

**N.S.G. SAHKARI AVAS SAMITI LIMITED**  
**(REGISTRATION No.2213/96)**  
**Plot No.2, Pocket-6, Builder's Area, Greater Noida**

.....

Dated: 17.09.2022

All Members

**NOTICE FOR CONDUCT OF GENERAL BODY MEETING FOR  
AMENDMENT IN BYE-LAWS OF NSG SAS LTD**

The Present Management Committee has been elected/constituted in two phases. In phase-I, total 04 Executive Members could be elected out of required 09 Executive Members in the election process held in first week of April, 2018. Since quorum was in-complete, UP Avas Evam Vikas Parishad, Lucknow appointed Administrator Shri Abhey Kumar Singh, Tehsildar Zewar as President who further appointed Shri Lalit Kumar, LDC of Delhi Government as Secretary and Shri Praveen Kataria, Private Property Dealer as Assistant Secretary. Team of Administrators had to arrange for early Election of rest of 05 Executive Members to constitute a regular Management Committee. Instead, they continued to run the Management of the Society in their own way till November, 2019. Meanwhile, Shri Satya Pal Singh, Sahkari Adhikari, UPEAVP was appointed in July 2019 as President in place of Shri Abhey Kumar Singh. Next and final phase of Election was conducted in third week of November, 2020. In that, total 04 Executive Members out of remaining 05 Executive Members were elected (one seat reserved for woman, remained vacant). Complete Management of 08 Executive Members was constituted from 23.11.2019. Handing over of records and office by outgoing Team of Administrators was scheduled to be held on 31.1.2020 but in actual was not done. One F.I.R No.0422 dated 8.8.2020 has already been filed as per Court Order on non-handing over of records and documents by the outgoing Team of Administrators. Audit of Accounts for the period from 2017-2018 was the

responsibility of outgoing Management headed by Shri V.S. Rawal, President and Dr. M.K. Jha, Secretary. Audit of year 2018-2019 was responsibility of Team of Administrators which they have not done. Audit of next year accounts i.e. 2019-2020 was also not done by Team of Administrators whereas they remained in the office till November, 2019 and also not handed over records and documents even after election and constitutions of a Regular Management Committee.

2. Annual General Body meeting of the Society is directly linked with Audit of Accounts. Since there was no Audit of Accounts for last 03 years from 2017-18, 2018-19 & 2019-20, no AGM could be conducted for those years. This has affected the Audit of Accounts of next Financial Years i.e. 2020-2021 and 2021-2022 also since Balance Sheets could not be prepared by the present Management Committee in the absence of records of Cash & Accounts for the period in question. Interestingly, Cash & Accounts details/expenditure details for the period from 23 November, 2019 to 31.10.2021 are yet to be given by the then Secretary Dr. S.K. Sharma and the then Deputy Secretary Col. G.C. Gaur (Retd.). Audit of Society's Accounts for the last four years period could not be completed due to absence of necessary records i.e Cash Book/Accounts book & Balance sheets etc. as the same were not provided by the outgoing Team of Administrators and the then Management Committee. Necessary correspondences for taking suitable action have already been undertaken with the UP Avas Evam Vikas Parisad, Lucknow and उत्तर प्रदेश जिला लेखा परीक्षा अधिकारी, सहकारी समितियां एवं पंचायतें. Details in this regard were shared with members through our Notice No.2 dated 9.7.2022 uploaded on Society Website and also through messages on WhatsApp Group of **NSG SOCIETY** and **NSG PARIVAR (copy enclosed at Annexure-“A”)**.

3. Since handing over of records and documents process was not done by the outgoing Team of Administrators and the Society's Office remained locked from 31.1.2020, process of NOC on

Sale/Purchase of Plots and Transfer of Memberships was not undertaken by the then Management Committee. One of the reasons was that the personnel files and records of Original Members were not available. However, on repeated request of the Members, the process was started in July, 2021 based on Society's Model Bye-Laws. In this regard, it is to mention that Transfer Rules of the Society i.e. Transfer Rule-2009 and its amended version Transfer Rule-2012 were already rejected by UP Avas Evam Vikas Parisad, Lucknow in 2012 itself since approval of UPEAVP, Lucknow was not obtained prior implementation. Issuance of NOCs on Sale/Purchase of Plots and Transfer of Memberships were discontinued again from 14.5.2022 as per decision taken by the Committee of Management during its meeting held on 14.5.2022 wherein it was decided to conduct a GBM for making amendment in Transfer Rules / Bye-Laws of Society to formally restart process of NOC.

4. Accordingly, Notice is issued hereby under Rule-24, 25 & 26 (Chapter-IV) of UP Co-operative Society Rules 1968 that a **General Body Meeting (GBM) of the NSG Sahkari Avas Samiti Limited, Greater Noida shall be held on Sunday, the 16<sup>th</sup> October, 2022 from 1100 hrs onwards in the "A" Block Park of NSG Society, Plot No.2, Pocket-6, Builders Area, Greater Noida-201310** for approval on proposed amendments in Bye-Laws related with Memberships.

5. The Agenda for the General Body Meeting is as follows:-

- i) Opening address by Sh S.B. Deol, President, NSG SAS LTD.
- ii) Approval of GBM on proposed amendment in Bye-Laws No.05 of the NSG SAS LTD (Copy of proposed Draft amendment as recommended by Committee of Management enclosed).
- iii) Approval of GBM on important decisions taken by the present Management Committee.

- iv) Updated financial position of the Society.
- v) Discussion on points raised by the Members.
- vi) Vote of thanks by Dr. Bhawani Shanker Pandey, Vice-President, NSG SAS LTD.

6. Members are also requested to inform as many members as possible to ensure that the maximum number attend the GBM meeting to pass the proposed amendments in Bye Laws of the Society.

