

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: 11.06.2024

NO.-74

To,

The Managing Director,
(Mohd. Israf)
M/s Hadiso Construction (P) Ltd.
53-A, Pocket-1, DDA Flats (Behind Central Market)
Sector-10, Dwarka, New Delhi - 110075

Reg: **Finalization of the construction of Cost of Asha Deep CGHS Ltd., Dwarka under FAR.**

Please refer to this office letter No. DOE/ASHADEEP/ RCS/ 2023 dated 28.05.2024 and your reply thereto vide letter No. "NIL" dated 05.06.2024 on the above subject.

In your reply, you have not responded or answered any of the core points with regard to (1) Quality Discrepancies and (2) Cost Discrepancies as observed and pointed out by the Architect and conveyed to you. Rather, you have ignored the content of this letter deliberately. You are advised to give a pointwise reply to the letter of the Architect dated 23.05.2024 keeping in view the provisions of the agreement and the conditions mentioned therein.

As regards AGM held on 19.03.2023, it is observed from the record of minutes that the AGM was presided over by Shri S N Pandey, the then Administrator, which you are referring to. Moreover, this AGM is said to have been boycotted by those members who were the Office Bearers in the erstwhile MC. As the Members were fed up with your slow pace of work, you were called to convey the feelings of the members with regard to the poor quality of material used, undue and unjustified delay in completing the project, non-repairing the damage done to the society's structure, non-adherence to the timeline given by you etc. All these points were minuted in the minutes of the AGM dated 19.03.2023 in detail.

The cost estimation was tentative and on the basis of the area of 8 slabs on each side of both the rear towers of Block- B but you wrongly and deliberately billed for 11 slabs on each side. Further, it was inclusive of escalation cost which was not part of the agreement (which required to be approved by the AGM, but it was not approved). As regards payments of approx. Rs. 51 lakhs made to you by the erstwhile MC after the 31st March, 2024, these payments too were not approved by the Architect.

It is pertinent to mention here that deciding or determining about the final cost per member is not within your purview.

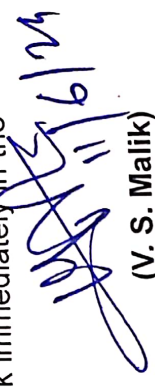
You have been engaged to complete the project and payments were to be made strictly as per Agreement Clause 7.1. i.e. Horizontal Slab area shall be measured for Billing purpose on different floor levels including Balconies, Wardrobes, sun shade etc, horizontal area including walls of new construction & slab inserted in walls for additional area extended from existing area.


11/6/24

It is also pertinent to mention here that as regards the civil work in balconies (marble flooring, paint, grinding & polishing etc.), 42% of the flats have been done at the cost of the respective members at their own expenses, work in 29% flats is still pending. Thus, you have got done the above-said work only in 29% flats. The internal paint, grinding and polishing etc, have still not been done even in maximum flats except a few flats of erstwhile MC Members (please refer **Annexure – I** in this regard). You have mentioned in letter that the project had already been completed long back. But, the Project is still incomplete and the deadline given by you from time to time proved to be false promises. Some of the pending work is listed as "**Annexure-II**".

You are once again advised to submit a para-wise reply to the letter of the Architect within five days and complete the remaining balance work immediately in the interest of the society.

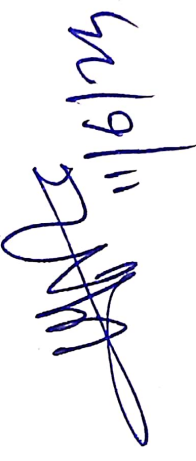
Encl: Annexure – I & II


(V. S. 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- 110001
2. Shri Chanakya Bora, Architect: As the contractor is not cooperating, you are requested to decide the cost of the project in terms of contract condition and keeping in view the Quality and Cost Discrepancies as enumerated in your letter dated 23.05.2024, Annexure – I and Annexure - II.
3. Notice Board of the society – for information to all.


