

GOVT. OF NATIONAL CAPITAL TERRITORY DELHI
IN THE COURT OF THE REGISTRAR COOPERATIVE SOCIETIES
OLD COURT BUILDING, PARLIAMENT STREET, NEW DELHI-110001

F.47/ARH/837-GH/Sec-II/RCS/2023
CD No. 107284726

6321-32

Dated: 28/4/26

Order

This order shall dispose of the proceedings initiated vide Show Cause Notice dated 08.01.2026 u/s 118(5) of DCS Act, 2003 against the Managing Committee of Evergreen CGHS Ltd.

Whereas, the Evergreen CGHS Ltd is registered with this Department vide Regn. No. 837 (GH) under the provisions of DCS Act and Rules.

Brief Facts of the Case

The President of Evergreen CGHS Ltd. Sh. Jugal Kishore, issued a Meeting Notice dated 06.10.2025 for conduct of Annual General Body Meeting on 26.10.2025 at 11.00 AM, in the Society premises.

The Minutes of the AGBM dated 05.11.2025 were submitted by the Secretary of the Society in this Office on 07.11.2025 beyond the prescribed time limit stipulated under Rule 52 of the Delhi Cooperative Societies Rules, 2007, which mandates that the minutes shall be drawn free from alterations and corrections, entered in the minute book within four working days of the meeting, and duly signed by the competent office bearers.

This Office had issued Circular dated 26.12.2019 directing all cooperative societies to videograph their General Body Meetings, upload the same on their website, and furnish a CD to this Office in order to ensure transparency in functioning. However, the Managing Committee failed to furnish the videography of the said AGBM along with the minutes.

This Office vide Order dated 24.10.2025 appointed Sh. Vishesh, Sr. Assistant, as Observer to oversee the proceedings of the said AGBM, who thereafter submitted his report dated 28.10.2025 reflecting material deviations and inconsistencies in comparison to the Minutes of the Meeting subsequently furnished by the Society.

The complaints dated 21.11.2025 were also received alleging that during the AGBM held on 26.10.2025, the President abruptly dissolved the meeting and none of the agenda items were discussed, concluded, or approved by the General Body, and that the attendance and voting figures reflected in the circulated minutes were incorrect.

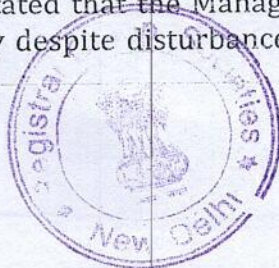
The copy of the minutes dated 05.11.2025 under the signatures of the Secretary reflects that all agenda points were approved by voting, whereas the Observer



reported that the President dissolved the meeting at 12:15 PM after adjourning it for one hour. The said contradictions raise serious doubt regarding authenticity of the minutes and indicate possible falsification of statutory records.

Submissions of the Society

1. The Society submitted that the delay in filing the minutes of the AGBM was neither deliberate nor mala fide. It was stated that around 40 questionnaires were received from members along with written remarks, which required collation, scrutiny and preparation of consolidated minutes, causing procedural delay. It was contended that such delay cannot be treated as fabrication of record or attract penal consequences under Section 118(5) of the DCS Act, 2003. The Society further stated that the original Minute Book is duly maintained and can be produced whenever directed.
2. It was submitted that the Society presently does not have a functional website and therefore the videography could not be uploaded. The video file was stated to be approximately 18 GB in size and could not be stored on a CD. It was further contended that earlier digital submissions were not acknowledged and pen drives were generally not accepted, resulting in uncertainty regarding the mode of submission. The Society stated that there was no intention to withhold any material and the videography has now been furnished with the reply.
3. The Society denied that the AGBM dated 26.10.2025 was improperly conducted or abruptly dissolved. It was submitted that the meeting was duly convened under the DCS Act and Rules, but certain members along with non-members created repeated disturbances. Despite this, the Management Committee made efforts to continue the proceedings. It was further stated that the Observer's report dated 28.10.2025 was not officially supplied to the Society, yet was circulated in the Society WhatsApp group, indicating unauthorized disclosure. The Society also submitted that questionnaires were distributed during the meeting to eligible voting members for recording their responses on agenda items, and members were seen filling and signing the same. Reliance was placed on videography and screenshots filed in support of its claim.
4. The Society denied the allegation that the AGBM dated 26.10.2025 was abruptly dissolved or not properly conducted. It was submitted that the meeting was duly convened and proceedings were conducted in accordance with law, though repeatedly disrupted by certain members/non-members and alleged defaulters. Despite disturbances, the Management Committee claimed that it made best efforts to continue the meeting.
5. The Society denied that the AGBM dated 26.10.2025 was improperly conducted or abruptly dissolved and stated that the Management Committee made all efforts to hold the meeting lawfully despite disturbances caused by certain residents. It was