7. Members and their families are invited for lunch at the site during the meeting.

Sd/-  
(P.M. Thakur)  
Secretary  
17.09.2022

Encls:-

- a) Notice dated 09.07.2022
- b) Draft amendments
- c) List of decisions of COM
- d) Financial position of Society

Copy to:-

1. अपर आवास आयुक्त एवं अपर निबंधक,  
उत्तर प्रदेश आवास एवं विकास परिषद,  
सहकारिता अनुभाग, 104, महात्मा गांधी मार्ग,  
लखनऊ-226001 ।  
- सूचनार्थ
2. श्री अरिमर्दन सिंह गौड़,  
सहकारी अधिकारी आवास,  
उत्तर प्रदेश आवास एवं विकास परिषद,  
ऑफिस काम्पलेक्स, सेक्टर 16ए,  
वसुंधरा गाजियाबाद-201012  
- आप आम-सभा की बैठक  
में भाग लेने हेतु सादर  
आमंत्रित हैं ।

# Annexure A

Telephone : 0120-3174178

E-mail : admin@nsgsociety.com

Website : www.nsgsociety.com

एन.एस.जी. सहकारी आवास समिति लिमिटेड  
पंजीकृत सं. 2213/1996

प्लॉट नंबर 2, पॉकेट-6, बिल्डर्स एरिया, ग्रेटर नोएडा, गौतमबुद्ध नगर (उत्तर प्रदेश) - 201310

**N.S.G. SAHKARI AVAS SAMITI LIMITED**

REGISTERED NO. 2213/1996

Plot No. 2, Pocket-6, Builder's Area, Greater Noida, Gautam Budh Nagar (U.P.) - 201310

संदर्भ संख्या

Ref. No NSG SAS/Notice 2/22-23

All Members/Plot Holders

दिनांक

Dated 09.07.2022

## CONDUCT OF ANNUAL GENERAL BODY MEETING OF NSG SAS LTD FOR FINANCIAL YEARS 2017-18 ONWARDS.

The Management Committee of NSG SAS LTD could not conduct AGMs during the last 04 years from Financial Years 2017-18 onwards due to reason that Balance Sheets and Cash & Accounts of the NSG Society could not be prepared and Audited by उप मुख्य लेखा परीक्षा अधिकारी, सहकारी समितियों एवं पंचायतें मेरठ मण्डल, मेरठ. For conduct of AGM, it is necessary that Cash & Accounts and Balance Sheet of that particular period must be audited.

2. Cash & Accounts and Balance Sheet of Financial Years 2017-18, was not prepared by the concerned Management Committee headed by Sh. V.S. Rawal, the then President and Dr. M.K. Jha, the then Secretary, and could not got audited by Audit Officials.

3. Cash & Accounts and Balance Sheet of Financial Years 2018-19 & 2019-20 were not prepared by the Team of Administrators appointed during April 2018 to 31.1.2020, headed by Sh. Abhey Kumar Singh, the then President and Sh Satya Pal Singh, CHO(UP Awas), the next President and Sh Lalit Kumar, the then Secretary/Sh Praveen Kataria, the then Assistant Secretary, and could not got audited by Audit Officials.

4. Cash & Accounts and Balance Sheet of financial Years 2020-21 was not prepared by the concerned Management Committee headed by Sh. S.B. Deol, President and Dr. S.K. Sharma, the then Secretary/Col G.C. Gaur, the then Dy Secretary/Officiating Secretary, and could not got audited by Audit Officials.

5. In this regard, the present Management Committee had written number of letters to UP Avas Evam Vikas Parishad, Lucknow for directing Mr. Abhey Kumar Singh and Mr. Satya Pal Singh the then Presidents of the Team of Administrator during April 2018-31.1.2020 for necessary action to prepare Accounts and Balance Sheet of F/Y 2017-18, 2018-19 & 2019-20 (upto 31.1.2020) and get it audited. However, no response has been received so far. In this regard, a copy of NSG Society Letter dated 30.3.2022 is enclosed for perusal please.



Contd.....2/-



6. Dr. S.K. Sharma, the then Secretary (23.11.2019 to 27.8.2021) and Col. G.C. Gaur, the then Dy Secretary (23.11.2019 to 27.8.2021)/Officiating Secretary (28.8.21 to 16.10.2021) have also been requested to provide Accounts & Balance Sheet for their period from December, 2019 to October, 2021. A number of letters have been sent so far but they have not provided Cash & Accounts details, copy of Expenditure Vouchers/Bills of their period and the Balance Sheet of 2020-21 so far. Even President, NSG SAS LTD has also reminded them through letters sent during May 2022 & June 2022.

7. As may be seen from the above that despite several request and reminders to all concerned officials appointed in the Management during F/Y 2017-2018 onwards upto October, 2021, details of Cash & Accounts and Balance Sheets have not been made available and also the same have not been Audited by the State Government Officials of Audit Department. Therefore, the present Management is not able to conduct any AGM in the absence of Audited Accounts and Balance Sheets. This is also to inform that the Society could not file any Income Tax returns for the last 04 years due to the absence of Audited Accounts and Balance Sheets. This has also been intimated vide our previous notice dated 7.7.2022 as uploaded on website and circulated in WhatsApp Group of the Society Members, that :-

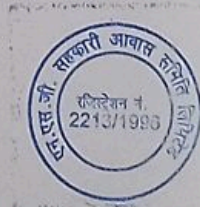
क. 2017-2018, 2018-2019 एवं 2019-2020 वित्त वर्ष की केश बुक, एकाउंट्स बुक लेजर बुक, प्राप्त रसीद, व्यय की रसीद आदि (वित्त संबंधित सभी जानकारियां/विवरण) सभी गायब थे ।

ख. समिति का कम्प्यूटर, सीसीटीवी एवं वेबसाईट खराब/बंद पाए गए ।

8. Keeping in view the above, we are considering to conduct a General Body Meeting (GBM) for the time being to discuss certain important issues and also to get amendment in Transfer Rules of the Society on Sale/Purchase of Plot and transfer of Membership prior to forwarding the amendment to UP Avas Evam Vikas Parishad, Lucknow for approval and thereafter adoption in Bye-Laws of the Society. Notice in this regard, will be issued separately once the date for conduct of GBM is decided by the Committee of Management, NSG SAS LTD.

