	137868	
37	581	B-21	Mr. T.M. Kumar	73814			0	0	0	73814	
38	583	C-72	Mr. Prasanna Baruah	180769	6600		11029	17629	31000	130160	
39	588	A-33	Mr. Arun Kumar Roy	221910	0	0	0	0	100000	121910	
40	591	A-46	Mr. Nareesh Chander Verma	26936			0	0	0	26936	
41	594	B-103	Mr. Ashok Gupta	111109			0	0	0	111109	
42	599	C-33	Mrs. Chand Malik	56351	16400	5029	0	21429	7000	27927	
43	600	C-56	Mr. S. Sannamathan	54188			0	0	0	54188	
44	601	C-86	Mr. S. Ramachandran	222914	52250	5029	4000	61729	32500	129135	
45	603	A-36	Mrs. Chandra Thakurani	145628	6600	5029	5000	16629	26000	170855	
46	604	C-17	Mr. Arvind Kumar Sharma	49439	0	0	0	0	18000	31439	CP Fitting amount of Rs. 39000/- also adjust
47	608	C-23	Mrs. Jagwati Devi	139692			0	0	0	139692	



48	609	A.13	Mrs. Poonam Lakra	97399						0	0	97399	Sold
49	612	C.34	Mrs. Vijaya Malik & Mr. Vinod Malik	52997						0	0	52997	
50	614	C-12	Mr. Rattan Lal Rahia	33001						0	0	33001	
51	622	C-74	Mr. Yash Varadhan	178542						0	0	178542	
52	624	B-76	Mr. Shomnath Samadhar	30094	19750	5344	5000	30094	0	0	0		
53	625	C-22	Mr. Suryanarayn Saha	189152	6600	3587	2000	12187	35500	141465			
54	631	B-71	Mr. Anand Mohan Jha & Mrs. Kavita Jha	75687				0	0	75687			
55	632	A-34	Mr. Nikhil Kishore Jha	89813				0	0	89813			
56	634	B-93	Mr. Navin Chandra	237814	24500	5344	11000	40844	40000	156970			
57	635	A-63	Dr. V. S. P. Srivastav	16761	11732	5029	0	16761	0	0			
58	636	A-43	Mr. Shalendra Mahawar	254036	0	0	0	0	51000	203035			
59	637	B-43	Mr. Kewal Kishan Arora	17007				0	0	17007			
60	638	C-25	Mr. Kishor Kishore Sharma	67758				0	0	67758			
61	641	A-66	Mr. K. R. Ravindra Kumar	181358	0	5029	0	5029	35500	140829			
62	642	C-57	Mr. Vikram Sharma	151702	56600	0	0	56600	19500	75662			
63	646	B-02	Mr. Narendra Nath Gupta	172293	52200	3587	0	55787	23500	93005			
64	648	A-77	Dr. Vinod Kumar Wadhawan	148082	5600	0	0	5600	28500	113982			
65	649	C-64	Dr. Sudesh Kumar Wadhawan	23766	0	0	0	0	5000	18745			
66	652	B-36	Mr. Anadi Gupta	28496				0	0	28496			
67	665	C-73	Mr. Sanjay Kumar Singh	83114	6600	0	10000	16600	13000	51714			
68	667	A-62	Mrs. Anita Sharma	141815	44000	3587	5000	52587	40000	49223			
69	669	C-93	Mrs. Saroj Saloni	210466	50000	5029	5000	60029	30000	120417			
70	670	C-32	Mr. V. Suresh Kumar	40918				0	0	40918			
71	674	B-12	Mr. Pyare Lal Rahia	176461	50000	3587	0	53587	22000	10084			
72	676	C-105	Dr. Dinesh Halder	392661	52250	8386	0	60636	66500	26555			
73	677	A-03	Mr. Chandra Mohan Saggi	184441	0	0	0	0	37000	14741			
74	679	A-32	Mr. Anuradha Das	204515				0	0	204515			
75	681	B-25	Mr. Anurag Kumar	1288	1288	0	0	1288	0	0			
76	686	C-62	Mr. Kapil Walia	321457	50000	3587	0	53587	54000	213870			
77	689	C-52	Mr. Punish Mishra	334211	50000	3587	0	53587	56000	226624			
78	693	B-92	Mrs. Mahi Laxmi Thakur	219938	50000	3587	5000	58587	32000	129351			
79	694	B-91	Mrs. Anukampa Jha	47255				0	0	47255			
80	701	C-36	Mr. Ashis Banerjee	576559	50000	5029	11000	66029	102500	408010			
81	703	B-62	Mrs. Sunita Sharma	30764				0	0	30764			
82	705	A-42	Mr. Lakhinder Singh Arora	220949				0	0	220949			
83	716	A-24	Sh. Yogesh Kumar Sharma	103005				0	0	103005			
84	719	A-54	Mr. Dinesh Chandra Singhal	5353				0	0	5353			
85	722	C-37	Mr. Ramesh Kaira & Mrs. Seema Kaira	42433	0	5029	0	5029	7500	29904			
86	724	C-84	Shrabani Basistha & Mr. Ashoke Basistha	252080				0	0	252080			
87	733	A-26	Mr. Sumit Wasan & Kirandeep Kaur	30412				0	0	30412			
88	734	C-42	Mrs. Renu Bala & Pankaj Kumar	195575	12000	3587	0	15587	36000	143948			
89	739	A-47	Sh. Suresh Kumar & Smt. Veena	437584				0	0	437584			
90	742	A-73	Smt. Manju Kaira	38292	3200	5029	0	8229	0	30063			
91	753	A-41	Mr. Kumar Saurabh & Mrs. Deepi Nagpal	268395				0	0	268395			
92	758	B-35	Mr. Sangeet Sharma & Mrs. Shweta Sharma	257467				0	0	257467			
93	761	C-102	Mrs. Usha Kiran Upadhyay	122993	34900	3587	0	38487	0	84505			
94	763	A-12	Mrs. Rajni Goyal	94006				0	0	94006			

