

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/2023/2061-7
CD No. 107284726

Dated: 18/8/26

Order

This order disposes of the proceedings initiated against the Managing Committee of Evergreen Cooperative Group Housing Society Ltd. on the complaints dated 02.04.2025, 13.06.2025, 07.10.2025 and 21.11.2025 and in compliance of all other directions issued by the Hon'ble High Court of Delhi in W.P.(C) No. 347/2026 dated 12.01.2026.

Brief Facts of the Case

The President of Evergreen CGHS Ltd. issued a notice dated 06.10.2025 convening the Annual General Body Meeting (AGBM) on 26.10.2025. The Society submitted the minutes dated 05.11.2025 on 07.11.2025, beyond the time prescribed under Rule 52 of the Delhi Cooperative Societies Rules, 2007, and failed to furnish the mandatory videography despite this Office's Circular dated 26.12.2019.

Further, the Observer appointed by this Office vide Order dated 24.10.2025 reported that the President dissolved the meeting at 12:15 PM without completion of the agenda. Complaints dated 21.11.2025 also alleged that no agenda items were discussed or approved. However, the minutes submitted by the Society record that all agenda items were duly approved by voting. These material contradictions cast serious doubt on the authenticity of the minutes and indicate possible falsification of statutory records.

Accordingly, Show Cause Notice dated 08.01.2026 under Section 118(5) of the Act was issued to the Managing Committee based on the allegations contained in the complaint dated 21.11.2025. After affording an opportunity of hearing to the parties, an order under Section 118(5) was passed on 28.04.2026.

Meanwhile Petitioners also filed a W.P.(C) 347/2026 dated 12.01.2026 in Hon'ble High Court seeking the following prayers:

"a) Issue a writ of Mandamus or any other appropriate writ, order or direction directing the Respondent to forthwith consider, adjudicate and pass reasoned orders on the applications/complaints dated 02.04.2025, 13.06.2025, 07.10.2025 and 21.11.2025 within a time-bound period as may be fixed by this Hon'ble Court;

b) Issue a writ of Mandamus or any other appropriate writ, order directing the Respondent to exercise powers under Section 37 of the Delhi Cooperative Societies Act, 2003 and take appropriate action within a time bound manner, including dissolution of the present Managing Committee and appointment of an Administrator, pending final adjudication of complaints;



c) Pass such further or other orders as this Hon'ble Court may deem fit and proper in the facts and circumstances of the present case, in the interest of justice."

Operative Paragraph of the said order

11. Heard and considered the matter. In view of the fact that the SCN has been issued by the RCS, let the proceedings in the SCN continue before the RCS. In addition, the Petitioner is permitted to participate in the proceedings before the RCS and press for the reliefs prayed for in the present petition, including the prayer for appointment of an Administrator.
12. The RCS shall consider the matter comprehensively and a reasoned order shall be passed by 31 March, 2026.
13. Needless to add, all rights and remedies of the parties are left open.
14. It is also clarified that this Court has not considered the merits of the matter.
15. Let a copy of this order be served upon the present MC, including the President of the Society, by the Petitioner.
16. The petition is disposed of in the aforesaid terms. Pending applications, if any, are also disposed of.

Pursuant to the aforesaid directions of the Hon'ble High Court, notices were issued to all concerned parties. They were afforded adequate opportunity to file their pleadings, produce documents and advance their submissions during multiple hearings. Upon completion of the hearing, the matter was reserved for orders on 04.08.2026.

This office was specifically directed in W.P.(C) No. 347/2026 dated 12.01.2026 to hear and dispose of the complaints dated 02.04.2025, 13.06.2025, 07.10.2025 and 21.11.2025, the complaints are as follows:

Complaint No.1, dated 02.04.2025

It is alleged that the Managing Committee failed to convene the Annual General Meeting (AGM) in accordance with the Delhi Cooperative Societies Act, 2003, thereby depriving the members of their statutory right to consider the audited accounts and affairs of the Society. It is further alleged that the Committee failed to furnish records relating to renovation works, expenditure, water bills and other financial documents despite repeated requests, while several blocks allegedly remained in poor condition despite the claimed completion of the renovation work.