Thanks.

Encls:-Copy of NSG SAS Letter  
dated 30.3.22.



*(Signature)*  
09/7/2022  
( P.M. Thakur )  
Secretary



N.S.G. SAHKARI AVAS SAMITI LIMITED  
(REGISTRATION No.2213/96)  
Plot No.2, Pocket-6, Builder's Area, Greater Noida

To

उप मुख्य लेखा परीक्षा अधिकारी  
सहकारी समितियां एवं पंचायते  
मेरठ मंडल, मेरठ

Through

जिला लेखा परीक्षा अधिकारी  
सहकारी समितियां एवं पंचायते  
गौतम बुद्ध नगर

**Audit of Accounts of NSG Sahkari AvasSamiti Limited, Greater Noida**

उप मुख्य लेखा परीक्षा अधिकारी, सहकारी समितियां एवं पंचायते, मेरठमंडल, मेरठ vide its letter पत्रांकC-2727 dated 23.03.2021 (copy enclosed) has intimated that Audit of the Accounts of NSGSAS Ltd. has been allotted to जिला लेखा परीक्षा अधिकारी, सहकारी समितियां एवं पंचायते, डी - 164, अल्फा -1, गौतम बुद्ध नगर. It has also been intimated that Audit of Accounts of NSGSAS Ltd. for the following Financial Years (which is still pending) has to be undertaken:

- a) Audit Year 2017-18 (from 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018)
- b) Audit Year 2018-19 (from 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2019)
- c) Audit Year 2019-20 (from 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020)
- d) Audit Year 2020-21 (from 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021)

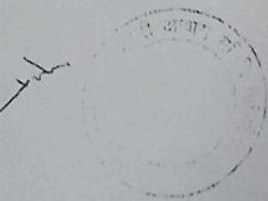
2. In the above matter, Secretary, NSGSAS Ltd. vide letter Nos. NSG SAS / UPAEVP/21-22 dated 13.12.2021 and 16.12.2021 addressed to Sahkari





Adhikari Avas, UPAEVP, Ghaziabad and Joint Registrar, UPAEVP, Lucknow (copies enclosed) has already intimated that Accounts/Balance Sheets of NSGSAS Ltd. for the last 4 Financial Years from 2017-18 to 2020-21 could not be prepared for Audit due to the reasons explained in detail therein. Also, the responsible officials who were supposed to prepare the Account/Balance Sheets for the last 4 Financial Years were intimated/requested for necessary action at their end to furnish the Account/Balance Sheets of their respective periods for Audit. Details of officials of NSGSAS Ltd. responsible for furnishing the Account/Balance Sheets of their respective periods are as under:

- a) Audit Year 2017-18 (from 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018) – Shri VS Rawal, President (10 March 2013 to 9 March 2018), Dr Manish Kumar Jha, Secretary (July 2013 to April 2018)
  - b) Audit Year 2018-19 (from 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2019) – Team of Administrators headed by Shri Abhey Kumar Singh, Tehsildar Jewer, Gautam Budh Nagar, President (25.04.2018 to 24.07.2019); Shri Lalit Kumar, Secretary (01.05.2018 to 22.11.2019); and Shri Praveen Kataria, Assistant Secretary (01.05.2018 to 22.11.2019).
  - c) Audit Year 2019-20 (from 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020) – Shri Abhey Kumar Singh, Tehsildar Jewer, GautamBudh Nagar, President (up to 24.07.2019) and thereafter Shri Shri Satyapal Singh, CHO (UP Avas) as President (25.07.2019 to 22.11.2019); Shri Lalit Kumar, Secretary (up to 22.11.2019); and Shri Praveen Kataria, Assistant Secretary (up to 22.11.2019).
  - d) Audit Year 2020-21 (from 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021) – Shri SB Deol, President, COM (23.11.2019 to date); Dr SK Sharma, Secretary (23.11.2019 to August 2021) along with Col (Retd.) GC Gaur (23.11.2019 to December 2021).
5. Since duly elected COM of NSG SAS Ltd. ceased to function from 18.03.2018, preparation of Accounts for Audit for FY 2017-18 was beyond control of Shri V S Rawal, President and Dr Manish Kumar Jha as they were ousted from the office once the Team of Administrators got appointed. As such, preparation of Cash & Accounts Books and Audit automatically shifted to





the Team of Administrators. In view of this, it would be more appropriate to issue a Notice to the Team of Administrators for submission of Accounts for Audit of FY 2017-18 to 2019-20 since the Team of Administrators continued in the office of NSGSAS Ltd till 31.01.2020.

6. In this regard, it is also to mention that Society Office and Records of NSGSAS Ltd. were closed/locked from January 2020 to 31<sup>st</sup> December 2021 due to various reasons, mainly due to filing of FIR/Court case against Mr Praveen Kataria, Assistant Secretary of the Team of Administrators. Society Office was forced open on 31.12.2021 in extraordinary circumstances and Records and Inventory items held in Society Office were accounted for taking charge by a duly appointed Board of Members on 04.01.2022. Proceedings of Board of Members duly approved by COM speak about missing of a number of files (approx. 153 personal files of Society members), Receipts/Payment Vouchers, Cashbook, Audit Book, Ledger Book, Balance Sheets, etc. for the period of 2017-18 onwards.

