

GOVT. OF N.C.T. OF DELHI
OFFICE OF THE REGISTRAR COOPERATIVE SOCIETIES,
PARLIAMENT STREET, OLD COURT BUILDING, NEW DELHI - 110001

F. No. 47/RCS/Policy/2010/Part File-II/228-252 Dated:- 10/9/24

**Sub:- Minutes of meeting of Rule 90 Committee held on
06.09.2024 at 11:30 AM.**

I am directed to enclose herewith the copy of the minutes of Rule 90 Committee meeting held on 06.09.2024 at 11:30 AM for necessary action at your end. Intimation may also be sent to the concerned members individually.

Encl. As above.

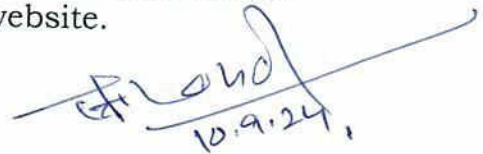

10.09.24.

ASST. REGISTRAR (POLICY)

F. No. 47/RCS/Policy/2010/Part File-II/228-232 Dated:- 10/9/24

Copy for necessary action to:-

1. P. S. to Pr. Secretary (Cooperation)
2. P. S. to Registrar Cooperative Societies.
3. P. A to Spl. Registrar Cooperative Societies/DRCS.
4. Assistant Registrar (Section - 6)
5. ✓ In-charge (Computer Cell) to upload the minutes held on 06.09.2024 at 11:30 AM on the RCS website.


10.9.24.

ASST. REGISTRAR (POLICY)

①

MINUTES OF THE MEETING OF THE COMMITTEE CONSTITUTED UNDER RULE 90 OF DCS RULES, 2007 HELD ON 06.09.2024 AT 11:30 A.M UNDER THE CHAIRMANSHIP OF THE PRINCIPAL SECRETARY (COOPERATION), GOVERNMENT OF NCT OF DELHI

The meeting of the Rule 90 of DCS Rules, 2007 was convened by the Chairman of the Committee on 06.09.2024 at 11:30 A.M in the chamber of the Principal Secretary(Cooperation), GNCT of Delhi at 5th Floor, Conference Room, Delhi Secretariat, New Delhi. The following officers/ members of the committee attended the meeting:-

- | | |
|---|-------------|
| i. Sh. Anil Kumar Singh, Pr.Secretary (Cooperation) | Chairperson |
| ii. Sh. A.K. Singh, Registrar Cooperative Societies | Member |
| iii. Sh. Puneet Nagpal, Additional Secretary (Law) | Member |
| iv. Sh. Ajay Kumar Kapahi, DCA (T&T) | Member |

Agenda of the meeting is regarding the membership cases in r/o 140 members of Ravi Shankar CGHS Ltd.

The President/Secretary of Ravi Shankar Co-operative Group Housing Society Ltd. (Regn. No.689/GH) Plot No.2, Sector-13, Dwarka, New Delhi-110078 had submitted a proposal dated 14/02/2023 (vide diary no. 8640 dated 27/02/2023) as per provisions of section 77 of DCS Act, 2003 & Schedule-VII of Rule 90 of DCS Rules, 2007 in respect of 149 members for clearance of memberships. The details of schedule-VII are given below: -

1. **Freeze Strength:** The Society has freeze strength of 150 members having 150 dwelling units for two (02) categories flats (i.e., A& B).
2. **Details of Enrolments & Resignations of the Members:** - The society was formed on 18/10/1983 and since then the society has enrolled 606 Members out of which membership of 457 were cancelled/deleted due to resignation/expulsion/ceasation from society's membership from time to time. The details are as under:

Name of Society: Ravi Shankar Co-operative Group Housing Society Ltd.

(Regn. No.689/GH) Plot No.2, Sector-13, Dwarka, New Delhi-110078

Puneet Nagpal

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Name of member for clearance: 140 members, the details of members are as under:-

SL. No.	Name of Member	M-ship No.	Category of flat
1.	Smt. Meera Jain	78	A
2.	Sh. Amit Kumar Garg	191	A
3.	Smt. Gurleen Kaur	225	A
4.	Sh. Amarjit Singh Khurana	226	A
5.	Sh. Charanjit Singh Khurana	227	A
6.	Sh. Vipul Jain & Smt. Anu Kiran	264	A
7.	Smt. Neera Sharma	301	A
8.	Sh. Davndar Ahuja	316	A
9.	Sh. Shashank Gupta	431	A
10.	Sh. Akshit Agarwal	432	A
11.	Sh. Ashok Bhargava	434	A
12.	Ms. Shivi Aggarwal	436	B
13.	Dr. S. C. Aggarwal & Dr. Mrs. Sushil Kumari Aggarwal	438	A
14.	Ms. Swati Meshram	440	A
15.	Ms Shallu Chawla	444	A
16.	Ms Aditi Aggarwal Gupta	445	B
17.	Sh Udit Arora & Latika Arora	446	A
18.	Smt. Geeta Khanna	447	A
19.	Smt. Neeta Devi	452	A
20.	Sh. Surendra Kumar Goel	453	A
21.	Smt. Manju Shankar	454	A
22.	Smt. Sudha Jain	458	A
23.	Smt. Anju Jain	459	A

