

GOVT. OF NCT OF DELHI
OFFICE OF THE REGISTRAR COOPERATIVE SOCIETIES
OLD COURT BUILDING, PARLIAMENT STREET, NEW DELHI – 110001.
(SECTION-VIII/GH)

F.No.47/1373/GH/Sec-8/2014/ 475-77

Dated : 12/8/26

ORDER

Whereas, Z. A. Nagar CGHS Ltd., plot no. 14, Sec-22, Dwarka, New Delhi-110077, is registered in this office vide registration No. 1373/GH under the provisions of DCS Act/Rules.

And whereas, some members of Z. A. Nagar CGHS Ltd. (Dream Apartment) including Ms. Sanjana Agarwal had filed a complaint against the present Managing Committee on dated 26.02.2026 (20 members out of 156 members), dated 2.03.2026 (22 members) and dated 23.03.26 (11 members). The gist of complaint is as below:

- Complaint regarding Structural Audit and Rain water Harvesting Project.
- Delay in conduction of AGBM for the FY-2024-25.
- Unauthorized construction in the society by the MC by building a toilet.
- Damaging and cutting of trees.
- Failure to insure society buildings and critical equipment.
- Illegal co-option of members.
- Appointment of Independent Returning Officer.

Whereas, the Society was asked by this office vide letter dated 17.03.26. The society provided minutes of meeting on 22.03.26 vide letter dated 23.03.26 and also made submission about obstruction caused by certain member in SGBM dated 02.06.24.

Whereas, the Managing Committee of Society further provided detailed reply dated 30.03.26 against complaint of members dated 26.02.2026 which was forwarded to them on 17.03.26. The reply is as below:

- All the resolutions regarding Structural audit and Rain Water Harvesting Project were passed in duly convened GBMs as per law and the MC is implementing the mandate of the General Body.
- The said AGBM was delayed due to resignation of the Secretary Ms. Gita Prakash and the new Secretary was nominated on 03.08.2025. Request for condonation of the delay was also filed before the office of the RCS.
- Unauthorized constructed toilets have already been demolished.
- No penalty was imposed by the forest department regarding the cutting of trees after the MC represented their version before the officers of said department..

The hearings were held before DRCS (Sec-8/GH) on 16.04.26 and 29.4.26 in the presence of both complainants and the members of the society with their advocates.

Whereas with due approval of the worthy RCS an instruction was issued to the society to clarify 07 points vide letter dated 11.05.26.

Whereas, the society filed a detailed reply to SCN dated 11.05.26 alongwith structural audit report, repair tender prepared by Sh. Anil Kumar Bansal (SLIP-TEC) works of Nandal construction.

Whereas, the society also informed vide letter dated 12.06.26 that in compliance of this office SCN dated 11.05.26, two co-opted members from the Managing Committee i.e. Sh. R. N. Sharma (M. No. 381) & Mrs. Renu Bala (M.No. 284) resigned from their posts in Managing Committee. This satisfied the demand of complainants for all purpose.

Whereas, the society vide letter dated 14.06.26 has requested the RCS to appoint an independent election officer for the election of the new Managing Committee as the tenure of the present Managing Committee is going to be expired on 19.08.26.

Whereas, on 06.06.26, 24 members out of 159 members also requested for appointment of returning officer for the said elections.

Whereas, the RCS office considering the requests in totality ordered appointment of Sh. T. Tarun Kumar, Deputy Director (Planning) as Returning Officer of the society under section 35 (1) of DCS Act, 2003 to conduct the election to constitute the new Managing Committee. He was further entitled to receive Rs. 10000/- as honorarium plus conveyance charges from society's fund. He has to complete the process within 90 days.

Whereas, it is also understood that the complainant/s has also filed an Arbitration Case u/s 70 of DCS Act, 2003, which is under consideration in the office of the RCS.

The present MC should apprise members of society about progress of reinforcement work. Thereafter when MC constituted after election in Aug. 2026 they will take this agenda in AGM.

Further, the MC and all members of the society should co-operate with MCD & DDA Engineers who will inspect the building and if required undertake demolition drive on illegal constructions in uniform manner.

Non-Compliance of the order by MC and all the members will be viewed seriously. The complainants can also adopt process of Arbitration to address their grievances, if any.

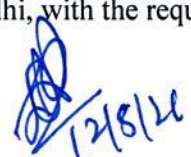
This issues with the prior approval of the competent authority.


DRCS (Sec-VIII/GH)

F.No.47/1373/GH/Sec-8/2014/
Copy to:-

Dated :

1. The President/Secretary, Z. A. Nagar CGHS Ltd plot no. 14, Sec-22, Dwarka, New Delhi-110077, with the direction to hand over the charge at the society to Sh. T. Tarun Kumar, Returning Officer, immediately.
2. Ms. Sanjana Aggarwal, R/o A-501, Z.A. Nagar CGHS Ltd. Plot no. 14, Sec-22, Dwarka, New Delhi-77.
3. DRCS (Computer Cell), O/o RCS, GNCTD, Parliament St., New Delhi, with the request to upload this order on the department website.


DRCS (Sec-VIII/GH)