12070313

1257116

1401557

9411640

PROVIDED that—

(a) in the case of an equality of votes, the Chairman shall have a second or casting vote;

(b) a nominal or associate or joint member shall not have the right of vote;

<sup>1</sup>[(c) where the Government is a member of the co-operative society, each person nominated by the Government on the committee shall have one vote;

PROVIDED that where the Government has subscribed to the share capital of such co-operative society, the voting rights of the Government nominees shall be in proportion to the share of the Government in the paid up equity of the co-operative society which shall be distributed among the nominated members equally;]

(d) if a member is in default in payment of the sum demanded by the co-operative society or has transferred his interest in a co-operative society to any other member or to any other person without the approval of the competent authority, he shall have no voting right in the general body meeting of the co-operative society.

<sup>2</sup>[(e) if a co-operative society becomes defunct and has ceased to function in accordance with the bye-laws and co-operative principles, its representative shall have no voting right in the affairs of a federal co-operative society or financial bank or financial society.]

<sup>3</sup>[Explanation I]: "Default" means any default in payment of loan instalment, land money, construction money and annual subscription payable as provided in the bye-laws of a co-operative society for which due notice for payment has been served on the member or an award has been passed for recovery of such sum.

<sup>2</sup>[Explanation II]: Defunct society means a society which has not carried on business for three consecutive years or its accounts have not been audited for three or more consecutive years.]

## 26. Manner of exercising vote

(1) Every member of a co-operative society shall exercise his vote in person and no member shall be permitted to vote by proxy.

(2) Notwithstanding anything contained in sub-section (1), a co-operative society which is a member of another co-operative society, may appoint one of its members to vote on its behalf in the affairs of that other co-operative society.

## 27. Restriction on transfer of share or interest

The transfer of the share or interest of a member in the capital of a co-operative society shall be subject to such conditions as to maximum holding as are specified in section 6.

## 28. Transfer of interest on death of member

(1) On the death of a member, a co-operative society shall transfer the share or interest of the deceased member to the person nominated in accordance with the rules made in this behalf, or, if there is no person so nominated, to such person as may appear to the committee to be the heir or legal representative of the deceased member or pay to such nominee, heir or legal representative, as the case may be, a sum representing the

<sup>1</sup> Substituted by Delhi Act 2 of 2012, dt. 16-2-2012, w.e.f. 1-4-2012.