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24.	Sh. Surinder Kumar Jindal	460	A
25.	Smt. Sangeeta Jain	461	A
26.	Sh. Rajesh Chadha	462	A
27.	Smt. Rajni Jain	463	A
28.	Smt. Bhavika Mathur	464	A
29.	Smt. Manju Jain	465	A
30.	Sh. Y. K. Gupta	466	A
31.	Ms. Sonali Mittal	467	A
32.	Sh. Anant Goel	468	A
33.	Smt. Savita Rai & Dr. Anil Kumar Rai	471	A
34.	Mr Pawan Kumar Maheshwari	475	A
35.	Sh. Suresh Luthra	476	A
36.	Sh. Rachit Gupta	477	A
37.	Sh. Vinod Thakur	478	A
38.	Sh. Rajni Chawla	479	A
39.	Sh. Rajesh Pentela	482	A
40.	Sh. Rajeshwar Yadav	483	A
41.	Sh. V. K. Srinivasan & Smt. Malathi Srinivasan	484	A
42.	Sh. Shachi Shankar	487	A
43.	Sh. Raj Singh Antil & Smt. Suman Antil	490	A
44.	Sh. Shyam Kwatra	494	A
45.	Sh. Narinder Kumar Puri	495	B
46.	Sh. Shish Pal Singh Khokhar	500	A
47.	Smt. Amrita Rai	501	A
48.	Sh. Manju Tripathi	503	A

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49.	Sh. Ashok Kumar Sharma	504	A
50.	Mrs. Prem Lata Manchanda	505	A
51.	Smt. Renuka Dabas	507	A
52.	Sh. Varun Khurana	508	A
53.	Mrs. Shobha John	509	A
54.	Sh. Vishal Nanda	510	A
55.	Sh. Kishan Gupta	512	A
56.	Sh. Raju Gupta	513	A
57.	Sh. Shree Prakash Singh & Smt. Sujata Sengar	514	A
58.	Sh. Kuldeepak Seth	515	A
59.	Sh. Anoop Banerjee	516	A
60.	Sh. Mukesh Gupta	517	A
61.	Smt. Manju Kataria	518	A
62.	Sh. Rajesh Chawla	519	A
63.	Smt. Anjna Mahajan	520	A
64.	Dr. Surendra Singh Duhoon & Shalendra Singh	521	A
65.	Sh. Pradeep Singh & Smt. Geetanjali Singh	522	A
66.	Sh. Kapil Gupta	523	A
67.	Sh. Sandeep Malik	524	A
68.	Sh. Mohit Bhutani & Anuj Bhutani	525	A
69.	Sh. Ashwani Kapoor	532	A
70.	Sh. Gaurav Jain	533	B
71.	Sh. Satish Kumar Arora	534	A
72.	Sh. Vikas Gupta	535	A
73.	Sh. Rakesh Jain	536	B

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74.	Sh. Sambhav Jain	537	A
75.	Smt. Alka Arora	538	A
76.	Smt. Renu Singh & Sh. Parambir Singh	539	A
77.	Smt. Jyoti	540	A
78.	Smt. Raj Agarwal	541	A
79.	Smt. Asha Arora	542	A
80.	Smt. Nidhi Jain	543	A
81.	Sh. Mohit Jain	544	A
82.	Smt. Silky Jain	545	A
83.	Smt. Sunita Garg	546	A
84.	Smt. Promila Aggarwal	547	A
85.	Smt. Sunita Jain	548	A
86.	Sh. Nitin Gupta	549	A
87.	Sh. Sanjay Kapoor	550	A
88.	Smt. Harpreet Kaur	551	A
89.	Sh. Ajay Malhotra	552	A
90.	Smt. Jasmeet Kaur	553	A
91.	Sh. Manoj Tyagi	554	A
92.	Sh. Sharda Raman Das & Sh. Vibhuti Raman Das	555	A
93.	Asha Duggal	556	A
94.	Sunny Arya	557	A
95.	Smt. Shashi Arora	558	A
96.	Sh. Tarun Durga	559	A
97.	Sh. Satbir Singh & Smt. Banso Devi	560	B
98.	Sh. Abhinav Jain	561	A