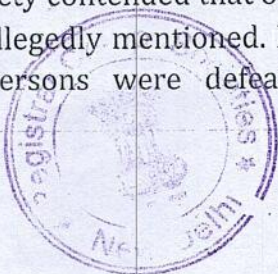
submitted that Agenda Item No. 1 relating to approval of Audit Reports and Audited Accounts for FY 2023-24 and 2024-25 was placed before the General Body and approved unanimously as no objections were raised.

It was further stated that under Agenda Item No. 2, questionnaires were distributed to eligible voting members for recording their responses, and the majority view was to be treated as the decision of the General Body. The Society relied upon videography and screenshots to show that members were present and filled the questionnaires during the meeting.

The Society contended that the minutes were prepared on the basis of actual proceedings and questionnaires filled during the meeting, and therefore allegations of fabrication were denied. It was argued that the Observer's report did not mention the exact attendance and was biased. Even otherwise, any discrepancy regarding attendance was stated to be a curable clerical error and not falsification, particularly in view of Rule 48(3) of the DCS Rules, 2007 regarding adjourned meetings.

The Society also alleged that certain complainants were defaulters, non-members or defeated candidates who deliberately disrupted the meeting and later filed motivated complaints to destabilize the duly elected Management Committee.

6. The Society contended that the minutes dated 26.10.2025 were prepared on the basis of actual proceedings and contemporaneous material, including questionnaires filled during the meeting, and not by any post-meeting fabrication. It was argued that no material has been produced to show that signatures on questionnaires are forged or fabricated.
7. The Society denied the allegation made in the application dated 21.11.2025 under Section 31 of the DCS Act, 2003 that the 40 members who signed the questionnaires were not present in the AGBM. It was submitted that screenshots from the videography clearly show members seated in the meeting, filling questionnaires, and interacting with the President, thereby establishing that agenda items were discussed and members physically participated in the proceedings. The Society further contended that no evidence has been produced to show that the signatures on the questionnaires were forged or fabricated, and mere allegations cannot constitute proof of falsification. It was also submitted that no personal benefit accrued to any member of the Management Committee and no specific act of falsification has been attributed to any individual.
8. The Society disputed the Observer's report regarding membership and voting eligibility. It was submitted that out of 165 flats, 137 persons were members of the Society under the DCS Act, and out of them 99 members were eligible to vote in the AGBM. The Society contended that only 38 members were ineligible for voting, and not 72 as allegedly mentioned. It was further stated that many among such ineligible persons were defeated candidates, defaulters in



payment of maintenance/building renovation dues, or persons whose unauthorized terrace sheds had been removed by DDA. The Society also relied upon its list of defaulter members in support of the said contention.

9. The Society submitted that certain persons, namely Sh. Abhimanyu Lall, Sh. Lokesh Sharma, Sh. Amar Singh Hada, Sh. Rajan Arora and others, continuously raised objections, shouted slogans and deliberately disrupted the AGBM proceedings from the very beginning. It was alleged that some of them were defaulters or non-members who had habitually obstructed the functioning of the Management Committee, and such conduct had been reported to this Office earlier as well. The Society further alleged that the videography shows use of abusive and derogatory language by some of these persons towards office bearers, which adversely affected the dignity of the proceedings and contributed to disruption of the meeting. It was also contended that these circumstances were not properly reflected in the Observer's report.

The Managing Committee submitted its reply to the Show Cause Notice dated 08.01.2026, and the reply as well as the submissions made therein have been carefully considered.

