

GOVT. OF NATIONAL CAPITAL TERRITORY DELHI
IN THE COURT OF THE REGISTRAR COOPERATIVE SOCIETIES
OLD COURT BUILDING, PARLIAMENT STREET, NEW DELHI-
110001

F.No.47/Coop/Court RCS/File/2025/4583-90

Dated: 10/11/25

ORDER

IN THE MATTER OF:

Prem Kutir CGHS.....

Appallant

Vs

Sh. Chander Veer (Ex-Adminstrator)

Sh. Pramod Gupta (Accountant cum Manager)

Sh. S.L Sharma (Through Legal Heirs).....

Respondents

This order shall dispose off the proceedings initiated vide Show Cause Notice dated 25.08.2025 issued under sections 118(1) and 118(5) of DCS Act 2003 read with section 121 of DCS Act 2003 filed by Prem Kutir CGHS.

Brief History of the Case

The Prem Kutir Co-operative Group Housing Society Ltd., registered under the provisions of the Delhi Co-operative Societies Act, 2003 and the Delhi Co-operative Societies Rules, 2007, reported financial and record-related irregularities allegedly committed by certain office bearers and a member of the Society.

As per the complaint filed by the Society, Sh. Pramod Kumar Gupta, working as Accountant-cum-Manager, on 19.04.2022, issued Receipt No. 4737 for Rs. 86,000/- in favour of Sh. Shankar Lal Sharma, member of the Society (Flat No. B-26), towards maintenance charges and late fees. The payment was received through Cheque No. 856746 dated 13.04.2022, which was duly encashed on 19.04.2022.

It has been alleged that subsequently, Sh. Pramod Kumar Gupta cancelled the said receipt and fabricated another Receipt No. 4919 dated 20.05.2022 against the same cheque, showing inflated maintenance charges of Rs. 81,000/- and Rs. 5,000/- towards water charges. This manipulation allegedly resulted in the removal of Rs. 69,800/- earlier charged as late fees in accordance with the General Body Resolution dated 17.12.2017, thereby causing wrongful gain to Sh. Shankar Lal Sharma and financial loss to the Society.

It is further alleged that, to lend authenticity to the fabricated receipt, several receipts were arbitrarily cancelled without justification. The subsequent receipt, No. 4920, was issued only on 21.08.2022, after a gap of nearly three months, suggesting deliberate tampering with the Society's cashbook and receipt register. The Society



contends that Sh. Chander Veer (then Administrator), Sh. Pramod Kumar Gupta (Accountant-cum-Manager), and Sh. Shankar Lal Sharma (Member) acted in collusion and conspiracy to falsify records and misappropriate Society funds, thereby violating the provisions of the Delhi Co-operative Societies Act, 2003 and Rules, 2007.

The legal heir of Late Sh. Shankar Lal Sharma, namely Rishi Kumar Sharma, submitted that his late father was a member of Prem Kutir Co-operative Group Housing Society Ltd., holding Membership No. 77, and wishes to bring the following facts to record. The Managing Committee of the Society had repeatedly failed in its duties, including not providing regular income and expenditure statements, not transferring membership to GPA holders, diversion of funds, incurring expenditure beyond prescribed maintenance charges without members' approval, and not getting the accounts audited. Following the supersession of the Managing Committee, Mr. Chander Veer was appointed as Administrator, who, vide his letter dated 05.12.2021, raised a demand of Rs. 2,56,580/- comprising maintenance charges of Rs. 75,600/-, water charges of Rs. 5,000/-, and late fees of Rs. 1,75,980/- (232% of the principal amount). The legal heir personally met the Administrator, explained the difficulties, and the Administrator assured that the matter would be considered. Thereafter, a revised demand of Rs. 86,000/- was issued on 02.03.2022 towards maintenance and other dues, which the legal heir paid through Cheque No. 856746 dated 13.04.2022, for which the Society issued a valid receipt. In view of the above facts and supporting documents, the legal heir submitted that the matter has been addressed and compliance made as per the Administrator's directions, and therefore, the complaint may be considered disposed of.

The matter pertains to alleged financial and record-related irregularities in Prem Kutir Co-operative Group Housing Society Ltd., including issuance and cancellation of receipts, possible manipulation of maintenance and late fee charges, and alleged collusion between office bearers and a member of the Society. While the legal heir of Late Sh. Shankar Lal Sharma has submitted that the revised dues of Rs. 86,000/- were paid as per the directions of the Administrator and compliance has been made, the nature of the allegations indicates potential systemic lapses in financial management, record-keeping, and adherence to General Body resolutions by the Society's Managing Committee and officers.

In view of the above, it is considered necessary to conduct a detailed inspection of the Society under Section 61 of the Delhi Co-operative Societies Act, 2003, to:

1. Verify the authenticity and correctness of receipts, cashbook, and other financial records, including the alleged cancellations and revisions.
2. Examine compliance with General Body resolutions, Society by-laws, and provisions of the DCS Act, 2003 and Rules, 2007 regarding maintenance charges, late fees, and water charges;
3. Identify any irregularities, mismanagement, or malpractices in the Society's financial operations;
4. Submit a comprehensive report with recommendations to ensure proper governance and prevent recurrence of such irregularities.



Sh. Manmeet Singh Walia is hereby appointed as the Inspecting Officer under Section 61 of the Delhi Co-operative Societies Act, 2003, to conduct a detailed inspection of above points / issues raised by the Prem Kutir Co-operative Group Housing Society Ltd. The officer shall be paid a remuneration of Rs. 15,000/- from the Society's funds for the purpose of this inspection. The Inspecting Officer is directed to complete the inspection and submit a comprehensive report to this office within 90 days from the date of appointment.



U 7/11/25
Krishna Kumar Singh IAS
REGISTRAR COOPERATIVE SOCIETIES

1. President/Secretary Premkutir CGHS Plot No. 25/1 , Sector -09, Rohini Delhi-110085.
2. Sh. Manmeet Singh Walia (I.O) 14 Roshanara Mansion, Roshan Road, Delhi-110007
3. Sh. Chander Veer (Ex- Administrator) 104-B Pocket- F, Mayur Vihar, Phase-02, Delhi-110091.
4. Sh.Pramod Gupta (Accountant Cum Manager) 3831/8, 1st Floor Kanhaiya Nagar , Tri Nagar Delhi-110035.
5. S.L Sharma Through Legal Heir Sh. Rishi Sharma B-26, Prem Kutir CGHS Ltd. Sector -09, Rohini Delhi-85

6. Sec - 6

7. Computer IT

8. Grand File