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99.	Sh. Ashwin Goswami	562	A
100.	Sh. Lalit Kumar Wadhwa	563	A
101.	Sh. Uma Shankar Jha	564	A
102.	Sh. Tarun Shankar	565	A
103.	Smt. Nita Khandelwal	566	A
104.	Sh. Vineet Dixit	567	A
105.	Sh. Brij Lal Ahuja	568	A
106.	Sh. Sunil Kumar Khunteta	570	A
107.	Smt. Archana	571	A
108.	Dr.(Col) Deepak Kumar Mishra	572	A
109.	Smt. Divya Jha	573	A
110.	Ms. Mrinalini Grover	574	A
111.	Dr. Nipun Rana	575	A
112.	Smt. Tania	576	A
113.	Smt. Ragini Chaturvedi	577	A
114.	Sh. Vijay Kumar Kataria	578	A
115.	Smt. Sudesh Sehgal & Smt. Deepika Kakkar	579	A
116.	Sh. Narender Singh	580	A
117.	Smt. Pooja Akolia	581	A
118.	Smt. Reena Khanna	582	A
119.	Sh. Ratnadip Bhattacharjee	583	A
120.	Ms. Ekta Bhasin	584	A
121.	Sh. Praveen Dabas	585	A
122.	Sh. Rakesh Mohan Kaushal	586	A
123.	Smt. Anila Chatrath	587	A



Sr. Dy.




124.	Sh. Amit Kumar Choudhary & Smt. Radhika Choudhary	588	A
125.	Sh. Bishnu Dutt Sharma	589	A
126.	Sh. Davinder Kumar	590	A
127.	Smt. Saryu Sharma	591	A
128.	Smt. Rama Gupta & Sh. Mukesh Gupta	593	A
129.	Smt. Bimla Gaba	594	A
130.	Sh. Raj Kumar Gupta	596	B
131.	Smt. Prem Lata Gupta	597	A
132.	Sh. Sanjeev Gupta	598	B
133.	Sh. Pradeep Jain	599	A
134.	Sh. Karan Vats	600	A
135.	Sh. Ashok Nanda	601	A
136.	Ms. Tanya Sharma	602	A
137.	Sh. Shubham Seth	603	A
138.	Smt. Shashi Sharma	604	A
139.	Smt. Santosh	605	A
140.	Smt. Usha Bist	606	A

The other information as per the provisions of Schedule-VII of Rule 90 of DCS Rules, 2007 are appended below:-

SI NO	SCHEDULE	COMPLIANCE
1.	Freeze strength of the Co-operative housing Society and number of dwelling units, parking spaces and shops etc.	Freeze Strength - 150 Dwelling Unit -- 150 Proposed:-140 Members Detained: 09 Members Vacancy: 01 Vacancy TOTAL: 150 MEMBERS.

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2.	Resignation and Enrolment	The society was formed on 18/10/1983 and since then the society has enrolled 606 Members out of which membership of 457 were cancelled deleted due to resignation/expulsion/ causation from society's membership from time to time.																																																							
3.	Transfer Cases	<p>There are 63 transfer cases which are within the blood relations/ nominees.</p> <table border="1" data-bbox="622 578 1316 1973"> <thead> <tr> <th>SL. No.</th> <th>MS No.</th> <th>Name of original member</th> <th>Name of transferee</th> <th>Date of Resolution of M.C.</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>78</td> <td>Sh. Sharad Prakash Agarwal</td> <td>Smt. Meera Jain</td> <td>26.12.2010</td> </tr> <tr> <td>2.</td> <td>225</td> <td>Inderbir Singh Bhasin</td> <td>Ms. Gurleen Kaur</td> <td>29.04.2018</td> </tr> <tr> <td>3.</td> <td>264</td> <td>Sh. Deep Chand Jain</td> <td>Sh. Vipul Jain</td> <td>14.09.2002</td> </tr> <tr> <td>4.</td> <td>264</td> <td>Sh. Vipul Jain</td> <td>Sh. Vipul Jain & Smt. Anu Kiran</td> <td>05.01.2010</td> </tr> <tr> <td>5.</td> <td>431</td> <td>Sh. Baij Nath Gupta</td> <td>Sh. Shashank Gupta</td> <td>05.01.2010</td> </tr> <tr> <td>6.</td> <td>432</td> <td>Smt. Mukta Aggarwal</td> <td>Sh. Akshit Aggarwal</td> <td>29.04.2012</td> </tr> <tr> <td>7.</td> <td>436</td> <td>Sh. Mukesh Kumar Aggarwal</td> <td>Ms. Shivi Aggarwal</td> <td>31.03.2011</td> </tr> <tr> <td>8.</td> <td>445</td> <td>Smt. Sunita Aggarwal</td> <td>Ms. Aditi Aggarwal</td> <td>31.03.2011</td> </tr> <tr> <td>9.</td> <td>446</td> <td>Sh. Udit Arora</td> <td>Sh. Udit Arora & Latika Arora</td> <td>31.07.2022</td> </tr> <tr> <td>10.</td> <td>446</td> <td>Smt. Anita</td> <td>Sh. Udit</td> <td>27.10.2018</td> </tr> </tbody> </table>	SL. No.	MS No.	Name of original member	Name of transferee	Date of Resolution of M.C.	1.	78	Sh. Sharad Prakash Agarwal	Smt. Meera Jain	26.12.2010	2.	225	Inderbir Singh Bhasin	Ms. Gurleen Kaur	29.04.2018	3.	264	Sh. Deep Chand Jain	Sh. Vipul Jain	14.09.2002	4.	264	Sh. Vipul Jain	Sh. Vipul Jain & Smt. Anu Kiran	05.01.2010	5.	431	Sh. Baij Nath Gupta	Sh. Shashank Gupta	05.01.2010	6.	432	Smt. Mukta Aggarwal	Sh. Akshit Aggarwal	29.04.2012	7.	436	Sh. Mukesh Kumar Aggarwal	Ms. Shivi Aggarwal	31.03.2011	8.	445	Smt. Sunita Aggarwal	Ms. Aditi Aggarwal	31.03.2011	9.	446	Sh. Udit Arora	Sh. Udit Arora & Latika Arora	31.07.2022	10.	446	Smt. Anita	Sh. Udit	27.10.2018
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		Arora	Arora	
11.	447	Sh. Arun Kumar Khanna	Smt. Geeta Khanna	03.04.2022
12.	452	Sh. Kaladhari Goel	Sh. Vinay Kumar Goel	23.08.2008
13.	452	Sh. Vinay Kumar Goel	Smt. Neeta Devi	26.09.2010
14.	464	Sh. Akash Mathur	Smt. Bhavika Mathur	21.08.2022
15.	464	Smt. Madhulika Mathur	Sh. Akash Mathur	31.07.2022
16.	467	Sh. Anurag Mittal	Ms Sonali Mittal	25.04.2010
17.	467	Sh. R. S. Gupta	Sh. Anurag Mittal	23.08.2008
18.	468	Smt. Renu Goel	Sh. Anant Goel	28.03.2021
19.	469	Sh. Satish Agrawal	Sh. Kunal Agrawal	23.08.2008
20.	471	Savita Rai	Mrs Savita Rai & Dr Anil Kumar Rai	15.07.2000
21.	475	Mrs. &Mr.Pawa n Kumar Maheshwa ri	Mr. Pawan Kumar Maheshwa ri	01.01.2023
22.	477	Sh. V. K. Gupta	Sh. Rachit Gupta	29.11.2017
23.	479	Sh. Sanjay Chawla	Sh. Sanjay Chawla & Smt. Rajni Chawla	05.08.2012
24.	479	Sh. Sanjay Chawla &	Sh. Siddhant	25.06.2017

