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The District Registrar  
Firms and Societies  
Khadi Board Building  
Sector-2, Panchkula (Haryana)



Registered  
Date : 19<sup>th</sup> April 2019

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26/4/2019  
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160-2

Sir,

Subject:- Mis-management of Society affairs/deficiency in services and mis-utilisation of society funds – GHS-79 Sector-20 Panchkula

1. It is brought to your kind notice that **Fire Fighting System** is non-functional since last two years in our Housing Complex and the Management has failed to make it functional thereby putting the life of 556 members in grave danger.
2. The present Management has not been running the **Swimming Pool** during the scorching heat of summer (for the last two seasons) and skipping its duties in this regard on flimsy grounds. This asset has been duly approved by the HUDA keeping well in view its requirement of water etc as an extra water-connection has been approved/ provided by HUDA separately for this purpose. It is not out of place to mention that all 556 members of our Society have contributed substantially for the establishment of this asset (swimming pool) but are being deprived of this facility/service now.
3. **Tennis ground** has not been made functional for the last two years and so the resident children/parents have to go to nearby clubs to learn/play this support by paying heavy cost which also tantamount to wastage of time in shuttling besides the undue harassment in this ordeal.
4. **Society Club** comprising of 8 (eight) rooms (including kitchen and dining hall) has also been lying non-functional (except of only one card room/ gym). A sum of Rs. 32.00 lakhs has been contributed by the members for the construction of this club-building but the same is not being put into use for the purpose for which it has been provisioned.
5. **Lifts** are not being properly maintained inspite of hefty annual maintenance amount worth Rs. 15.00 lakh appx (which includes provision of spare parts) being paid to the Contractor. Most of the lifts have been lying non-functional thereby the life of most of the 556 resident families are at a stake all the times. In addition to this amount a further sum of Rs. 20.00 lakh has been provisioned for this purpose in the budget estimate for the year 2019-20. Moreover, the Managing Committee member who is in-charge of lifts is never available for redressal of lift-complaints as he is not staying in the complex of our Society GHS-79 which is against the society bye-laws.
6. Despite having been pointed out timely/time to time the **Large scale dismantling of walls and structure of dwelling units** (especially in E-6 Block) has been allowed/going on, with the connivance of certain members of Managing Committee/Management. Such drastic damage by removing load bearing structures/arch beams etc in the flats have endangered the life of all the 16/28 resident families in certain/respective blocks. Management is deliberately silent on this issue in contravention of provisions of paragraph 46 (iv) of Society Bye-laws (copy attached), Haryana Apartment Act 1983, DU allotment letters and AGM's own Resolution dated 15 Nov 2017 (copy attached). Photocopies of the certain pertinent correspondence vide letters dated 17 Dec 2018, 3 & 4 Apr 2019 etc., had with the Management in this regard, are attached for perusal.

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7. **Election of Managing Committee GHS-79 held on 13<sup>th</sup> August 2017 was not valid** as per the provisions of Para 8 (2)(ii) read with Para 6 (v) of Annexure 3 of Haryana Registration and Regulation of Society Rules 2012 as the total voting 177 was less than 40% (215) of the 537 eligible voters viz 177 cast votes were only 33% and not 40% as required under the captioned rules. When this information was sought by an incumbent under RTI Act, the same was refused by the President vide his letter dated 12<sup>th</sup> Dec 2017 (copy attached) and even after the intervention of the District Registrar the issue was sidetracked/evaded on un-tangible grounds though the Society is legally bound to furnish the said detail as required under Para 83 of HRRS Act 2012. This is willful contravention of rule of law and concealment of facts/transparency by the present Management.

8. **No action has been taken on CA's audit report 2009 - 2017** submitted by Mr Ashok Dhara, CA and internal Audit Reports 2015-16 and 2016-17. A large number of financial irregularities had been pointed out which had been deliberately shelved.

9. **There is no transparency in issuance/acceptance of tenders** involving expenditure of huge amounts in the case of Security Guards worth Rs. 15.00 lakh, white wash/painting worth 12.00 lakh appx and lifts around Rs. 15.00 lakh.

10. **Irresponsible attitude of the Management.** On being asked by the members, the President has replied that he is not responsible for the checking of dog menace, wrong parking of the vehicles, clearing of luggage from unauthorizedly occupied common spaces/passages, hooliganism and rowdism in the complex etc. **Quorum in the General Body Meetings is rarely complete** before the start of the meetings; and in most of the cases resolutions are passed with incomplete quorum. The members are threatened/ targeted by the Management if any such anomaly/irregularity is pointed out by them. Certain important issues raised by members in GMs do not figure in the Minutes of the Proceedings. When I asked (in writing) for a hard copy of Society Bye-laws/Dos & Don'ts Directives (against requisite payment), the same was denied to me by the General Secretary/Office Superintendent by saying that they do not have any. As such the present Management is **total autocratic/un-democratic** in its functioning.

11. In view of the facts enumerated above, you are requested to kindly take appropriate action into the matter at an early date for the welfare and safety of the residents of GHS-79 Panchkula-20.

Yours faithfully

(Lt Col G S Jeryal, Retd) Ex-President  
Flat No. 704/E-3 Block M. No. 1-700 92 655 63.  
GHS-79, Sandeep Vihar (AWHO)  
Sector-20, Panchkula

Enclosures : 18 (Eighteen)

Copy to :

The State Registrar of Societies  
Department of Industries & Commerce, Haryana,  
39 Bays Building  
Sector-17, Chandigarh. Encls: 18 (Eighteen)

- for information and necessary action  
at the earliest please.