It is alleged that the Managing Committee imposed an additional water charge of ₹500 per month per flat from January 2025 and demanded ₹25,000 towards renovation without approval of the General Body or supporting records. The complainants have further alleged that members and residents were subjected to intimidation for raising genuine concerns, a legal consultant was appointed using Society funds without approval of the General Body, membership was not transferred to eligible purchasers while former owners continued as members, and members were threatened with discontinuation of essential services, including power backup and delivery access, for non-payment of the disputed charges.



In reply of the society, dated 19.07.2026, it was submitted that the said communication was never received by it. Since the communication was not served upon the society, no reply could be furnished.

Complaint No.2, dated 13.06.2025

The complainants have alleged that the members of Evergreen CGHS Ltd. have lost confidence in the present Managing Committee due to its failure to discharge its statutory duties in accordance with the Delhi Cooperative Societies Act, 2003, the Rules, and the registered Bye-laws.

It is alleged that the Managing Committee failed to convene the Annual General Meeting within the prescribed time, lacked transparency in financial matters, imposed unauthorized renovation and water charges, failed to transfer memberships and issue share certificates, and acted in an arbitrary and non-transparent manner. Accordingly, the complainants have sought dissolution of the Managing Committee, appointment of an Administrator, completion of pending membership transfers, issuance of share certificates, and such other appropriate directions as may be deemed fit.

In reply of the society, dated 19.07.2026, stated that it had duly submitted its detailed reply before your good office vide letter dated 28.07.2025. A copy of the said reply was also supplied to Shri Abhimanyu Lall. Therefore, no further reply remained pending in respect of the said communication.

Complaint No. 3, dated 07.10.2025

The complainants, claiming to be bona fide members of Evergreen Cooperative Group Housing Society Ltd., have submitted that an application dated 13.06.2025, signed by more than one-third of the members, seeking dissolution of the Managing Committee and appointment of an Administrator, is pending before the Registrar.

It is alleged that, despite the pendency of the said application, the Managing Committee issued a notice dated 06.10.2025 convening the Annual General Meeting (AGM) on 26.10.2025 without circulating the mandatory statutory documents. The complainants have further alleged that permitting the AGM would enable the Managing Committee to approve disputed financial decisions, manipulate membership records, and frustrate the pending proceedings.

Accordingly, the complainants have prayed for staying the AGM scheduled on 26.10.2025, directing the Managing Committee to maintain status quo regarding membership and financial records, restraining it from taking major financial or administrative decisions, and passing such further orders as may be deemed appropriate.

The society in its reply, dated 19.07.2026, submitted that it has not received any such representation from the complainants. Since no communication was served upon the Society, no reply could be furnished.

Complaint No. 4, dated 21.11.2025



The complainants, claiming to be members of Evergreen Cooperative Group Housing Society Ltd., have sought declaration of the Minutes of the Annual General Body Meeting (AGM) dated 26.10.2025 as null, void and illegal.

It is alleged that the AGM was not conducted in accordance with the provisions of the Delhi Cooperative Societies Act, 2003 and the Delhi Cooperative Societies Rules, 2007. The complainants have further alleged that the AGM notice was issued without the mandatory statutory documents and that, as per the Observer's Report dated 28.10.2025, the meeting was dissolved without discussion or approval of any agenda item. However, the minutes subsequently circulated by the Managing Committee recorded that all agenda items had been approved, which, according to the complainants, renders the minutes fabricated and devoid of legal sanctity.

Accordingly, the complainants have prayed for declaration of the AGM minutes dated 26.10.2025 as null and void, initiation of appropriate action against the Managing Committee, appointment of an Administrator/Authorized Officer, and such further orders as may be deemed appropriate.

The society in its reply, dated 19.07.2026, submitted that no such communication was received directly by the complainant. However, the issues raised therein were subsequently incorporated in the Show Cause Notice issued by RCS good office. The Society submitted its detailed and comprehensive reply to the Show Cause Notice vide reply dated 26.01.2026, dealing with all allegations raised therein. Hence, the issues contained in the said letter already stand replied through the aforesaid submission.

The Society has submitted that it has acted in a fair, transparent and bona fide manner and has complied with the directions issued by the Registrar Cooperative Societies and the Hon'ble High Court. It is stated that copies of its replies, along with relevant documents, were supplied to Shri Abhimanyu Lall wherever appropriate. However, confidential declarations, questionnaires and voting preferences of individual members were not disclosed in order to protect their privacy and prevent unnecessary litigation or harassment. The Society has further stated that all documents relevant for adjudication have been placed before this Office and that it remains willing to produce any additional records, if required. Accordingly, the Society has prayed that its reply be taken on record and the same be treated as due compliance with the directions issued by this Office.