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		Smt. Rajni Chawla	Chawla	
25.	479	Sh. Sidhant Chawla	Smt. Rajni Chawla	01.01.2023
26.	483	Smt. Sumita Yadav	Sh. Ranveer Singh Yadav	28.08.2011
27.	483	Sh. Ranveer Singh Yadav	Sh. Rajeshwar Yadav	12-02-2023
28.	484	Sh. V. K. Srinivasan	Sh. V. K. Srinivasan & Smt. Malthi Srinivasan	31.03.2019
29.	488	Sh. Mohan Lal	Sh. Surender Kumar	06.01.2013
30.	489	Sh. Rajesh Kumar	Smt. Anshu Mala Gautam	22.09.2013
31.	490	Sh. Raj Singh Antil	Smt. Suman Antil & Sh. Raj Singh Antil	26.12.2010
32.	493	Sh. Naresh Sharma	Smt. Kiran Sharma	05.12.2018
33.	494	Sh. Som Nath	Sh. Som Nath & Sh. Shyam Kwatra	26.12.2010
34.	494	Sh. Som Nath & Sh. Shyam Kwatra	Sh. Shyam Kwatra	31.12.2017
35.	495	Sh. Sameer Puri	Sh. Narinder Kumar	23.05.2003



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36.	501	Sh. Vinod Rai	Ms. Amrita Rai	29.11.2017
37.	507	Smt. Raj Bala	Smt. Renuka Dabas	28.04.2013
38.	507	Smt. Raj Bala & Manish Dabas	Smt. Raj Bala	29.01.2012
39.	512	Sh. Raj Paul Gupta	Sh. Kishan Gupta	05.08.2012
40.	513	Smt. Shanti Devi	Sh. Raju Gupta	31.03.2013
41.	520	Sh. Rajiv Kumar Mahajan	Smt. Anjna Mahajan	21.11.2021
42.	525	Sh. Mohit Bhutani	Sh. Mohit Bhutani & Sh. Anuj Bhutani	26.12.2010
43.	537	Sh. Pradeep Jain	Sh. Sambhav Jain	11.10.2020
44.	539	Smt. Renu Singh	Smt. Renu Singh & Sh. Parambir Singh	29.09.2019
45.	539	Smt. Samrita Singh & Smt. Renu Singh	Smt. Renu Singh	27.05.2018
46.	540	Sh. Inderjeet Ram Dev	Smt. Jyoti	31.08.2014
47.	548	Sh. Ashok Kumar	Smt. Sunita Jain	28.08.2011
48.	555	Sh. Sharda Raman	Sh. Sharda Raman	25.02.2007