7. Now, in the absence of Records on Cash & Accounts, it would be almost impossible to go for Audit for FY 2017-18 to 2019-20. However, details of documents created from December 2019 to 31.03.2021 are available and may be audited by calling Dr SK Sharma, ex-Secretary and Col (Retd.) GC Gaur, ex-Deputy Secretary.

8. It would not be out of place to mention that entire lapse goes to the credit of UPAEVP, Lucknow that took unfortunate decisions to suspend the legally elected COM in April, 2018 just for lack of quorum and instead of arranging for an early election for COM, it opted for appointment of Administrators. Since the Bank Accounts of the Society were frozen by outgoing COM Members in April, 2018 itself, the Team of Administrators could not draw money from the Society's accounts, as such, they did their entire business of transaction of money in cash only, which too is questionable.

9. In view of the above circumstances, it would be desirable to question the UPAEVP, Lucknow for their unfortunate decision of appointing Administrators for a long duration instead of arranging for early election of





COM to constitute an elected body. The present COM is not in a position to produce Account Books/Balance Sheets for the period from 2017-18 onwards since records are not held available in the Society Office. We can produce the Bank details for the period but without any support of Receipts/Payment Vouchers or Account Books. As regards Audit of FY 2020-21, Society can produce all Receipts/Payment Vouchers, etc. through Dr SK Sharma, ex-Secretary and Col (Retd.) GC Gaur, ex-Deputy Secretary. Copy of the correspondences done between present COM officials and officials responsible for Audit of Accounts for the FY 2017-18 to 2020-21 are also enclosed for your perusal and further action.

Submitted please.

(PM Thakur)  
Secy, COM  
NSG SAS LTD

*Handwritten signature*  
34/3/2021  
(PM Thakur)  
Secretary, NSGSAS Ltd.

Encl: As above.

Copy to:

1. संयुक्त आवास आयुक्त / संयुक्त निबंधक, -W.r.t. Letter as above.

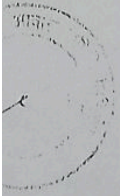
उत्तर प्रदेश आवास एवं विकास परिषद,  
सहकारिता अनुभाग, 104,  
महात्मा गाँधी मार्ग, लखनऊ।

Please take n/action to  
issue **Notice** to Team of  
Administrators headed by  
President, Shri Abhey  
Kumar Singh,  
Tehsildar Jewer &  
Secretary, Sh.Lalit Kumar,  
LDC Delhi State Govt. to  
cooperate to get the  
accounts of 2017-18, 2018-  
19 and 2019-20 audited at  
the earliest since all the  
Accounts details & Accounts



Books/Cash Books /Balance sheet/Receipt Vouchers /Payment Vouchers / Expenditure Details held by them only. The Society has not such records held in the Office.

2. Sahkari Adhikari, Uttar Pradesh Avas  
Evam Vikas Parishad, Office Complex, - For similar action, please.  
Sector 16A, Vasundhara, Ghaziabad – 201012.
3. Dr. S.K. Sharma, Ex-Secretary, - With request to put-up details of cash  
NSG SAS LTD, A-79 NSG Society & Accounts/Balance sheet for period  
P-6, Greater Noida-201310 from December 2019 to 31.3.2020 &  
From 1.4.2020 to 31.3.2021 to the  
Audit Officers for auditing of accounts
4. Col G.C. Gaur(Retd.) - For information & further action to  
A-73 NSG Society co-operate Ex-Secretary Dr.S K Sharma  
P-6, Greater Noida-201310 to get the accounts audited.
5. Dr.Manish Kumar Jha - With request to put-up details of cash  
Ex-Secretary C-1, NSG Society & Accounts/Balance sheet for period  
P-6, Greater Noida-201310 from 1.4.2017 to 31.3.2018 to the  
Audit Officers for auditing of accounts.
6. Sh V.S. Rawal, Ex-President - For similar action, please.  
B-116 NSG Society  
P-6, Greater Noida-201310
7. Sh. S.B.Deol, President - For information with request to  
A-78 NSG Society direct Dr. S.K. Sharma and Col. G.C.  
P-6, Greater Noida-201310 Gaur for necessary action to get the  
Accounts of their period audited.



## Annexure B

एनएसजी सहकारी आवास समिति लिमिटेड में नये सदस्य बनने हेतु समिति की वर्तमान उप-विधि संख्या 05 में प्रस्तावित संशोधन

समिति की उपविधि संख्या 05 सदस्यता हेतु बनाई गई है । वर्तमान उपविधि न0 05 में प्रस्तावित संशोधन इस प्रकार है :-