Compliance to the directions of the Registrar vide Order dated 04.08.2026 in the matter of Lokesh Kumar & Ors. Vs. Evergreen CGHS Ltd. submitted by the society on 05.08.2026.

The Society states that the present Managing Committee was democratically elected on 25.08.2024 under the supervision of an Administrator-cum-Returning Officer appointed by the Registrar Cooperative Societies after the Society had remained under administrative control. It is contended that several signatories to the application are either tenants or non-members and therefore have no locus standi under the Delhi Cooperative Societies Act to seek dissolution of the Managing Committee. It is further alleged that several signatories are repeated defaulters, some have previously been subjected to disciplinary proceedings, certain signatures are duplicated, some members have denied having signed the



application, and several names included in the list are of non-members. On this basis, the Society contends that the application is motivated, misleading and intended to destabilize a democratically elected Managing Committee.

The Society further submits that several complaints had earlier been lodged before the Registrar Cooperative Societies and the Police against Shri Abhimanyu Lall and certain other persons relating to the alleged locking of the Society office, disruption of the Annual General Body Meeting, encroachments upon Society property and harassment of Managing Committee members. According to the Society, documentary, photographic and video evidence regarding these incidents has already been submitted before the competent authorities. It is contended that the present application forms part of a continuing attempt to harass the elected Managing Committee.

The Society also raises a preliminary objection regarding the maintainability of the application. It is submitted that the relief sought is not maintainable in the manner prayed for under the provisions of the Delhi Cooperative Societies Act and that the application is legally untenable.

The Society denies all allegations of misconduct and asserts that the present Managing Committee was elected through a free and fair democratic process under the supervision of the Registrar Cooperative Societies. According to the Society, the allegations are vague, unsupported by evidence and motivated by personal grievances rather than genuine concern for the affairs of the Society.

With regard to the Annual General Body Meeting, the Society contends that the proceedings were disrupted by certain individuals who allegedly entered the venue, created disturbances, interfered with the proceedings and prevented the smooth conduct of the meeting. It is stated that the entire incident was videographed and had already been reported to the Registrar Cooperative Societies, and that Show Cause Notices were issued to the persons allegedly responsible for the disruption.

The Society further denies allegations of financial irregularities and submits that all accounts have been audited by auditors appointed by the Registrar Cooperative Societies and that no serious financial irregularity has been reported. It is stated that all financial decisions, including contributions collected from members, have been duly approved by the General Body and reflected in the audited accounts. The contribution of ₹25,000 towards renovation is stated to have been approved in the Annual General Meeting held on 26.02.2023, while the monthly contribution of ₹500 is stated to cover maintenance of the water supply system, staff salaries and other common maintenance expenses.

The Society also denies allegations relating to threats, coercion, withholding of share certificates, multiple ownerships and harassment of members, contending that such allegations are unsupported by any documentary evidence. It is submitted that no legitimate request for issuance of share certificates is pending and that membership issues are dealt with strictly in accordance with the provisions of the Delhi Cooperative Societies Act and the Bye-laws.



(Signature)

Finally, the Society contends that the complainants are themselves attempting to obstruct the functioning of the General Body by opposing the convening of Annual General Meetings, which is contrary to the democratic framework envisaged under the Delhi Cooperative Societies Act. It is submitted that the General Body is the supreme decision-making authority of the Society and that the present proceedings are motivated by personal grievances rather than the welfare of the Society.

BRIEF WRITTEN ARGUMENTS ON BEHALF OF THE COMPLAINANTS UPON THE SHOW CAUSE NOTICE U/S 118(5) OF DCS ACT. 2023 DATED 18.01.2026 ISSUED BY THE RCS TO THE MANAGING COMMITTEE OF THE EVERGREEN CGHS, FILED ON 11.08.2026.