Sunita



Sharda

		Das	Das & Sh. Vibhuti Raman Das	
49.	559	Sh. Ved Prakash Durga	Sh. Tarun Durga	31.03.2019
50.	562	Smt. Prabh a Devi Goswami	Sh. Ashwin Goswami	26.05.2013
51.	574	Seep Grover	Mrinalini Grover	29.09.2019
52.	575	Dr. Pooja Rana	Dr. Nipun Rana	08.11.2020
53.	581	Sh. Om Prakash	Smt. Pooja Akolia	29.01.2012
54.	582	Sh. K. K. Khanna & Smt. Reena Khanna	Smt. Reena Khanna	28.05.2017
55.	584	Sh. Pawan Kumar Bhasin	Smt. Ekta Bhasin	31.03.2012
56.	585	Sh. Amar Singh Dabas	Sh. Praveen Dabas	29.10.2017
57.	594	Sh. Darshan Kumar Gabba	Smt. Bimla Gaba	31.07.2022
58.	597	Sh. Ramesh Chander Gupta	Smt. Prem Lata Gupta	24.06.2018
59.	599	Dimpy Jain & Pradeep Jain	Pradeep Jain	12.02.2023
60.	600	Sh. Mahavir Vatsa	Dr. Karan Vats	26.07.2015

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		61.	602	Smt. Deepika Sharma	Ms. Tanya Sharma	29.11.2015												
		62.	603	Sh. Jai Kumar Seth & Smt. Jyoti Seth	Sh. Shubham Seth	29.09.2019												
		63.	606	Nidhi Bisht	Smt. Usha Bisht	25.04.2010												
4.	Election	Last election of the M.C. of the society was conducted on 17/10/2021 by Shri Jitender Singh, Adhoc DANICS/ Returning officer duly appointed by Registrar Co-op. Societies, GNCT of Delhi																
5.	Audit position	The Accounts of the said society has been audited upto Financial Years- 2021-22.																
6.	Annual general body meeting or special general body meeting	Last AGB Meeting of the society was held on 09/10/2022.																
7.	Architect's Certificate	The Society has furnished a copy of certificate dated 25/09/2021 issued by Architect, Engineers, Urban Designers - regarding construction, quality and structural stability of the building as well as availability of facilities like Water, Electricity, Lifts, Sewage, Drainage, Fire Fighting, Roads and Landscapes etc.																
8.	Completion Certificate	The DDA has issued completion-cum-occupancy certificate dated 17/10/2022 in favour of society.																
9.	Loan position and dues of Cooperative housing Society against members.	<p style="text-align: center;">NIL.</p> The society has given a certificate that there is no loan of the society pending with DCHFC Ltd.																
10.	Expulsion Cases	NIL -No expulsion case in this proposal.																
11.	Category of flats	The Society has submitted that there are two categories of flats in the society i.e. A & B <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>SL. No.</th> <th>Category of Flat</th> <th>Number of Units</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>A- Category- 3 BHK + Study Room</td> <td>140 Flats</td> </tr> <tr> <td>2.</td> <td>B- Category- 1 BHK + Study Room</td> <td>10 Flats</td> </tr> <tr> <td colspan="2"></td> <td>Total 150 Flats</td> </tr> </tbody> </table>					SL. No.	Category of Flat	Number of Units	1.	A- Category- 3 BHK + Study Room	140 Flats	2.	B- Category- 1 BHK + Study Room	10 Flats			Total 150 Flats
SL. No.	Category of Flat	Number of Units																
1.	A- Category- 3 BHK + Study Room	140 Flats																
2.	B- Category- 1 BHK + Study Room	10 Flats																
		Total 150 Flats																

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12.	Court cases/complaints	There were two Court Cases and the details of them are mentioned in the Annexure I.
13.	Individual Affidavits	The Affidavits in prescribed Form-C & Verification certificate in prescribed Form-F in respect of 140 verified members are available in individual file folders.
14.	Vacancy	The society has submitted that there is one (01) vacancy in the society as on date.
15.	Details of detained cases	There are 09 members whose cases are detained due to different reasons
16.	Affidavit by the president, vice President and Secretary of the cooperative housing society in Form-D	The society has submitted the details of proposed members in prescribed Form-E & an affidavit in prescribed Form D in respect of resigned & enrolled members duly signed by the President/ Secretary & Treasurer of the society
17.	Verification of genuineness of a person documents/information from the member and submit the same to the Registrars Office.	The society has submitted the copy of the PAN, Bank details Affidavit in Form-C & Verification Certificate in Form-F duly signed by the Gazetted Officer in respect of 140 proposed members (out of 149) which are placed in separate folder of individual file of members concerned.
	i. Details of permanent account No	Available in the individual file folders.
	ii. Details of Bank A/C No., Name and Address of Branch.	Available in the individual file folders.
	iii. Photograph on the Affidavit attested by Notary Public	Available in the individual file folders.
	iv. Certificate of Verification in Form "E".	Verification certificate in prescribed form-E has submitted by the President & Secretary of the society.