वर्तमान व्यवस्था	प्रस्तावित संशोधन
<p>05 – जब तक कि अधिनियम तथा विनियमों के प्राविधानों के अधीन अनर्हत हो, तब तक समिति की सदस्यता ऐसे व्यक्तियों के लिए उपलब्ध रहेगी जो स्वस्थ चित, सचरित्र तथा 18 वर्ष की आयु से अधिक के हों और जो :-</p> <p>(1) समिति के कार्य-क्षेत्र में रहते हों अथवा रहने के इच्छुक हों और जिनका अपना अथवा उनके परिवार के किसी सदस्य का कोई अपना भवन समिति के जनपद के शहरी क्षेत्र में न हो और जो किसी अन्य आवास समिति के सदस्य न हो जिसका कार्य-क्षेत्र इस समिति के जनपद की सीमा में हो । ऐसे व्यक्ति भी सदस्यता के पात्र होंगे, जिनकी भूमि समिति द्वारा अध्याप्त की गयी हो ।</p> <p>(2) जिनके समिति के कार्य-क्षेत्र में अपने भवन हों परन्तु उनकी स्थिति अस्वस्थकर स्थानों में हो या जो उनकी आवश्यकताओं के लिए बहुत छोटे हों और उनका पर्याप्त रूप से विस्तार अथवा सुधार न किया जा</p>	<p>05 – जब तक कि अधिनियम तथा विनियमों के प्राविधानों के अधीन अनर्हत हो, तब तक समिति की सदस्यता ऐसे व्यक्तियों के लिए उपलब्ध रहेगी जो स्वस्थ चित, सचरित्र तथा 18 वर्ष की आयु से अधिक के हों और जो :-</p> <p>(क) एनएसजी में सेवारत/एनएसजी में प्रतिनियुक्ति पर कार्य कर चुके कार्मिक ।</p> <p>(ख) भारतीय रक्षा सेवा एवं केन्द्रीय अर्धसैनिक बलों में कार्यरत/सेवानिवृत्त कार्मिक ।</p> <p>(ग) भारत सरकार/राज्य सरकार में कार्यरत/सेवानिवृत्त राजपत्रित अधिकारी ।</p> <p>(घ) भारत सरकार के उपक्रम (PUBLIC SECTOR UNDERTAKING) में कार्यरत/सेवानिवृत्त अधिकारी जो राजपत्रित अधिकारी के समकक्ष हों ।</p> <p>(ङ) भारत सरकार/राज्य सरकार के अन्य अधिकारी जिसे प्रबंध कमेटी एनएसजी सोसाईटी के हित में उपयोगी समझती हो ।</p> <p>(1) समिति के कार्य-क्षेत्र में रहते हों अथवा रहने के इच्छुक हों और जिनका अपना अथवा उनके परिवार के किसी सदस्य का</p>



सकता हो किन्तु प्रतिबन्ध यह है कि उपविधि को इस खण्ड में वर्णित व्यक्तियों के सदस्य बनाने के लिए निबन्धक की पूर्व अनुमति लेना आवश्यक होगा ।

(3) यदि दो या दो से अधिक व्यक्तियों ने मृत सदस्य के अंशों या हितांशों को सामूहिक रूप से वारिस या विधिक प्रतिनिधि के रूप में उत्तराधिकार में प्राप्त किया हो तो ऐसे व्यक्ति भी समिति के सदस्य बनाये जा सकते हैं ।

परन्तु प्रतिबन्ध यह है कि सामूहिक उत्तराधिकारी की दशा में इस प्रकार के व्यक्ति अपने में से किसी एक व्यक्ति को घोषणा द्वारा नाम निर्दिष्ट करेंगे जो सदस्यता के समस्त अधिकारों का प्रयोग करने के लिए सक्षम होगा । इस प्रकार नाम निर्देशन के पश्चात् समिति अंश प्रमाण-पत्र में नामों को इस प्रकार अंकित करेगी कि ऐसे नाम निर्दिष्ट व्यक्ति का नाम सामूहिक धारकों की सूची में कम संख्या एक पर रहेगा । ऐसे सदस्यों का दायित्व नियम 40 में दिये गये स्पष्टीकरण के अनुसार होगा ।

कोई अपना भवन समिति के जनपद के शहरी क्षेत्र में न हो और जो किसी अन्य आवास समिति के सदस्य न हो जिसका कार्य-क्षेत्र इस समिति के जनपद की सीमा में हो । ऐसे व्यक्ति भी सदस्यता के पात्र होंगे, जिनकी भूमि समिति द्वारा अध्याप्त की गयी हो ।

(2) जिनके समिति के कार्य-क्षेत्र में अपने भवन हों परन्तु उनकी स्थिति अस्वस्थकर स्थानों में हो या जो उनकी आवश्यकताओं के लिए बहुत छोटे हों और उनका पर्याप्त रूप से विस्तार अथवा सुधार न किया जा सकता हो किन्तु प्रतिबन्ध यह है कि उपविधि को इस खण्ड में वर्णित व्यक्तियों के सदस्य बनाने के लिए निबन्धक की पूर्व अनुमति लेना आवश्यक होगा ।

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परन्तु प्रतिबन्ध यह है कि सामूहिक उत्तराधिकारी की दशा में इस प्रकार के व्यक्ति अपने में से किसी एक व्यक्ति को घोषणा द्वारा नाम निर्दिष्ट करेंगे जो सदस्यता के समस्त अधिकारों का प्रयोग करने के लिए सक्षम होगा । इस प्रकार नाम निर्देशन के पश्चात् समिति अंश प्रमाण-पत्र में नामों को इस प्रकार अंकित करेगी कि ऐसे नाम निर्दिष्ट व्यक्ति का नाम सामूहिक धारकों की सूची में कम संख्या एक पर रहेगा । ऐसे सदस्यों का दायित्व नियम 40 में दिये गये स्पष्टीकरण के अनुसार होगा ।

## Annexure C

### **LIST OF IMPORTANT DECISIONS OF COMMITTEE OF MANAGEMENT (COM) FROM 23.11.2019 ONWARDS**

<b>S. N.</b>	<b>DECISION OF COM</b>
01	Election process for electing the Committee of Management was completed on 22.11.2019 and the present Management Committee having Shri S.B. Deol, President, Dr. B.S. Pandey, Vice-President with six other Executive Members conducted First COM Meeting on 23.11.2019. In that, Dr. S.K. Sharma was appointed as Secretary, NSG SAS LTD and Col (Retd.) G.C. Gaur as Deputy Secretary to assist the Secretary.
02	A sub-committee of following Executive Members/Residing Members was formed for the process of taking over of Official records/documents scheduled on 31.1.2020, from outgoing Interim Committee of Management:- a) Dr. Satish Kumar, b) Sh. V.S. Sajwan, c) Sh Dan Singh & Col. G.C. Gaur.
03	The frozen account of NSG SAS LTD held with Corporation Bank (now merged with Union Bank of India) was re-started and members were requested to pay maintenance charges @ Rs.12000/- per annum through cheque.
04	Electricity connection of Shopping Centre was disconnected in November, 2019 by NPCL due to electricity theft case. The same was reconnected after installing a new meter with 25 KV Load for Shopping Centre after paying necessary fees.
05	Shop No.12 (size 25 Sqm) was given on rent @ Rs.20,000/- PM from 20.01.2016 for a period of 05 years to Ms Arpita Aherwar D/o Sh Mathura Prasad and Smt Bimla Devi under a rent agreement (Lease Agreement). Shri Praveen Kataria while having appointment of Assistant Secretary of the Interim Committee of Management got it vacated in Nov, 2018 & allotted this shop to his own firm Rounak India Projects (P) Limited at rent Rs.10,000 per month only and allotted it in his own name on 20 years Lease Agreement from 16.11.2019 in which he signed on the Lease Form from the side of Rounak India Projects (P) Limited as tenant. Secretary Shri