The complainants have submitted that the Hon'ble High Court of Delhi, in W.P.(C) No. 347/2026, directed this Office to adjudicate upon their representations dated 02.04.2025, 13.06.2025, 07.10.2025 and 21.11.2025, and to consider the exercise of powers under Section 37 as well as the proceedings initiated through the Show Cause Notice dated 18.01.2026 under Section 118(5) of the Delhi Cooperative Societies Act, 2003. It is alleged that the Managing Committee failed to convene the Annual General Body Meetings for the financial years 2023-24 and 2024-25, lacked transparency by withholding records relating to water bills, renovation works and other financial matters, imposed unauthorized water and renovation charges without approval of the General Body, engaged an advocate on monthly retainerhip without approval, violated the statutory provisions relating to membership by retaining former owners while withholding share certificates and membership of eligible purchasers, subjected members to threats and intimidation, and that, since more than one-third of the members sought appointment of an Administrator under Section 37 of the Act, the said request merits consideration.

The complainants have alleged that the Society committed various financial irregularities and possible misappropriation of funds. It is contended that the then Administrator, Shri Tariq Salam, in his reply dated 11.08.2024, recorded that no resolution authorizing the appointment of advocates on retainerhip was available. It is further alleged that successive audit reports pointed out the Society's failure to obtain GST registration, make statutory tax compliances, avoid cash payments exceeding the prescribed limit, and generate mandatory E-Way Bills for eligible transactions, thereby indicating serious financial and statutory irregularities.

That the AGBM for the year 2023-24 was not conducted by the present managing committee of Evergreen CGHS. It was being organized by the present managing committee in contravention and against the DCS Act and Rules on 15.12.2024. A video in this regard has been supplied by the society wherein it can be clearly seen at 23:00 mins that the DCS Acts and Rules particularly Rule 51 was not followed in that AGBM as well.

That in the subsequent year i.e. financial year 2024-25, on 06.10.2025 an AGBM notice / circular was served upon only 97 residents out of 165 residents of evergreen CGHS. Meaning thereby, all the residents of the society were not supplied with the circular of the AGBM and the balance sheets, audit reports and bank accounts etc. clearly violating rule 51 of DCS Rules.



The complainants have submitted that, being aggrieved by the notice convening the Annual General Body Meeting (AGBM), they filed an urgent representation dated 07.10.2025, received in this office on 09.10.2025, seeking cancellation of the proposed meeting. However, the AGBM was held on 26.10.2025. It is alleged that male and female bouncers were deployed during the meeting and that the proceedings were videographed. According to the complainants, the videography reveals several procedural irregularities, including admissions by the President regarding engagement of bouncers, non-service of the AGBM notice, non-supply of the agenda and balance sheet in advance, restriction on participation of certain members, discussion of matters outside the notified agenda, a predetermined intention to approve the minutes irrespective of the proceedings, denial of share certificates to certain members, participation of a non-member, and collection of members' questionnaires after conclusion of the meeting, indicating that the agenda items were not duly deliberated during the AGBM.

The complainants have further alleged that the AGBM was convened and conducted in violation of Section 31 of the Delhi Cooperative Societies Act, Rules 49 to 52 of the Delhi Cooperative Societies Rules, 2007, and Clause 19 of the registered Bye-laws. It is further alleged that the Managing Committee unnecessarily engaged bouncers at the expense of Society funds during the AGBM and, despite videographing the proceedings, failed to upload or furnish the video recording before the competent authority, thereby casting serious doubt on the authenticity of the Minutes subsequently prepared.

The complainants have alleged that the Observer appointed by this Office reported that the President abruptly dissolved the AGBM held on 26.10.2025 without any of the agenda items being discussed or approved. It is further alleged that, despite the Observer's Report and the videography of the proceedings, the Managing Committee subsequently prepared fabricated minutes, attendance records and questionnaires, and included matters not forming part of the circulated agenda in the Minutes dated 05.11.2025, thereby raising serious doubts regarding their authenticity.

The complainants have alleged that the questionnaire circulated among members was arbitrary as it required members only to indicate the quantum of increase in charges without first seeking approval for the proposed increase itself. It is further alleged that the Managing Committee falsely claimed, in its reply dated 26.01.2026, that the Society had no functional website to justify non-uploading of the videography, despite the Auditor's Report for 2024-25 recording compliance regarding creation of the Society's website. The complainants have also challenged the proposal empowering the Managing Committee to impose or enhance penalties, alleging that it is arbitrary and contrary to the provisions of the Delhi Cooperative Societies Act, the Rules and the registered Bye-laws.