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18.	In case a member has not been able to submit the prescribed verification certificate from a Gazetted Officer, the society may submit the proposal as without obtaining the verification certificate from him. In such cases verification from police authorities will be got conducted by office of Registrar before clearing the name of such members for allotment of flats/plots	The proposed members have provided the required information in prescribed Performa-F (Verification certificate duly signed by Gazetted Officer alongwith I.D.Card of Gazetted Officers) which is placed in individual file folders. Hence, there is no need to get it verified from police authorities. However it is found that in certain number of cases the Verification certificate is not dated.
19.	The Co-operative housing society shall publish a Public notice in two leading daily newspapers of National Capital Territory of Delhi one each in English & Hindi, inviting objections on the proposal regarding clearance of membership for allotment of flats/plots by draw of lots.	The society has published a public notice in two daily newspapers i.e Millennium Post (English Edition) & Veer Arjun (Hindi Edition) on 14/01/2023 for inviting objections from general public/members concerned on the proposal regarding clearance of membership of the proposed members for allotment of flats by draw of lots. The society has submitted that no objection was received consequent to the said advertisements.
20.	The Co-operative housing society shall submit the revised proposal if any within fortyfivedays of publication of public notice as prescribed in clause no. 19 along with objections received disposed and comments thereon to the Registrar office.	No objection received from the members or general public. The society has submitted that no objection was received from general public. Hence there is no need to submit the revised proposal. – Not applicable

Society

21	<p>All co-operative group housing/house building societies shall submit an affidavit given in Form-G annexed to this schedule signed by the Secretary/President of a Co-operative Group Housing Society/House Building Society Ltd. to verify that the procedure given in sub clause 19 has been complied with by the cooperative housing society.</p>	<p>The society has submitted an affidavit in form 'G' which is placed in the file along with the copies of the Newspapers.</p>
22.	<p>The Secretary / President of the co-operative housing society shall submit compliance of section 92 and other provisions of the Act in an affidavit given in Form-H annexed to the schedule along with supporting documents as prescribed therein.</p>	<p>The society has submitted affidavit in form 'H' duly signed by the President/Secretary of the society.</p>
23.	<p>The Cooperative housing society shall produce following original records:</p> <ol style="list-style-type: none"> 1. Membership application. 2. Membership register 3. Affidavits. 4. Residence proof, 5. Committee resolution. 6. Share certificate. 7. Payment 	<ol style="list-style-type: none"> 1. The Society has informed about the membership resolution register/minute book lost for the year 1993-1997 and the FIR has been lodged by the Society also Indemnity Bond is submitted in this regard from the members who have been enrolled in the Society in the meantime. 2. Verification Certificate has not been dated in certain no. of cases. 3. In certain cases share certificate has been issued after lapse of considerable time. 4. The society has refunded the amount on account of resignation of 31 members through cash.

5/2/22

	details etc for verification of records.	
24.	The co-operative housing society shall submit details of enrolment of members in violation of rules along with justification for the same which shall be placed before the Govt. for consideration as per provisions of Act and Rules.	N/A
25.	Any other information/ document as may be required under the provisions of the Act and Rules etc., not mentioned in the schedules shall be furnished by the co-operative housing society	N/A
26.	After examining the office records and the proposals submitted by the co-operative housing society and documents and records of the co-operative housing society accompanying it, by the concerned Assistant Registrar a case of clearance of membership shall be referred to the committee constituted Under Rule 90 of the Act alongwith his appropriate recommendations.	In respect of 140 verified/ proposed Members.

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27.	The Registrar shall recommend the cases of draw of lots to land allotting agency after seeking approval of the committee.	The matter is being placed before the Committee for appropriate decision.
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Agenda of the meeting is regarding the membership cases in r/o 02 members of Ravi Shankar CGHS Ltd.

The President/Secretary of Ravi Shankar Co-operative Group Housing Society Ltd. (Regn. No.689/GH) Plot No.2, Sector-13, Dwarka, New Delhi-110078 had submitted a proposal dated 14/02/2023 (vide diary no. 8640 dated 27/02/2023) as per provisions of section 77 of DCS Act, 2003 & Schedule-VII of Rule 90 of DCS Rules, 2007 in respect of 149 members for clearance of memberships. The details of schedule-VII are given below: -

- 1. Freeze Strength:** The Society has freeze strength of 150 members having 150 dwelling units for two (02) categories flats (i.e., A & B).
- 2. Details of Enrolments & Resignations of the Members:** - The society was formed on 18/10/1983 and since then the society has enrolled 607 Members out of which membership of 458 were cancelled deleted due to resignation/expulsion/ceasation from society's membership from time to time. The details are as under:

Name of Society: Ravi Shankar Co-operative Group Housing Society Ltd.