Upon examination of the material available on record, serious questions have arisen regarding the legality and manner of conduct of the AGBM dated 26.10.2025, including whether the meeting was duly completed in accordance with law or was dissolved/terminated before conclusion of the notified agenda items. Doubts have also arisen regarding the correctness and authenticity of the Minutes dated 05.11.2025 and whether the same truly record the actual proceedings of the meeting or contain resolutions inserted or altered subsequently. Further issues have emerged regarding the questionnaires allegedly circulated during the meeting, namely whether the same were in fact distributed and filled during the proceedings and whether the signatures and entries appearing thereon are genuine.

Dispute has also arisen with respect to the correctness of attendance, quorum and voting eligibility figures shown by the Society and whether the same are in conformity with the provisions of the DCS Act, Rules and Bye-laws. Questions further remain regarding non-production/suppression of videography and other statutory records, and whether such records support or contradict the minutes furnished by the Society. Allegations have also been made regarding irregularity, misconduct, falsification of records, abuse of authority and breach of statutory obligations by the office bearers of the Managing Committee in conduct of the AGBM. It is also necessary to ascertain whether disruptions allegedly caused by certain members/non-members materially affected the proceedings and, if so, to what extent.

Whereas, the aforesaid matters directly concern the constitution, working and management of the affairs of the Society and therefore necessitate a statutory inquiry under Section 61 of the Delhi Cooperative Societies Act, 2003.



Accordingly, in exercise of powers conferred under Section 61 of the Delhi Cooperative Societies Act, 2003, Sh. Gulshan Ahuja, BDO, South-West District, is hereby appointed as Inspecting Officer to inspect into the allegations made in the complaint dated 21.11.2025, in the light of Observer's report, conduct of the AGBM dated 26.10.2025, authenticity of the Minutes dated 05.11.2025, compliance with Rule 52 of the Delhi Cooperative Societies Rules, 2007.

The Managing Committee, office bearers, employees and members of the Society shall extend full cooperation to Inspecting Officer, and shall produce all original records, minute books, registers, notices, correspondence, electronic records and any other documents as may be required during inquiry. Non-cooperation shall be viewed seriously under the provisions of the Act and Rules.

The Inspecting Officer shall submit a detailed report with findings and recommendations to this Office within the stipulated period as per DCS Act & Rules from the date of issuance of appointment order.

The proceeding initiated vide Show Cause Notice dated 08.01.2026, u/s 118(5) is accordingly disposed of with the above directions. Further action, if any, shall be taken upon receipt of the inquiry report in accordance with law.




Krishna Kumar Singh (IAS)
Registrar Cooperative Societies

Sent To:-

1. Sh. Gulshan Ahuja, O/o the Block Development Officer, South-West (ND), Inspecting Officer, New Roshanpura, Najafgarh, New Delhi - 110043. **(with complaint copy and show cause notice)**
2. The President/Secretary, Evergreen Group CGHS Ltd., Plot No. 9, Sector 7, Dwarka, New Delhi-110075.
3. Lokesh Kumar, Flat No. 49, Evergreen Group CGHS Ltd., Plot No. 9, Sector 7, Dwarka, New Delhi-110075.
4. Sh. Amar Singh Hada, Flat No. 12, Evergreen Group CGHS Ltd., Plot No. 9, Sector 7, Dwarka, New Delhi-110075.
5. Ram Nath Kumar, Flat No. 117, Evergreen Group CGHS Ltd., Plot No. 9, Sector 7, Dwarka, New Delhi-110075.
6. Indira Kadian, Flat No. 118, Evergreen Group CGHS Ltd., Plot No. 9, Sector 7, Dwarka, New Delhi-110075.
7. Sh. Ranjan Arora, Flat No. 163, Evergreen Group CGHS Ltd., Plot No. 9, Sector 7, Dwarka, New Delhi-110075.
8. Hari Mohan Srivastava, Flat No. 14, Evergreen Group CGHS Ltd., Plot No. 9, Sector 7, Dwarka, New Delhi-110075.
9. Abhimanyu Lall, Flat No. 72, Evergreen Group CGHS Ltd., Plot No. 9, Sector 7, Dwarka, New Delhi-110075.
10. DRCS (IT), O/o RCS
11. DRCS, Section -2, O/o RCS
12. Guard File