The complainants have alleged that the questionnaires submitted along with the Society's reply dated 26.01.2026 contain several discrepancies, including dates subsequent to the AGBM, signatures of non-members, and remarks indicating that the agenda items were not discussed, thereby suggesting that the Minutes dated 05.11.2025 were prepared subsequently and do not truly reflect the proceedings of the meeting. It is further contended that the Observer's Report is fully corroborated by the videography, particularly regarding the deployment of bouncers, abrupt dissolution of the meeting, and non-consideration of the agenda items. On this basis, the complainants have alleged that the



records relating to the AGBM held on 26.10.2025, including the Minutes dated 05.11.2025, were falsified and tampered with by the Managing Committee.

Accordingly, the complainants have prayed that the Minutes of Meeting dated 05.11.2025 be declared null and void, appropriate action including prosecution of the present Managing Committee for alleged cheating, misappropriation of funds and forgery be initiated under the Delhi Cooperative Societies Act, the members of the present Managing Committee be debarred from contesting future elections, an Administrator be appointed under Section 37 of the Delhi Cooperative Societies Act, 2003, and all eligible applicants be granted membership before the next election to ensure a fair and transparent electoral process.

Observer Report

The Observer appointed by this Office reported that he remained present throughout the Annual General Body Meeting (AGBM) held on 26.10.2025 in compliance with the Order dated 24.10.2025. It was observed that the meeting commenced amidst objections from several members alleging non-compliance with Rule 51 of the Delhi Cooperative Societies Rules, 2007, particularly regarding non-supply of the statutory agenda documents. The Observer also noted the presence of male and female bouncers and videographers during the proceedings. Owing to continuous objections and disturbances, the President adjourned the meeting for one hour, during which questionnaires were distributed to members and written representations raising various grievances were submitted to the Observer. Ultimately, at 12:15 PM, the President abruptly dissolved the meeting. The Observer categorically recorded that none of the agenda items were discussed, concluded or approved by the General Body, and observed that the videography of the meeting, to be furnished by the Managing Committee, would be relevant for verification of the proceedings.

I have carefully considered the complaints dated 02.04.2025, 13.06.2025, 07.10.2025 and 21.11.2025, the replies filed by the Society, the written submissions of the complainants, the compliance report submitted by the Society, the Observer's Report dated 28.10.2025, the documents and the video placed on record and the submissions advanced during the course of hearing.

The foundation of the present proceedings is the Observer's Report dated 28.10.2025, prepared by an independent official deputed by this Office. The Observer has categorically recorded that several members objected to the conduct of the AGM on the ground that the mandatory documents prescribed under Rule 51 of the Delhi Cooperative Societies Rules, 2007 had not been circulated. The Observer further recorded the presence of male and female bouncers, distribution of questionnaires during the adjournment, receipt of written objections from members and, most significantly, that at 12:15 PM the President abruptly dissolved the meeting. The Observer has unequivocally reported that none of the agenda items were discussed, concluded or approved by the General Body.



This official record completely contradicts the Minutes dated 05.11.2025 submitted by the Society, wherein it has been recorded that all agenda items were deliberated upon and approved through voting. The Society has failed to furnish any satisfactory explanation reconciling these two mutually contradictory versions. On the contrary, despite repeated directions of this Office, it failed to produce the complete videography of the proceedings although it is an admitted position that the entire meeting was videographed. The videography of AGM submitted by the society also suggested the same as observer report.

The Society has attempted to justify its action by alleging that the proceedings were disrupted by certain members. However, even assuming that disturbances took place, the Observer's Report clearly establishes that the meeting itself stood dissolved without completion of the agenda. Therefore, no lawful resolutions could have been passed thereafter. Consequently, the subsequent preparation of Minutes showing approval of agenda items is wholly inconsistent with the official record maintained by the Observer.

The record further reveals that the Minutes were submitted beyond the period prescribed under Rule 52 of the Delhi Cooperative Societies Rules, 2007. The Society has also failed to comply with the Circular dated 26.12.2019 requiring submission of videography of the General Body Meeting. These statutory violations assume greater significance when viewed together with the contradictions between the Observer's Report and the Minutes.