<sup>2</sup> Inserted by Delhi Co-operative Societies (Amdt.) Act, 2006 (8 of 2006), dt. 2-12-2006, w.e.f. 13-1-2007 vide Notification No. Part File 37/01/Coop-Act/Policy/RCS/1024, dt. 12-1-2007.

<sup>3</sup> Existing Explanation renumbered as Explanation I, ibid.

### **Refund Summary of Members**

1. As per March/ April -2017 calculation done by Ex. MC 94 Members out of 213 members are having refunds.
2. The total refund amount is Rs. 1,20,70,313/-
3. Out of the above Ex. MC has adjusted so far Rs. 12,57,116/- against the dues of the members after the members confirmed the statement issued to them.
4. Total refund made to the members till date by the Ex. MC is Rs. 14,01,557/-. The administrator after his assumption of charge has not made any refund to any member.
5. The balance amount to be refunded to the members is Rs. 94,11,640/-
6. Similar information/details as at Sep/ Oct – 2015 have not been compiled and hence we are not in position to provide any comparative as on today.

### **Dues Summary of Members**

1. As per March/ April -2017 calculation done by Ex. MC 59 Members out of 213 members are still having dues.
2. The total dues amount is Rs. 1,17,93,438/-
3. 13 members out of 59 members have already sold their flats and the total dues of these members Rs. 19,09,468/-.
4. 17 members have filed the arbitration case. the total dues of these members is Rs. 34,29,352/-
5. From the above it appears that once the individual accounts statement is settled for all members the demand refund issue can be resolved once and for all.



# The Kunj Vihar

Co-operative Group Housing Society Ltd.

Plot No. 19, Sector - 12, Dwarka, New Delhi - 110 075 ☎ : 49122808

Dated: 28.04.2017

Sh. Yash Vardhan & Rekha Vardhan (M. No-622)

Subject: Certified Account Statement

Dear Member,

Consequent to the decision in the GBM, held on 31<sup>st</sup> July, 2016, regarding issuing of the individual account statement of members, updated in accordance with DCS Act and Rules and GBM decisions, the M.C. suo moto constituted an 'Accounts Committee' of four members of our Society, having experience in Finance and Accounting, to finalise the same.

The said 'Accounts Committee' comprising Mr. Ajay Kapoor (M.No.571), Mr. Ashok Gupta (M.No.594), Mr. A. K. Hassija (M.No.377) and Mr. Ravindra Kumar (M.No. 641) met on 18<sup>th</sup> September, 2016 and finalized the parameters for verifying the individual accounts in line with the DCS Act and Rules and GBM decisions.

They further instructed the Society Accountant, to update the individual accounts statements of all the members, in accordance with these parameters (copy enclosed).

After this exercise was completed, the 'Accounts Committee' met again on 18<sup>th</sup> December, 2016 and decided to examine/scrutinize, on random basis, some of the updated account statements for correctness. They scrutinized about 25% of the updated individual accounts statements and after satisfying themselves, recommended that the statements be issued to members after certification by the CA of the Society.

Accordingly, all the individual account statements of the members, including yours, have been verified and certified by the CA of the society. Further, consequent to the present reconciliation of individual accounts, the M.C. will endeavor to complete the process of settlement of dues at the earliest, since several members are due to pay to the Society.

We are forwarding your accounts statement, duly certified as mentioned above, wherein, it is noted, that an amount of Rs. 1,78,542/- is payable to you. However, please note that in case any amount is due from you against any other demand issued to you, in accordance to a uniform policy applicable to all members of your category, the same will be adjusted against the above mentioned amount payable to you.

We request you to kindly verify the statement at your end also. In case of any discrepancy/doubt, please let us know within 10 days of receipt, to enable us to reconcile/clarify the same. The amount payable to you will be refunded/adjusted, after you confirm that the same is in order.

Thanking you,

Yours sincerely,

*M. P. Chaudhary*  
28-4-17  
Authorised Signatory

