

HOME MULTI STATE CO-OPERATIVE HOUSING SOCIETY LTD.

192-A, Arjun Nagar, New Delhi-110029
homehousingsociety@gmail.com www.hchs.co.in +91-9953519091

11th August, 2022

NOTICE

As per Bye-laws of the Society, the General Body Meeting is to be held once in year to discuss the various issues and to get the approval of the accounts incurred during the financial year (income and expenditure) of the Society.

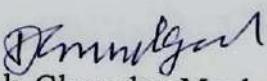
Annual General Body Meeting of the Society will be held on 27th August, 2022 (Saturday) between 2.30 PM to 5.30 PM at Speaker Hall, Constitutional Club of India, Rafi Marg, New Delhi-110001.

All the members are requested to make it convenient to attend the meeting at the aforesaid date, venue and time.

The following items will be discussed:-

1. Confirmation of the Minutes of the last General Body Meeting held on 21st August, 2021.
2. To consider and adopt the audited financial accounts for the period ending 31.03.2022 of the Society.
3. To find out the solution to refund the amount to the resigned members.
4. Notice received from EOW (copy enclosed).
5. Any other item with the permission of Chair.

Note: Audited accounts report for the period ending 31.03.2022, Order Sheet of Central Registrar of Societies and the reply sent are enclosed herewith.


(Dinesh Chander Mudgal)
Vice - Chairman
9811710252

Copy to :-

1. The Central Registrar, Cooperative Societies, New Delhi.
2. The Chartered Accountant with a request to attend the Annual General Body Meeting.



Home Multi State Co-Operative
Housing Society Limited
192-A, 2nd Floor, Arjun Nagar, Near Safdarjung Enclave, New Delhi-110029
Receipt & Payment Account for the year ended on 31st, March 2022

Receipt	31.03.2022	Payment	Amount/Rs.
	31.03.2022		31.03.2022
Opening Balance			
Cash in Hand	84,404	General Body Meeting Expenses	-
Amount in Bank (SBI)	381,495	Conveyance Expenses	18,000
Land Cost		Computer Repair & Maintenance	-
Amount Received from Members (Land Cost)	1,410,000	Printing & Stationary	-
		Rent paid	102,000
		Salary Expenses	240,000
		Speed Post Expenses	5,500
		Website Annual Maintrnance Charges	14,500
		Bank Charges	24
		Audit Fees	59,000
		Amount refunded to resigned Members	675,000
		Cash in Hand	11,552
		Amount in Bank (SBI)	750,323
	1,875,899		1,875,899

As per our report of even date attached

For Rana Keshari & Co.

Chartered Accountants

Firm Reg. No. 028113N



(Anshul Rana)

Partner

M.No.528644

Date : 31.07.2022

Place : New Delhi

UDIN : 22528644AOUNGW9363

(Satish Kr. Aggarwal)
Chairman

(Dinesh Chand Mudgal)
Vice Chairman

**Home Multi State Co-Operative
Housing Society Limited**
192-A, 2nd Floor, Arjun Nagar, Near Safdarjung Enclave, New Delhi-110029
Income & Expenditure Account for the year ended on 31st March, 2022

Expenditure	31.03.2022	31.03.2021	Income	31.03.2022	Amount/Rs. 31.03.2021
To General Body Meeting Expenses	-	745	By Interest on Refund	-	472
To Bank Charge	24	-			
To Conveyance Expenses	18,000	7,000			
To Printing & Stationary	-	4,874			
To Salary Expenses	240,000	240,000			
To Statutory Audit fees	-	59,000			
To Rent Expenses	102,000	102,000			
To Website Maintenace Charges	-	10,000			
To Speed Post Expenses	5,500	3,000			
To Website Server Charges	14,500	4,500			
To Audit Fees	59,000	15,120			
To Web Camera for Meeting	-	1,000			
To Computer Repair & Maintenance	-	5,200			
To Depreciation Expenses	-	21			
To Income over than expenses c/d	-	-	By Expenditure over than Income c/d	439,024	451,988
	439,024	452,460		439,024	452,460
To Expenditure over than Income b/d	439,024	451,988	By Income over than expenses b/d	-	-
To Reserve Fund	-	-	By Reserve Fund	-	-
To Education fund	-	-	By Reserve Fund for Untorseen losses	-	-
To Reserve Fund for Unforseen losses	-	-			
To surplus c/d to Balancesheet	-	-	By Loss c/d to Balancesheet	439,024	451,988
	439,024	451,988		439,024	451,988