The complainants have also alleged non-conduct of Annual General Meetings within the statutory period, non-supply of statutory documents under Rule 51, lack of transparency in financial affairs, unauthorized collection of renovation charges and additional water charges, appointment of an advocate on monthly retainerhip without approval, failure to issue share certificates, illegal retention of former members despite transfer of flats, and arbitrary conduct towards members. The Society has denied these allegations. However, in respect of several issues, the Society has merely taken the plea that the complaints were never served upon it and has not produced convincing documentary evidence demonstrating full compliance with the statutory requirements.

The allegation regarding non-supply of statutory documents before the AGM finds substantial support from the Observer's Report itself, wherein repeated objections of members regarding non-compliance with Rule 51 have been recorded. Similarly, the admitted deployment of bouncers during the AGM, though explained by the Society as a precautionary measure, reflects an atmosphere inconsistent with the democratic functioning expected of a cooperative society.

The cumulative effect of the material placed on record clearly establishes that the AGM dated 26.10.2025 was not conducted in accordance with the provisions of the Delhi Cooperative Societies Act, 2003, the Delhi Cooperative Societies Rules, 2007 and the registered Bye-laws. The subsequent Minutes dated 05.11.2025, recording approval of agenda items despite the official Observer reporting that no agenda item was considered or approved, cannot be accepted as genuine statutory records. Such conduct seriously undermines the transparency, credibility and democratic functioning of the Society.



The record further shows that confidence of a substantial body of members in the present Managing Committee has eroded, resulting in repeated complaints, representations and litigation before the Registrar as well as the Hon'ble High Court. The inability of the Managing Committee to conduct a valid Annual General Meeting, maintain transparent records and satisfactorily explain material discrepancies demonstrates that the affairs of the Society are not being conducted in a fair, transparent and democratic manner.

It has come to the notice of this Authority that the Hon'ble High Court of Delhi, in *Mrs. Anita Babu v. Registrar Cooperative Societies & Ors.*, W.P.(C) No. 11370/2026, order dated 11.08.2026, while examining the exercise of powers relating to supersession of managing committees, observed by the Hon'ble High Court, which is as under:

"11. It is noticed in several matters that the RCS is appointing Administrators on a regular basis and superseding the Managing Committees - sometimes even on specious grounds. While there can be no doubt that in a case where the Administrator requires to be appointed, as per law, the RCS has the power to do so. However, the repeated appointment of an Administrator in this manner in respect of the Anand Lok Society, raises doubts."

The aforesaid observations underscore that the power to supersede a Managing Committee under the Delhi Cooperative Societies Act, 2003 is an extraordinary statutory power and must be exercised only upon a proper factual foundation established through due process. Accordingly, before arriving at any conclusion regarding the alleged irregularities or taking any coercive action under Section 118 & 37 or any relevant violations of the Act, it is necessary that the allegations be subjected to an independent and comprehensive statutory inquiry.

In the present case, prima facie, the allegations contained in the complaints dated 02.04.2025, 13.06.2025, 07.10.2025 and 21.11.2025 appear to be of a serious and grave nature and pertain to the constitution, management and affairs of the Society. The complaints involve allegations relating to the conduct of the Annual General Body Meeting held on 26.10.2025, the authenticity of the Minutes dated 05.11.2025, the observations contained in the Observer's Report, and compliance with Rule 52 of the Delhi Cooperative Societies Rules, 2007, which require a detailed examination of the Society's records and other relevant evidence.

This Authority has also taken note of the observations of the Hon'ble High Court of Delhi in *Mrs. Anita Babu v. Registrar Cooperative Societies & Ors.*, W.P.(C) No. 11370/2026, wherein the Court observed that the Registrar Cooperative Societies has been appointing Administrators and superseding Managing Committees in several matters, sometimes even on specious grounds, and that the repeated appointment of an Administrator in the concerned Society raises doubts. The Hon'ble High Court, while recognizing the statutory power of the Registrar to appoint an Administrator where warranted, emphasized that such power must be exercised only on the basis of a proper factual foundation and in accordance with law. These observations necessitate greater caution and require that the



allegations be subjected to an independent statutory inquiry before any adverse action is contemplated against an elected Managing Committee.