	<p>Lalit Kumar Interim Committee of Management had signed as lesser and the lease agreement was registered also on 19.11.2019. He had made all the payments totalling <b>Rs.7,55,000/- (Rs. Seven Lakh Fifty five thousand only) in cash</b> which includes Monthly Rent @ Rs.10,000 from January' 2019 to December 2023 &amp; Security money of Rs.1,00,000/-. Since Shop No.12 was found allotted illegally by Shri Praveen Kataria, Assistant Secretary of outgoing Interim Committee of Management, to his own firm Rounak India Project (P) Limited, it was decided to file a court case against him and also file F.I.R. In that, Hon'ble Court of Gautam Budh Nagar had issued Order for filing F.I.R. Progress is being checked and reminders issued to Police Department.</p>
06	<p>It was decided to allow use of Parks for various functions by the Members/Residents of the Society with prior permission and on payment of fixed charges as per Parks of the Society.</p>
07	<p>It was decided to request all concerned members to get their plot registered with GNIDA as soon as possible.</p>
08	<p>Since Shri Praveen Kataria, Assistant Secretary outgoing Interim Committee of Management had not handed over Society's Records and Documents on 31.1.2020 as per schedule and he cheated the new Management by obtaining Signature of President in good faith on a piece of paper and later on utilized it by endorsing that he has handed over all the documents whereas in actual he did not hand over any records and documents. COM decided to file F.I.R and a Court case in the matter. F.I.R No.0422 has been filed on 08<sup>th</sup> August 2020. Progress is being checked. Reminders issued to Police Department.</p>
09	<p>COM decided to file a writ petition under Article 226 of the Constitution of India in the Hon'ble High Court in larger interest of the members of the Society to safe guard the records and other physical assets of the Society.</p>
10	<p>COM decided in meeting dated 27.12.2020 that token fee to be levied on in/out of loaded vehicles as per following rates :-</p> <ul style="list-style-type: none"> <li>a) Tractor Trolley – Rs.100/-</li> <li>b) Truck - Rs.200/-</li> <li>c) JCB - Rs.300/-(for JCB, user will have to give undertaking also regarding no damages of property.)</li> </ul>
11	<p>COM decided to pay Rs.2000/- per month for using portion of A-73 house of Col. G.C. Gaur as Adhoc Office w.e.f Jan 2020.</p>

12	<p>COM decided in meeting dated 26.7.2021 to issue NOC on Sale/Purchase of Plots/Transfer of Memberships and approved following cases :-</p> <p>a) Plot No.B-144 of Sh C.L. Verma to Col. Mahender Prasad  b) Plot No.B-58 of Maj Gen R.L. Kaul to Sh. A.P. Singh  c) Plot No.A-11 of Brig V.D Verma to Maj Gaurav Kumar  d) Plot No.C-18 of Sh P.S. Raghav to Sh Ravi Sharma  e) Plot No. A-50 of Col. Anoop Marwaha to Sh Sanjay Agrawal  f) Plot No. A-16 of Sh TD Sebastian to Mrs Damini Rawal  g)Plot No.B-60 of Sh A.S. Negi to Sh J.C. Garkoti  h)Plot No.B-70 of Sh Maj(Dr) Gauri Shivani to Col. Kapil Katyal</p>
13	COM decided in meeting dated 27.8.2021 to remove Dr. S.K. Sharma, Secretary on medical grounds.
14	COM decided in meeting dated 10.10.2021 to nominate Sh. Lalit Kumar Singh Sengar membership no.297/C in place of Late Dr. Satish Kumar in ward no.06 as Executive Member. Also decided to nominate Lt.Gen. A.R. Prasad membership no.369/A in place of Late Sh. V.S. Sajwan in ward no.08 as Executive Member.
15	COM decided in meeting dated 10.10.2021 to appoint Shri P.M. Thakur membership no.09/B as Secretary of Society in place of Dr. S.K. Sharma.
16	COM decided in meeting dated 5.11.2021 to pay Rs.5000/- per month from 01.11.2021 for using portion of A-73 house of Col. G.C. Gaur as Adhoc Office.
17	COM decided in meeting dated 5.11.2021 to open another Account for smooth functioning in nearby Bank since Union Bank of India, Jagat Farm is far from Society Office.
18	<p>COM decided in meeting dated 3.12.2021 to issue NOC on Sale/Purchase of Plots/Transfer of Memberships and approved following cases :-</p> <p>a) Plot No.B-7 of Col. N. Sheoran to Sh A.K. Sharma  b) Plot No.C-32 of Sh. Bhupinder Lal to Shri Amar Jeet Yadav.  c) Plot No.B-10 of Maj Gen J.S. Sobti to Capt R.K. Singh  d)Plot No.C-58 of Smt Sulochana Rajan to Smt.Swati Agarwal  e) Plot No.B-132 of Sh.N.K. Yaduvanshi gifted to his son Lt.Col. R.Yaduvanshi.  f) Plot No.A-35 of Late Sh K.S. Panwar mutation to his wife Smt Omkari Devi.  g) Plot No.A-85 of Late Sh. A.K. Sarbadhikari mutation to his wife</p>