As per our report of even date attached

For Rana Keshari & Co,
Chartered Accountants
Firm Reg. No. 028113N
* NEW DELHI *
REGISTERED ACCOUNTANTS

(Anshul Rana)
Partner
M.No.528644

Date :31.07.2022
Place : New Delhi

(Satish Kr. Aggarwal)
Chairman

(Dinesh Chand Mudgal)
Vice Chairman

**Home Multi State Co-Operative
Housing Society Limited**
192-A, 2nd Floor, Arjun Nagar, Near Safdarjung Enclave, New Delhi-110029
Balance Sheet as on 31st March,2022

Liabilities	31.03.2022	31.03.2021	Assets	31.03.2022	Amount/Rs. 31.03.2021
Authorised Capital			Fixed Assets		
Paidup Share Capital	38,200	38,300	Computers Printer	-	-
Members Deposit			Land Cost		
Members Deposit	470,107,000	469,372,000	Land including cost of Purchase	470,013,664	470,013,664
External Development Charges	2,558,000	2,558,000			
Reserve & Surplus			Current Assets		
Surplus From Income & Expenditure	(1,997,642)	(1,558,618)	TDS on FD PY	-	-
Reserve Fund	-	-	Cash & Bank Balance		
Reservefund for unforeseen Lossess	-	-	Cash in Hand	11,552	84,403
Capital Reserve	7,900	7,800	Amount in Bank (SBI)	750,323	381,495
Provisions					
Expenses Payable	59,000	59,000			
Education Fund Payable	3,081	3,081			
	470,775,539	470,479,563		470,775,539	470,479,563

As per our report of even date attached

For Rana Keshari & Co.

Chartered Accountants

Firm Reg. No. 028113N



(Anshul Rana)

Partner

M.No.528644

Date : 31.07.2022

Place : New Delhi

(Satish Kr. Aggarwal)
Chairman

(Dinesh Chand Mudgal)
Vice Chairman

Government of India
 Ministry of Cooperation
 (Office of the Central Registrar of Cooperative Societies)

[Hearing in the matter of Home Multi State Cooperative Housing Society Ltd., New Delhi before the Central Registrar of Cooperative Societies through video conference (VC)]

Date: 20.01.2022

Present through VC:

1. Sh. Satish Kumar Aggarwal, President, Home Multi State Cooperative Housing Society Ltd., New Delhi;
2. Sh. Niranjan Chaudhary, Director, D/o Drinking Water & Sanitation, M/o Jal Shakti, Antyodaya Bhawan, CGO Complex, Lodhi Road, New Delhi – 110003 (Mob. No. 8800479985, E-mail ID: nchoudhary2007@yahoo.co.in);
3. Dr. Ekta Kohli through Dr. Reddy, G – 65, Vikas Puri, New Delhi – 110018 (Mob. No. 9958784436, E-mail ID: ektakohli@hotmail.com);
4. Ms. Rekha Gupta, C-246, Sai Kunj, New Palam Vihar, Phase – III, Gurgaon, Haryana – 122017 (Mob. No. 9818819907, E-mail ID: rgupta96@hotmail.com);
5. Sh. Satish Kumar Pathi, 1-4/27, Sector – 16, Rohini, Delhi – 110089 (Mob. No. 9711944507);

ORDER

Complainants submit that the society is not refunding their amount deposited in the society. Further, the society has also refunded out of turn amount to some members. In the previous hearings, the president of the society was directed by this authority for redressal of complaints of the members.

2. Despite the directions of this authority, it is evident that the amount has not been refunded to many members/complainants by the society. The president of the society submits that the society has no liquidity to refund the members/complainants. Further, as per records, the society appears to have filed its annual returns only for the financial year 2016-17 through online mode, which is not legible and for the financial year 2020-21 in physical mode to this authority.
3. The president of the society is directed to ensure refund to all the members who have sought refund. In this regard, he is also directed to furnish a plan for ensuring time bound refund, within 15 days to this authority. If no report is received from the society, further action in the matter will be initiated as per the provisions of the MSCS Act, 2002 and rules made thereunder.

Case be fixed for hearing after one month.



Vijay Kumar
 (Vijay Kumar)

HOME MULTI STATE COOPERATIVE HOUSING SOCIETY LTD

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homehousingsociety@gmail.com www.hchs.in

Dated : 23.02.2022

To

The Additional Secretary/Central Registrar of Cooperative Societies
Ministry of Cooperation,
Krishi Bhawan,
New Delhi-110001.