Accordingly, instead of proceeding on the basis of unverified allegations or arriving at any premature conclusion, this Authority is of the considered view that the interests of justice, transparency and fair administration require that the allegations be independently investigated through a statutory inquiry under Section 61 of the Delhi Cooperative Societies Act, 2003. The appointment of an Inspecting Officer is, therefore, necessary to examine the relevant records, ascertain the true facts, determine the veracity of the allegations, fix responsibility, if any, and submit a reasoned report, which shall thereafter form the basis for any further action, if warranted, under the provisions of the Act.

In view of the above, and in the interest of ensuring a fair, independent and comprehensive inquiry, the order dated 28.04.2026 passed under Section 118(5) of the Delhi Cooperative Societies Act, 2003 is hereby withdrawn, without expressing any final opinion on the merits of the allegations.

Accordingly, in exercise of the powers conferred under Section 61 of the Delhi Cooperative Societies Act, 2003, Sh. R.S. Krishnan, Deputy Secretary, Chief Secretary Office, is hereby appointed as the Inspecting Officer to conduct a comprehensive inquiry into the allegations contained in the complaints dated 02.04.2025, 13.06.2025, 07.10.2025 and 21.11.2025. The Inspecting Officer shall examine all allegations raised therein, including the issues arising from the Observer's Report, the conduct of the Annual General Body Meeting held on 26.10.2025, the authenticity of the Minutes dated 05.11.2025, and compliance with Rule 52 of the Delhi Cooperative Societies Rules, 2007. The Inspecting Officer shall further inquire into the allegations relating to procedural irregularities in the conduct of the AGBM, preparation and circulation of the minutes, denial of members' statutory rights, suppression or manipulation of records, non-compliance with the provisions of the Delhi Cooperative Societies Act, 2003, the Delhi Cooperative Societies Rules, 2007, and the registered Bye-laws of the Society. Particular attention shall also be given to the allegations regarding violation of Section 37 of the Delhi Cooperative Societies Act, 2003, including whether the Managing Committee has discharged its statutory duties in accordance with law or has acted in a manner prejudicial to the interests of the Society and its members. The Inspecting Officer shall also examine any other connected or incidental issue, including any financial, administrative or governance irregularity, that may emerge during the course of the inquiry. After examining all relevant records and affording an opportunity of hearing to the concerned parties, wherever necessary, the Inspecting Officer shall submit a reasoned and comprehensive report containing findings on each allegation, specifically indicating whether any violation of Section 37, Rule 52, or any other provision of the Delhi Cooperative Societies Act, 2003, the Delhi Cooperative Societies Rules, 2007, or the registered Bye-laws is established, together with recommendations for further action, if warranted.

The Managing Committee, its office bearers, employees and members of the Society shall extend full cooperation to the Inspecting Officer and shall produce all original records,



including minute books, statutory registers, membership records, financial records, notices, correspondence, electronic records, videography, attendance registers, questionnaires, audit reports and all other relevant documents as may be required for the purpose of the inquiry. Any act of non-cooperation, suppression or withholding of records, or obstruction in the conduct of the inquiry shall be viewed seriously and dealt with in accordance with the provisions of the Delhi Cooperative Societies Act, 2003 and the Delhi Cooperative Societies Rules, 2007.

The Inspecting Officer shall conduct the inquiry independently and impartially and shall submit a reasoned and comprehensive report, together with findings and recommendations on each of the allegations contained in the complaints dated 02.04.2025, 13.06.2025, 07.10.2025 and 21.11.2025, to this Office within 30 days from the date of issuance of this order. Upon receipt of the inquiry report, this Authority shall examine the findings and recommendations and shall take such further action as may be warranted in accordance with the provisions of the Delhi Cooperative Societies Act, 2003, the Delhi Cooperative Societies Rules, 2007, and the applicable Bye-laws of the Society.

Accordingly, for conducting the aforesaid inspection under Section 61 of the Delhi Cooperative Societies Act, 2003, the Inspecting Officer shall be paid an honorarium of ₹15,000/- (Rupees Fifteen Thousand only) from the funds of the Society.




Krishna Kumar Singh (IAS)
Registrar Cooperative Societies

Sent To:-

1. Sh. R.S. Krishnan, Deputy Secretary, Chief Secretary Officer, Room No. 503, A Wings, 5th Level, Delhi Secretariat, IP Estate, New Delhi - 110002. (9873784843). **(With copy of all complaints and pen drive submitted by the society)**
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