(Regn. No.689/GH) Plot No.2, Sector-13, Dwarka, New Delhi-110078

Name of member for clearance: 02 members, the details of members are as under:-

S.No.	Name of the Member	Mbshp No.	Category of Flat
<u>1.</u>	Sh. Jitender Kumar Bansal	607	A
<u>2.</u>	Smt. Vishakha Chawla	443	A

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The other information as per the provisions of Schedule-VII of Rule 90 of DCS Rules, 2007 are appended below:-

S.NO	SCHEDULE	COMPLIANCE						
1.	Freeze strength of the Co-operative housing Society and number of dwelling units, parking spaces and shops etc.	Freeze Strength - 150 Dwelling Unit – 150 Proposed:-02 Members Detained: 07 Members Vacancy: 01 Vacancy						
2.	Resignation and Enrolment	01, Sh. Jitendra Kumar Bansal M.No. 607) was enrolled as member of the society vide society resolution dated 11.06.2023 in place of the vacancy arised due to resignation of a member Sh. Arun Kumar Bhatnagar(M.No. 595)						
3.	Transfer Cases	NIL						
4.	Election	Last election of the M.C. of the society was conducted on 17/10/2021 by Shri Jitender Singh, Adhoc DANICS/ Returning officer duly appointed by Registrar Co-op. Societies, GNCT of Delhi						
5.	Audit position	The Accounts of the said society has been audited upto Financial Years- 2021-22.						
6.	Annual general body meeting or special general body meeting	Last AGB Meeting of the society was held on 09/10/2022.						
7.	Architect's Certificate	The Society has furnished a copy of certificate dated 25/09/2021 issued by Architect, Engineers, Urban Designers - regarding construction, quality and structural stability of the building as well as availability of facilities like Water, Electricity, Lifts, Sewage, Drainage, Fire Fighting, Roads and Landscapes etc.						
8.	Completion Certificate	The DDA has issued completion-cum-occupancy certificate dated 17/10/2022 in favour of society.						
9.	Loan position and dues of Cooperative housing Society against members.	NIL. The society has given a certificate that there is no loan of the society pending with DCHFC Ltd.						
10.	Expulsion Cases	NIL-No expulsion case in this proposal.						
11.	Category of flats	The Society has submitted that there are two categories of flats in the society i.e. A & B <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>SL. No.</th> <th>Category of Flat</th> <th>Number of Units</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	SL. No.	Category of Flat	Number of Units			
SL. No.	Category of Flat	Number of Units						

52/16/2

		1.	A- Category- 3 BHK + Study Room	140 Flats
		2.	B- Category- 1 BHK + Study Room	10 Flats
				Total 150 Flats
12.	Court cases/complaints	There were two Court Cases and the details of them are mentioned in the Annexure I.		
13.	Individual Affidavits	Submitted and placed in individual folder.		
14.	Vacancy	The society has submitted that there is one (01) vacancy in the society as on date.		
15.	Details of detained cases	There are 07 members whose cases are detained due to different reasons.		
16.	Affidavit by the president, vice President and Secretary of the cooperative housing society in Form-D	Submitted at the time of clearance of 140 cases.		
17.	Verification of genuineness of a person documents/information from the member and submit the same to the Registrars Office.	The members has submitted the copy of the PAN, Bank details Affidavit in Form-C & Verification Certificate in Form-F duly signed by the Gazetted Officer. Which are placed in separate folder of individual file of members concerned.		
	i. Details of permanent account No	Available in the individual file folders.		
	ii. Details of Bank A/C No., Name and Address of Branch.	Available in the individual file folders.		
	iii. Photograph on the Affidavit attested by Notary Public	Available in the individual file folders.		
	iv. Certificate of Verification in Form "E".	Submitted at the time of clearance of 140 cases.		

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18.	In case a member has not been able to submit the prescribed verification certificate from a Gazetted Officer, the society may submit the proposal as without obtaining the verification certificate from him. In such cases verification from police authorities will be got conducted by office of Registrar before clearing the name of such members for allotment of flats/plots.	N.A.
19.	The Co-operative housing society shall publish a Public notice in two leading daily newspapers of National Capital Territory of Delhi one each in English & Hindi, inviting objections on the proposal regarding clearance of membership for allotment of flats/plots by draw of lots.	The society has published a public notice in two daily newspapers i.e Millennium Post (English Edition) & Veer Arjun (Hindi Edition) on 12.05.2023 for inviting objections from general public/members concerned on the proposal regarding clearance of membership of the proposed members for allotment of flats by draw of lots. The society has submitted that no objection was received consequent to the said advertisements.
20.	The Co-operative housing society shall submit the revised proposal if any within forty five days of publication of public notice as prescribed in clause no. 19 along with objections received disposed and comments thereon to the Registrar office.	No objection received from the members or general public.
21	All co-operative group housing/house building societies shall submit an affidavit given in Form-G annexed to this schedule signed by the Secretary/President of a Co-operative Group Housing Society/House Building Society Ltd. to verify that the procedure given in sub clause 19 has been complied with by the cooperative housing society.	Submitted at the time of clearance of 140 cases.

