

OFFICE OF THE REGISTRAR CO-OPERATIVE SOCIETIES

GOVT. OF NCT OF DELHI

OLD COURT BUILDING, PARLIAMENT STREET, NEW DELHI-110001

F.No.107802017/RCS/S-4/2025/1822 - 1826

Dated: 29/10/2025

ORDER

Whereas, the Manpower CGHS Ltd., Plot No.69, Kamyani Kunj Apartment, I.P. Extension, Patparganj, Delhi-110092, registered vide Registration No. 33/GH with this department under the provision of DCS Act, 2003 and Rules 2007 framed there under and registered Bye-Laws of the society.

Whereas, President of Society vide his letter dated 12.05.2025 & 18.06.2025 has requested to appoint Inquiry Officer to conduct the enquiry under section 61(1) of DCS Act, 2003 against Ex-Managing Committee of Society.

Whereas, Sh. Gulshan Ahuja was appointed as Inspecting Officer under section 61 (1) of DCS Act, 2003 vide this office order dated 29.07.2025 to conduct the enquiry against Ex-Managing Committee of the Society.

Whereas, the President of society vide letter dated 10.09.2025 alleged that Sh. Gulshan Ahuja has not initiated the proceedings and requested to replace the inspecting officer.


Now, therefore, the undersigned hereby convey the approval of the Competent Authority to appoint Sh. Deepak Bhardwaj, Section Officer, as an Inspecting Officer u/s 61 in place of Sh. Gulshan Ahuja to conduct an inquiry on the following points on complaint dated 12.05.2025 and 18.06.2025:-

Membership and Allotment Fraud:-

- Flat No-49- Forged membership to Narender Pratap Singh. Allotment was based on fabricated minutes, forged quorum, and procedural fraud which included violation of Rule 60(4), Rule 25 (4), Rule 19 (2), conflict of interest and invalid signatures.
- Flat No. 51- Fraudulent transfer and forged financial trail. A sum of RS. 28 Lakh was initially deposited allegedly by Mr. Vinod Sharma, which allegedly refunded without approval. Later, an Agreement to sell dated 08.01.2025 was executed in favour of Mr. Abhinav Gupta (Swaty Gupta's husband) and a post facto NOC was issued on 27.03.2025.
- Flat No.56- Forged Nomination and misuse of AGM record. The flat was falsely declared as nominated to Ms. Poonam during AGM on 08.10.2023 in reality, a registered Agreement to Sell was executed in March 2023 in favour to Ms. Swaty Gupta herself. Additionally secretary's signature was forged in AGM minutes.

This inquiry has to be completed within 60 days of his appointment. He will be paid Rs.15000/- as a cost of inspection from the society fund.

This issues with the prior approval of Competent Authority.

  
(ASSISTANT REGISTRAR)  
SECTION-IV/GH

Encl.: Copies of letter dated 12.05.2025 & complaint dated 18.06.2025.


Sh. Deepak Bhardwaj

Section Officer, (Excise Department)

F.No.107802017/RCS/S-4/2025/1822 - 1826

Dated: 29/10/2025

- o/c
1. The President/ Secretary, Manpower CGHS Ltd., Plot No.69, Kamyani Kunj Apartment, I.P. Extension, Patparganj, Delhi-110092 with direction to provide all relevant record to the Inspection Officer.
  2. PS to RCS, O/o The RCS, Parliament Street, Old Court Building, New Delhi-110001 for kind information of RCS.
  3. Gulshan Ahuja, BDO, Najafgarh Kapashera Road, Roshanpura, Najafgarh, Delhi-110043.
  - ✓ 4. Asstt. Registrar (IT), O/o The RCS with a request to upload the order on the website for the department.

  
(ASSISTANT REGISTRAR)  
SECTION-IV/GH