Respected Sir,

Kindly refer to your Order Sheet No. R-11017/54/2019-L&M received by email on dated 08.02.2022 regarding refund to (six) resigned members of the Home Multi State Cooperative Housing Society Ltd. who were present in the video conference Hearing.

In this connection, it is to submit that this Society has no money in its Bank accounts and the existing members are also not paying the additional amount despite the several reminders sent to them. So, the Managing Committee is helpless to refund the amount to the resigned members (as mentioned in the order sheet). As and when, the Society receives the money from the existing members, efforts are made to refund immediately. As on date, the Society has refunded to 44 resigned members.

It is pertinent to mention that Land Pooling Policy was Notified on 05.09.2013 and on the basis of this Notification, the Society purchased the land in N Zone. The Society had 427 members. In 2018, the DDA modified the Land Pooling Policy and reduced the FAR from 400 to 200. Due to reduction in FAR, the Managing Committee requested the members (in the AGM held on 2018) to pay the additional amount for the purchase of additional land. As a result, 141 members submitted their resignations as they were not interested to pay the additional amount for the purchase of additional land. Thereafter, Managing Committee requested the remaining 286 members to pay the additional amount to refund the resigned members. But out of these remained 286 members, another 83 members also submitted their resignations.

As the delay in the implementation of Land Pooling Policy, some of the existing members also refused to pay the additional amount. They have mentioned that the amount will be paid when the Policy will come into existence.



As regards, to furnish a plan for ensuring time bound refund to the resigned members (as mentioned in the Order Sheet), the Managing Committee wants to submit:-

1. Induction of new members :

The Managing Committee proposed to induct new members in the Society against the resigned members' vacancies to consider the hardships of the resigned members. ***But in the present scenario, the Real Estate Regulatory Authority, Delhi (RERA) has directed to not to induct any new member till registration of the project with them (RERA).***

Further, Society cannot be registered with the RERA till the DDA implement the Land Pooling Policy.

2. To collect the additional money from the existing members:

The Managing Committee has requested several times to the existing members to deposit the additional amount so that the amount could be refunded to resigned members. Some members paid the additional amount which had already been refunded to 44 resigned members. Now the remaining members have denied to pay the additional amount with the reasons that they will not pay the additional amount till the Land Pooling Policy is pending for implementation.

In this regard, the RERA has also restricted the Managing Committee to collect the money from the existing members (copy of the RERA order is enclosed herewith).

3. Sale of piece of land :

There are 180 members have remained (resigned) to whom the money is to refund (approximately Rs. 20 Crore to them) by the Society. But the Society has neither money in its account nor in cash to refund.

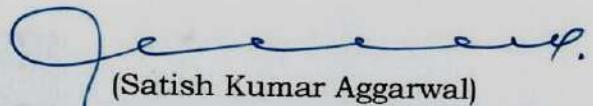
Keeping in view of the problem, the Managing Committee convened a meeting of the resigned members on 29.05.2021 to sort out the problem and also sought their suggestions from them in this regard. The Managing Committee also placed a proposal before them to sale the piece of land so that the amount can be refunded (copy of the minutes enclosed herewith). Some of the members present in the meeting straight away refused to accept the proposal. It was also decided to seek the consent of all the resigned members regarding sale of land. Accordingly, a consent letter to sale of the land was also sent to all the resigned members. But no positive response received from them.



The Managing Committee has also requested to DDA to return the land submitted to them under Land Pooling Policy so that this land may be distributed equally amongst the members as per their share or sale the land to refund the members. The reply is awaited.

4. Replacement of membership :

There is also another proposal which had been discussed in the several AGMs that the resigned members may bring their replacement / substitute but the Managing Committee will not be able to consider this proposal because of the directions issued by RERA.



(Satish Kumar Aggarwal)

Chairman

9953519091





OFFICE OF THE ECONOMIC OFFENCES WING, POLICE STATION MANDIR MARG
COMPLEX, NEW DELHI.

E Mail Id: - satish.dagan@delhipolice.gov.in

No. 1059/Reader/ACP/SEC-II/EOW, Mandir Marg, New Delhi, dated 24.03.2022

NOTICE FOR APPEARANCE

To,

Sh. Satish Kumar Aggarwal, (Chairman)
Homes Multi State Co-Operative Housing Society Limited,
Office at: - Room No-16A, North Block New Delhi-110001.
Ph. No 9953519091.

Sub: Request to provide documents/information regarding complaint C-188 of 2022.
Sir,

It is to inform you that section II of the Economic Offences Wing, Delhi Police is conducting enquiry into the above noted complaint.