Society

22.	The Secretary / President of the co-operative housing society shall submit compliance of section 92 and other provisions of the Act in an affidavit given in Form-H annexed to the schedule along with supporting documents as prescribed therein.	Submitted at the time of clearance of 140 cases.
23.	Original records to be produced by the society.	Submitted and placed in individual folder.
24.	The co-operative housing society shall submit details of enrolment of members in violation of rules along with justification for the same which shall be placed before the Govt. for consideration as per provisions of Act and Rules.	N/A
25.	Any other information/ document as may be required under the provisions of the Act and Rules etc., not mentioned in the schedules shall be furnished by the co-operative housing society	N/A
26.	After examining the office records and the proposals submitted by the co-operative housing society and documents and records of the co-operative housing society accompanying it, by the concerned Assistant Registrar a case of clearance of membership shall be referred to the committee constituted Under Rule 90 of the Act alongwith his appropriate recommendations.	In respect of 02 verified/ proposed Members.

Society

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27.	The Registrar shall recommend the cases of draw of lots to land allotting agency after seeking approval of the committee.	The matter is being placed before the Committee for appropriate decision.
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OBSERVATIONS AND FINDINGS OF THE COMMITTEE

At the outset, the committee was apprised regarding order dated 24.04.2024 passed by the Hon'ble High Court in W.P (C) No. 5666/2024, titled as Ravi Shankar CHGS Ltd. V/s RCS & Anr. On perusal of the same, the Committee is of the view that the facts as were presented by the petitioner (which is recorded in para-4 of the order dated 24.04.2024) are not correct description of the factual scenario and therefore, steps be taken in consultation with panel counsel to apprise the Hon'ble High Court with the true nature of facts.

The Committee examine the agenda regarding clearance of membership of Ms. Visakha Chawala & Sh. Jitender Kumar Bansal both members of the Ravi Shankar CGHS Ltd., Dwarka, New Delhi and other 140 members of the society. Detailed discussions were held regarding their eligibility and membership.

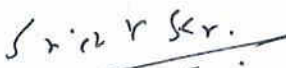
- i. As regards the membership of Ms. Visakha Chawala, the committee observed that she was barely 20 years of age when she was enrolled in the year 1996, though the society had already been registered in the year 1983. Details be provided regarding her application and enrolment as member of the society as proceedings register of the society was missing at the time of her registration as member of the society. The RCS may re-examine whether due procedure was followed in her admission as member of the society in terms of DCS Act & DCS Rules applicable.
- ii. The Committee directed that cases of all other members shall also be re-examined on the lines of discussion of Ms. Visakha Chawala. Their details at the time of enrollment, resignation, expulsion and cessation as a member of the society should be properly examined to ensure that no violation of the provisions of DCS Act & DCS Rules and relevant rules thereof has been committed.
- iii. The committee observed that members have been enrolled in the society during the period i.e. 1993-98 when Proceeding Register of the society was lost and FIR was lodged on this account. It required the details of police investigation and outcome of the decision of court, if any. Committee also enquired if any other documents were lost besides abovementioned proceeding register. The committee

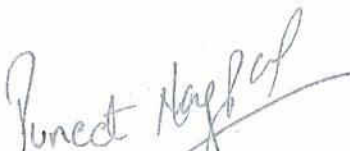
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directed that documents of the members enrolled during aforesaid period may be carefully examined.


- iv. The Committee observed that as per Agenda Notice, in 31 cases of resignation/cessation, payments were made in cash which is not permissible in view of departmental directive NoF.47/96/Policy/R.C.S/99-2000/1957-1958 dated 30.05.2000 and also in violation of the extant provisions.
- v. The Committee directed to re-examine the cases where memberships were transferred from the original member to his/her nominee or legal representative. RCS office should ensure that no procedural violation has been made in such cases.
- vi. As per agenda note, some verification certificates (Form- F) were not found with date thereon. The committee directed to require the verification certificates afresh in such cases with date and signature of the applicant and attesting officer.
- vii. As per agenda note, some of share certificates were found issued on dates much after date of enrollment. Clarification is required by the Committee in such cases.

The Rule-90 Committee directed that in all other cases too which have been forwarded by the Branch-in-Charges to the Policy Branch of the Department for placing the same for consideration of the 'Rule-90 Committee' should be re-examined on similar lines, before placing the same to this Committee.


(AJAY KUMAR KAPAHI)
DCA (T&T)
MEMBER


(PUNEET NAGPAL)
ADDITIONAL SECRETARY (LAW)
MEMBER


(A.K. SINGH)
(RCS)
MEMBER


(ANIL KUMAR SINGH)
PRINCIPAL SECRETARY (COOPERATIVE)
CHAIRPERSON