11/6/24

ANNEXURE - 1

S. no	Ms No	Flat No	Member's Name	Marble done by society/self/p ending	Grading done by society/self/p ending	Internal paint done by society/self/p ending	Railling	Door	Plumbing in Let	External Paint
1	197	A-101	SH. DILIP KUMAR	Society	Pending	Pending	Society	Society	Pending	Society
2	199	A-102	SH. GLADWIN YOUNES	Pending	Pending	Pending	Pending	Society	Pending	Society
3	216	A-103	PRFEM TANEJA	Self	Self	Self	Pending	Self	Pending	Society
4	211	A-201	SH. MAHIPAL SINGH	Society	Pending	Pending	Society	N.R	Pending	Society
5	236	A-202	SMT. SUNITA BHATIA	Society	Self	Self	Society	N.R	Pending	Society
6	133	A-203	LATE. SH. J.R. YADAV	Society	Pending	Pending	Society	N.R	Pending	Society
7	189	A-301	SH. RAJIV SHARMA	Self	Self	Self	Society	Self	Pending	Society
8	183	A-302	SH. S.K. SHARMA	Self	Self	Self	Society	Self	Pending	Society
9	228	A-303	SH. SANDEEP KAPILA	Self	Self	Self	Society	Self	Pending	Society
10	218	A-401	SMT. KOMAL MAKAN	Society	Pending	Pending	Society	N.R	Pending	Society
11	13	A-402	SH. SATISH KUMAR	Pending	Pending	Pending	Society	N.R	Pending	Society
12	207	A-403	SMT. SUSHEEL KAU	Self	Self	Self	Society	N.R	Pending	Society
13	239	A-501	SH. BUENDER SINGH	Self	Self	Self	Society	Self	Pending	Society
14	190	A-502	SH. R.K. PRABHAKER	Self	Self	Self	Society	Self	Pending	Society
15	201	A-503	SH. MSN PRASAD	Self	Self	Self	Society	Self	Pending	Society
16	126	A-601	SH. S.K. SOOD	Society	Pending	Pending	Society	N.R	Pending	Society
17		A-602	SH. RASHID HUSSAIN	Self	Self	Self	Society	N.R	N.R	Society
18	198	A-603	SH. PAL SINGH	Self	Self	Self	Society	N.R	Pending	Society
19	230	A-701	LATE. SH. S.S. SANDHU	Pending	Pending	Pending	Society	Society	Pending	Society
20	238	A-702	SMT. MANJU BHALLA	Self	Self	Self	Society	Self	Pending	Society
21	200	A-703	SH. R.L. YADAV	Self	Self	Self	Society	Self	Pending	Society
22	195	A-801	SH. N.K. PARASURAMAN	Society	Self	Self	Society	N.R	Pending	Society
23	242	A-802	SMT. HEMA KANDPAL	Self	Self	Self	Society	N.R	Pending	Society
24	233	A-803	SH. KRISHAN KUMAR	Self	Self	Self	Society	N.R	Pending	Society
25	177	A-901	SH. B.D. JOSHI	Society	Self	Self	Society	Self	Pending	Society
26	131	A-902	SMT. VASUDHA SHARMA	Pending	Pending	Pending	Society	Society	Pending	Society
27	226	A-903	SH. RAKESH KAUSHIKA	Pending	Pending	Pending	Society	Society	Pending	Society
28	234	A-1001	SH. K.K. CHOPRA	Self	Self	Self	Society	N.R	Pending	Society
29	244	A-1002	SH. SASHI RAWAL	Pending	Pending	Pending	Society	N.R	Pending	Society
30	229	A-1003	SMT. MADHU	Society	Pending	Pending	Society	N.R	Pending	Society
31	208	B-101	SH. BIRENDER SHUKLA	Pending	Pending	Pending	Pending	Society	Pending	Society
32	162	B-104	SMT. RAJ GOEL	Pending	Pending	Pending	Pending	Pending	Pending	Society
33	159	B-201	SMT. VANDANA MINDA	Pending	Pending	Pending	Society	N.R	Pending	Society
34	224	B-202	SH. C.B. DHONIYAL	Pending	Pending	Pending	Pending	Pending	N.R	Pending
35	188	B-203	SMT. SUNITA BHAT	Pending	Pending	Pending	Pending	Pending	N.R	Pending