	<p>Smt Sikha Sarbadhikari.</p> <p>h) Plot No.C-73 of Sh. RPS Mallik to his brother Sh. Yogender Singh Mallik.</p> <p>j) Plot No.B-152 of Sh S.P. Sharma gifted to his son Sh. Manoj Sharma</p>
19	COM decided in meeting dated 3.12.2021 to hire Sh Deepak Kumar as Administrative Officer.
20	<p>COM decided in meeting dated 25.12.2021 to pay Rs.1.89 Crore towards overdue of water charges demanded by Greater Noida Authority for payment of water charges upto 31.3.2021 with interest. In that GNIDA had filed a case with SDM Court through Distt Magistrate, Gautam Budh Nagar &amp; notice was issued for making payment of Rs.2,18,00,979.79 (inclusive of compound interest on bill from F/Y 2005-2006 to 2020-2021 plus penalty imposed of Rs.29 lakh). By making payment of Rs.1.89 Crore by 31.12.2021, Society could save penalty amount of Rs.29 lakh. Subsequently, Society Office was opened on 31.12.2021 to take out copy of Bank Challans paid by Members directly towards water charges of their individual plot.</p> <p>After detailed examination/verification of all the Bank Challans deposited with GNIDA, an amount of Rs.19,64,506 was found already paid &amp; reconciled in the bill. After depositing copy of Bank challans taken out from Society Office, GNIDA reconciled another Rs.19,14,310.55 from bill amount of F/Y 2021-2022 payable upto 31.03.2022. And another Rs.4,23,125.15 was reduced from total bill amount of Rs.21,05,741.61 of F/Y 2022-2023 payable up to 31.03.2023. Total amount reconciled by GNIDA from the water bills was <b>Rs.43,01,941.70</b> by virtue of bank challans as found from Society Office.</p>
21	<p>a)COM decided in meeting dated 25.12.2021 to issue NOC on Sale/Purchase of Plots/Transfer of Memberships and approved for Plot No.B-132 of Sh R. Yaduvanshi to Sh Rakesh Kumar:-</p> <p>b) Refund of Rs.7,01,225 was approved to Major Gaurav Kumar on account of reduction in rate of transfer charges from 10% to 2% by UPEAVP, Lucknow binding order dated 24.9.2021 since Major Gaurav had paid transfer charges on 20.10.2021.</p> <p>c) Request of Col. Mahender Prasad for refund of Rs.4,34,500 due</p>



	<p>to reduction in transfer charges was turned down <b>since NOC was issued based on payment made on 31.8.2021</b> i.e. prior to UPEAVP, Lucknow order binding dated 24.9.2021.</p> <p>d)COM approved refund of Rs.25,000/- to Smt Pragya Shahin of Plot No.A-54 deposited on account of construction work/malwa charges.</p> <p>e) COM approved discontinuation of services of Sh. Manoj Rawat, Accountant and Sh Mohit, Typist/Clk from 01.01.2022 who were appointed by Col. G.C. Gaur, Dy.Secretary, COM.</p> <p>f) COM approved discontinuation of the post of Dy Secretary in NSG SAS LTD with immediate effect in the meeting dated 25.12.2021.</p>
22	<p>In the COM meeting dated 30.01.2022, the President, NSG SAS Ltd. expressed displeasure on opening of Society's office on 31.12.2021 and desired to fix responsibility. Lt Gen (Retd) A R Prasad, Executive Committee Member clarified that the office was opened only after unanimous decision of the COM in meeting held on 30.12.2021. Dr. B S Pandey, Vice President also supported the same. To follow the procedure, Secretary, NSG SAS Ltd. had called Sahkari Adhikari, UP Avas Evam Vikas Parishad, Ghaziabad to be present there with the police officials on 31.12.2021 since Mr. Praveen Kataria intended to hand over concerned files on Water Charges, etc. Shri L K S Sengar, Executive Committee Member was also present there along with other witnesses.</p> <p>After heated discussion in the COM meeting regarding viability of the court case/FIR, particularly after giving in writing by the President that he had taken over the custody of files/records and Society Office in January 2020, Lt Gen Prasad and Dr. Pandey established that there the court case/FIR were not sustainable. Finally, the President and Shri CMKT Sharma, Executive Committee Member, who were very unhappy with the discussion, stated that they have made up their mind to resign and left the meeting midway at 1805 hours.</p>

