

**MOST URGENT**

**OFFICE OF ADMINISTRATOR,**  
**ASHA DEEP COOP GH SOCIETY.**  
**PLOT NO.- 3B, SECTOR-2, DWARKA, NEW DELHI-110075**

F.No.- DOE/ASHADEEP/RCS/2023/

Dated: 12.04.2024

**NO.-34**

**NOTICE FOR SPECIAL GENERAL BODY MEETING**

It has been decided to hold a Special General body Meeting of the Society on the 21<sup>st</sup> April, 2024 at 3.00 p.m. in the committee hall of the society to discuss and decide the following agenda items:

**1. Total project cost of the construction and per head share of the members:**

While going through the available records in the society and the minutes of the AGM/SPGM, it is found that the project cost was initially finalised as Rs. 2,25,000 plus GST. No records are available to show whether there was further revision of the project cost with the approval of the AGM/SGBM. It has also been found that no approval of the General Body has been taken in the past about the successive constructions in the society. It is, therefore, required that a final cost payable by the members per head is decided by the General Body including status of the last demand of Rs. 63,000/- raised by the erstwhile MC to finalise the list of defaulters.

**2. Action to be taken against the major defaulters:**

Sufficient opportunities have been given to the major defaulters to clear their dues but they have not yet paid their out-standings and continue to be defaulters for more than a year. The General Body has to take a view on action against the major defaulters.

**3. Membership to the buyers of flats based on bye-laws and DCS Act and Rules:**

In the process of the preparation of electoral roll, it is found that the membership has been granted without following the bye-laws and due procedure mentioned in the governing rules. The General Body has to take a view on this as electoral roll has to be prepared after taking a decision in this regard.

**4. Decision taken by the erstwhile Managing Committee for 8% to 10% increase in payment to the contractor:**

It is found that the erstwhile Managing Committee did not follow the provisions of DCS Act and Rules in enhancing payment to the contractor. For any deviation in the original agreement, approval of the General Body is required. Moreover, there is no provision in the DCS Act and Rules about the ex-post facto approval for the payment which has already been made. Moreover, there is no escalation clause in the agreement signed with the contractor and the payment to him accordingly. In this scenario, the General Body has to take a decision about 8 to 10% increase in the payment to the contractor.

**5. Payment of about Rs. 51,00,000 (Rupees fifty one lakhs) without verification of bills by the architect**

The erstwhile Managing Committee has paid an amount of Rs. 51,00,000 without any authority and without the verification of the bills by the architect which is mandatory. The General Body has to take a view on this.





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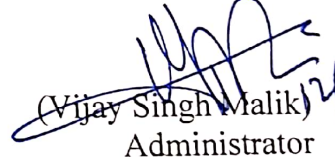
**6. Double payment to the contractor for a single work:**

The contractor has been paid by the erstwhile MC twice for the same work of railing construction in the parapet and payment of Rs. 16.82 lakhs was made to him additionally. The GBM has to take a view on this expenditure.

If within half an hour from the appointed time for the Special General body Meeting, the quorum is not present, the said meeting shall stand adjourned for fifteen minutes on the same day Provided that at the adjourned meeting, no quorum shall be necessary.

If any member desires to offer comments or give suggestions may do so and send to the undersigned through the email of the society, [ashadeep3b@gmail.com](mailto:ashadeep3b@gmail.com) by the 18<sup>th</sup> April, 2024 for having effective discussion and decisions accordingly.

You are requested to participate in the Special GBM as per date, time and place mentioned above.

  
(Vijay Singh Malik)  
Administrator  
Asha Deep CGHS Ltd.

**Copy for information to:-**

1. Asstt. Registrar (Sec.-VII/GH) Co-operative Societies, Old Court Building, Parliament Street, New Delhi-
2. Notice Board of the society – for information to all.
3. All committee members- (Through Manager of the society)

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