S. no.	Ms No.	Flat No.	Member's Name	Marble done by society/self/p	Granding done by society/self/p	internal paint done by society/self/p	Railing	Door	Plumbing in let	External Paint
36	220	B-204	SH J N PANDEY	Society	Self	Self	Society	N.R	N.R	Pending
37	209	B-301	SMT. KAMLA BHARDWAJ	Self	Self	Self	Society	Self	Pending	Society
38	186	B-302	SMT. MEERA GHOSH	Pending	Pending	Pending	Society	Society	Pending	Pending
39	179	B-303	SH. ANIL KASHYAP	Pending	Pending	Pending	Society	Society	Pending	Pending
40	128	B-304	SMT. KAVITA MITTAL	Pending	Pending	Pending	Society	Pending	Pending	Society
41	240	B-401	SMT. RASHIKA SINGHLA	Self	Self	Self	Society	N.R	Pending	Society
42	232	B-402	SMT. SUNITA RANI	Pending	Pending	Pending	Society	N.R	N.R	Pending
43	205	B-403	SH. DPS RAJESH	Society	Self	Self	Society	N.R	N.R	Pending
44	206	B-404	SH. DEEPAK MATHUR	Self	Self	Self	Society	N.R	N.R	Society
45	161	B-501	SH. AKHILESH KUMAR	Society	Pending	Pending	Society	Society	Pending	Society
46	221	B-502	SMT. NITA SHARMA	Pending	Pending	Pending	Society	Society	Pending	Pending
47	222	B-503	SMT. JAPINDER KAUR	Society	Self	Self	Society	Self	Pending	Society
48	193	B-504	SH. R. K. KAKARANA	Self	Pending	Pending	Society	N.R	N.R	Society
49	227	B-601	SH. ANN PRASAD	Self	Pending	Pending	Society	N.R	Pending	Pending
50	210	B-602	SH. R. N. DASH	Pending	Pending	Pending	Society	N.R	N.R	Pending
51	219	B-603	SH. S. K. WAHI	Society	Pending	Pending	Society	N.R	N.R	Society
52	225	B-604	SH. TOGO GANGKAK	Self	Self	Self	Society	N.R	N.R	Society
53	231	B-701	SMT. SHWETA TUTEJA	Society	Pending	Pending	Society	Society	Pending	Society
54	192	B-702	SH. SD PRASAD	Pending	Pending	Pending	Society	Society	Pending	Pending
55	50	B-703	SH. RAKESH BHARDWAJ	Society	Pending	Pending	Society	Society	Pending	Society
56	187	B-704	SMT. RITU RASTOGI	Pending	Pending	Pending	Society	N.R	Pending	Society
57	176	B-801	SMT. RAJ BALA	Self	Self	Self	Society	N.R	N.R	Pending
58	194	B-802	SH. SAYAJI ALAPATI	Self	Self	Self	Society	N.R	N.R	Pending
59	241	B-803	SH. PRAKASH CHAND	Society	Pending	Pending	Society	N.R	Pending	Society
60	243	B-804	SMT. SUNITA KAPILA	Society	Self	Self	Society	N.R	Pending	Society
61	237	B-901	SMT. SAROJ VASHISHT	Society	Pending	Pending	Society	Society	Pending	Society
62	191	B-902	SMT. ASHA PANDIT	Self	Self	Self	Society	Society	Pending	Pending
63	203	B-903	SH. GOBIND KHATTAR	Self	Self	Self	Society	Self	Pending	Pending
64	196	B-904	SH. AJAY MAHORIA	Self	Self	Self	Society	Self	Pending	Society
65	155	B-1001	SH. ANIL KAUL	Self	Self	Self	Society	N.R	Pending	Society
66	235	B-1001	SH. V. N. KUMAR	Self	Self	Self	Society	N.R	Pending	Society

NOTE: N.R = NOT REQUIRED

4/5

11/11/20

575

Annexure - II (Pending Work):-

1. Marble Flooring - 19 flats
2. Grinding & Polishing – 33 flats
3. Internal Paint -35 flats
4. External Paint (Rear Block B - side 2 & 3)- 16 flats
5. Railing not fixed in - 6 balconies (Podium and Block B Rear sides)
6. Toughened glass in - 6 balconies (Podium and Block B Rear sides)
7. Drainage pipes to be connected in GT (3 sides) - 26 flats
8. Water inlet connection in each balcony not provided. -33 flats
9. Repair the damaged area in the grill area at stairs and on the podium area.
10. Open drainage not fixed.
11. Still the society's space is occupied by you.
12. Malba not cleared.
13. Garden Area not cleaned.
14. Lift shaft Glass broken of B Block.
15. Glasses fixed in the railing have become red for phase 2 work.
16. Rooftop not cleaned in both blocks.
17. Patti, nut & bolt used for fixing glass have turned rusted. These are of inferior quality.
18. Exterior tiles have been painted.
19. For phase – 2 and phase – 3 works, car parking area are not painted.


11/6/24