23	<p>COM granted approval in meeting dated 19.3.2022 for:-</p> <p>a) Repairing and deep desilting of all the storm water drains of Society and also to provide culvert (Kota Stone) to cover all drains.</p> <p>b) Sale/Purchase of Transfer of Memberships on following cases:-</p> <p>i) Plot No.A-10 of Brig.O.P. Rakhwal to Shri V.P. Tanwar</p> <p>ii)Plot No.A-51 of Lt.Col. Kishore Singh to Sh. S.K. Sura &amp; Smt Anita Sura jointly.</p> <p>iii)Plot No.A-77 of Col. R.K. Sawhney to Smt Kanwaljit Deol</p> <p>iv) Plot No.B-02 of Sh Jagdish Chander to Sh. Pramod Kumar</p> <p>v) Plot No.B-37 of Sh M.P. Jain to Sh Vinod Malik</p> <p>vi) Plot No.B-63 of Col. R.K. Bhatia to Comdr Deepak Tomer</p> <p>vii)Plot No.B-142 of Col. S.K. Sethi to Sh. S.N. Singh</p> <p>viii) Plot No.B-146 of Sh K.K. Agarwal to Sh. T.S. Teotia.</p> <p>ix) Plot No.C-07 of Sh Atul Rastogi to Sh. P.P. Sharma</p> <p>x) Plot No.C-32 of Sh Bhupendra Lall to Sh. K.K. Singh (earlier approval for sale of plot to Shri Amar Jeet Yadav did not materialize and cancelled)</p> <p>xi) Plot No.C-74 of Sh Vishwanathan Kakkra to Sh. Ayush Nagar</p> <p>xii) Plot No.C-63 of Smt Meena Singh to Smt Anuradha Tewari</p> <p>xiii)Plot No.C-09 of Late Col Rishi Kapoor mutation to his wife Smt Lipy Kapoor</p>
24	<p>COM approved opening of Bank Account with HDFC Bank, OMEGA-1, Greater Noida since earlier approval for opening of Bank Account of the Society in Syndicate Bank, AWHO could not be effected.</p>
25	<p>COM approved appointment of Shri N.K. Gupta as Treasurer of Society.</p>
26	<p>Shri K.S. Bhandari and Shri S.S. Chahar were taken as co-opted member of COM.</p>
27	<p>COM approved resignation request of Shri CMKT Sharma from Executive Member and nominated Shri B.S. Kasana from same ward no.04.</p>
28	<p>COM in meeting dated 19.03.2022 examined NPCL Notice on Electricity theft case of Shopping Centre (incident of Nov, 2019) for payment of Rs.5,23,000/- penalty in the Lok Adalat. A reply was filed that penalty should be paid by the person found responsible for that.</p>

29	COM approved providing RFID Boom Barrier at Gate No.2. and also approved putting sign boards to indicate plot nos. in Society area.
30	COM in its meeting dated 24.4.2022 approved the Budget estimates for F/Y 2022-23 and also approved salary hike of House Keeping staff and Office Staff as under :- 1.Manager(Admn) - Rs.24,000/-p.m. 2.Accountant - Rs.27,000/-p.m. 3.Electrician/Supervisor - Rs18,000/-p.m. 4.12 Mali+Sweeper+Garbage collection staff- Rs.12,500 each p.m.
31	COM also approved increase in Maintenance charges from existing Rs.12,000/- per annum to Rs.15,000/- per annum payable from 1 <sup>st</sup> April, 2022. Penal interest will be charged @10%.
32	COM decided in meeting dated 30.04.2022 to issue NOC on Sale/Purchase of Plots/Transfer of Memberships and approved following cases :- a) Plot No.C-70 of Sh. Dinesh Uniyal to Dr. Yogendra Singh b)Plot No.C-29 of Sh. D.S. Bhati to Capt. Prashant c)Plot No.A-18 of Sh. S.K. Kohli to Comdr. Sanjay Kumar d) Plot No.B-60 of Sh A.K. Negi to Sh. Yogesh Siwach (since earlier approval for sale to Sh. Garkoti was not materialized) e) Plot No.B-32 of Lt.Col. R.K. Vohra to Sh. Rajender Singh f) Plot No.A-63 of Col. Ajay Sharma to Maj Adarsh Kumar Atri g)Plot No.A-37 of Sh. Y.N. Srivastava to jointly Sh. Ajay Sharma and Smt Veena Sharma h)Plot No.C-39 of Shri K.L. Chadha to jointly Sh A.K. Mishra & Smt Supriya Bajpai j) Plot No.B-99 of Late Sh. Mohan Singh mutation to wife Smt Meena Devi  Shop No.1of shopping centre NSG was allotted to Kendriya Bhandar Group & shop No.3 allotted to Sh. Devender Singh for opening of Barber Shop.  COM did not approve NOC to Sh. Praveen Kataria for purchase of Plot No.A-42 from Smt Sweta Singh and cancelled its earlier consent by sending a formal letter to UPEAVP, Lucknow.  COM decided to change for preparing of voter list as per Block



	<p>wise.</p> <p>COM approved resignation of Lt. Gen A.R. Prasad nominated Executive Member ward no.8.</p>
33	<p>COM decided in meeting dated 14.5.2022 to issue NOC on Sale/Purchase of Plots/Transfer of Memberships and approved following cases :-</p> <p>a) Plot No.C-21 of Shri R.S. Yadav to Dr.Priya Nagar.</p> <p>b) Plot No.A-82 of Late Sh. Appasaheb Alur on mutation to his son Shri Arjun Alur.</p> <p>COM approved nomination of Col. K.C. Goswami as Executive Member in place of Lt. Gen. A.R. Prasad for ward no.8.</p> <p>COM approved defending a Cheque bounce case of M/s Black Hound Security Service at Lucknow on behalf of NSG SAS.</p> <p>COM decided to discontinue NOC approval till amendment in Transfer Rule are materialized.</p>
34	<p>COM in its meeting dated 12.6.2022 approved resignation of Shri S.S. Chahar from appointed of Co-opted member/COM and selected Shri H.G. Garg in his place as new Co-opted member.</p> <p>President COM decided to issue notices to Dr. S.K. Sharma, Ex-Secy and Col. G.C. Gaur, Ex-Dy.Secy for handing over their charges alongwith records held by them to avoid filing of F.I.R against them.</p> <p>Shop No.8 was allotted to Sh A.K. Sahay for opening of shop of Hardware/Paint &amp; Electrical items and repair works.</p>

## Annexure D

### FINANCIAL POSITION OF NSG SOCIETY

<b>As on 31.03.2018</b>	<b>TOTAL DEPOSITS:-Rs.2,96,83,262/-</b>  Rs.2,41,00,150 (Fixed) Rs. 55,83,112 (Savings)
<b>As on 31.08.2022</b>	<b>TOTAL DEPOSITS:-Rs.5,81,17,064/-</b>  Rs.5,42,17,064 (Fixed) Rs. 39,00,000(Savings+Current)