During enquiry, it revealed that many persons/complainants/members had booked flats in your upcoming housing Scheme project in N-Zone in the name of M/s Home Multi State Co-Operative Housing Society Limited (Registered) having its office at Room No-16-A, North Block, New Delhi, and had obtained membership and other payments on the name of land cost etc. It has come to notice that amount was taken by the society from various flat buyers **mentioning the project as DDA approved project**. For the purpose of enquiry you are further requested to join enquiry on **29.03.2021 at 02.00 PM** along with the following information/documents at the above mentioned address:

1. Whether the M/s Home Multi State Co-Operative Housing Society Limited (Registered) having its office at Room No-16-A, North Block, New Delhi, is registered with Registrar of societies or otherwise? If yes, provide the registration detail of the said society.
2. Provide the name contact details of all governing body members of M/s Home Multi State Co-Operative Housing Society Limited (Registered) from inception to till date.
3. Provide the name, address, phone number and e-mail id of all the members of the society.
4. Whether you had received any amount from the members of the society in the bank account of the society? If yes, provide the detail of the said amount.
5. Whether you are maintaining any bank account in the name of the society? If yes, provide the details of the said bank accounts.
6. Provide the name of the persons who are authorized signatories in the bank account of the society from inception to till date.
7. Whether the above said society had purchased any land in the name of the society? If yes, provide the certified copy of the sale deed.
8. Whether you had conducted audit of M/s Home Multi State Co-Operative Housing Society Limited (Registered)? If yes, provide audit report from registration of society to till date.
9. Provide the balance sheet of M/s Home Multi State Co-Operative Housing Society Limited (Registered) from registration of society to till date?
10. Whether you had filed ITR in the name of the society? if yes, provide the same from registration of the society to till date.
11. Whether you had refunded any amount to the members of the society? if yes, provide the detail of the said amount.
12. What is the reason behind registration of society at Room No-16-A, North Block, New Delhi?
13. Any other information which may assist investigation of the case may also be provided.

Satish
(SI Satish Dagan)
Sec-II/EOW/Mandir Marg,
New Delhi-110001.

3/22

HOME MULTI STATE CO-OPERATIVE HOUSING SOCIETY LTD.

192-A, Arjun Nagar, New Delhi-110029
e-mail :homehousingsociety@gmail.com +91-9953519091

2nd February, 2022

To

The Vice Chairman,
Delhi Development Authority,
Vikas Sadan,
New Delhi-110003.

Subject : Intimation regarding plotting of land under Land Pooling Policy-reg
Sir,

Land Pooling Policy was introduced by DDA and Notified on 05.09.2013 vide S. O. No.2687 (A). On that basis of this Notification, Home Multi State Cooperative Housing Society purchased the land in 'N Zone' under Land Pooling Policy. The Land Pooling Policy had been drastically modified in October 2018 vide Notification No. 5220(A) dated 11.10.2018. In spite of that Land Pooling Policy is yet lying pending for implementation, till date. It cause a lot of harassment and mental tension amongst the members of the Society who have already invested their hard earned money (by taking loan from other sources / withdrawal of money from GPF etc. and also losing their interest on it) in this project about eight years back.

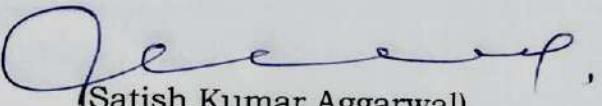
2. The above mentioned Society has also submitted its land details on the web portal of the DDA in 2019. Till date, there is no progress has been observed.
3. Many Government agencies i.e. RERA, EOW, FIU etc. are harassing the Societies /DEs because of non- operationalisation of this Land Pooling Policy as the members of the Society are approaching to them to get their money back due to delay in implementation of the Policy by the Authorities.
4. As the delay in the implementation of this policy, many members of this Society have submitted their resignations and are pressurizing/ abusing / threatening to the Managing Committee of the Society to refund their money back. The Society has no money to refund them because the entire amount which had been received from the members, the same had been utilized to purchase the land.



5. Keeping in view of the above situation, the Society has no other choice left to not to participate in this Policy. The Society may be allowed to withdraw the land already submitted to the DDA under LPP and earmark the plots on its land and distribute it to amongst the members of the Society as per their share and entitlement.
6. It is, therefore, requested that above mentioned proposal may be considered and permits the Society for plotting.

Thanking you,

Yours faithfully,


(Satish Kumar Aggarwal)

Chairman



