

Date: 08-07-2025

"Dear Residents,

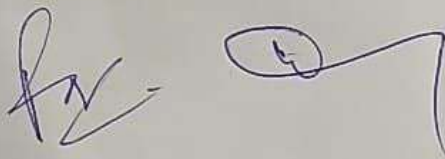
As you're aware, recent complaints by the so-called RWA against some individual flat owners – approximately 230 flats have reported alterations – have led to an inspection by MCD staff and the issuance of show-cause notices regarding encroachment/alterations.

The Management Committee of Karishma Apartment is committed to protecting every flat and property in our society. As per our records, the society office was never designated as a parking space.

To address the notice regarding the society office, we will be seeking legal opinion at the society's expense.

Thank you for your understanding.

Best regards,  
MC Karishma Apartment"

Handwritten signature and initials in blue ink, consisting of a stylized name followed by a circular mark and a long horizontal line.

अति महत्वपूर्ण

Date: 24-07-2025

हमारे करिश्मा अपार्टमेंट में कुछ लोगों द्वारा एक RWA का गठन किया गया और उसको 19-02-2025 को जिस्टर्ड किया गया तथा उसके ठीक बाद 20/02/2025 को 269 पेज की हाई कोर्ट में एक रिट दायर की गयी और उसमें M.C. को भी पार्टी बनाया गया। इसके बाद M.C. ने हाई कोर्ट में प्रेजेंट होने के लिए एक वकील नियुक्त किया। उसके बाद दिनांक 18 मार्च को कोर्ट का आर्डर आया (उसमें पैरा 9-11 को ध्यान से पढ़ें जो कि इस पत्र के साथ संलग्न है) और MCD को आदेश दिया कि जिन 20 लोगों ने रिट दायर की है पहले उनका सर्वे किया जाए और उसके बाद बाकी सोसाइटी का भी सर्वे किया जाए।

2/05/2025 को हमें (M.C.) को एक पत्र MCD से आया कि वो लोग (MCD JE) 28/05/2025 को हाई कोर्ट के आर्डर पर सोसाइटी में इंस्पेक्शन के लिए आएंगे। M.C. ने स्टेट मैनेजर श्री मोहन पांडेय और इलेक्ट्रीशियन श्री अनंत को उनके साथ इयूटी लगा दी। जब वे इंस्पेक्शन करने आए तब हमने पाया कि उसी समिति(RWA) के लोग नको रिसीव कर रहे थे एवं उनके साथ जा-जा कर सोसाइटी में इंस्पेक्शन करवा रहे थे जिसमें रेसिडेंट्स के घर V.P. हॉल /सोसाइटी ऑफिस एवं सोसाइटी में बना हुआ मंदिर भी दिखाया गया। इस पत्र के साथ हम इंस्पेक्शन के समय की कुछ फोटो भी संलग्न कर रहे हैं, ताकि आप सभी को सच्चाई का पता लग सके।

सके कुछ समय बाद RWA के लोगों ने अपने लेटर हेड पर कुछ विशेष लोगों के फ्लैट नंबर का सर्वे करने लिए पत्र भेखा जिससे यह प्रतीत होता है कि यह करिश्मा सोसाइटी के कितने शुभचिंतक हैं और यह यहाँ के रहने वालों का हितना भला सोचते हैं। उनका उद्देश्य केवल 4-5 लोगों के खिलाफ ही नहीं है बल्कि पूरी सोसाइटी है अभी तक न लोगों की वजह से 40-45 लोगों को नोटिस मिल चुका है।

सके बाद M.C. ने MCD के अधिकारियों को इस बारे में संपर्क किया कि हमारी सोसाइटी में ये क्या हो रहा है तो हमें वाब मिला कि हम हाई कोर्ट के आदेश एवं RWA की शिकायत के आधार पर ही कार्यवाही कर रहे हैं। और अभी कर करीब 45 नोटिस आ चुके हैं। जब हमने MCD के अधिकारियों से बात की तो उन्होंने बताया कि सोसाइटी में प्रतिशत लोगों ने आगे पीछे बालकनी एवं किचन का अनाधिकृत निर्माण किया हुआ है और इसमें लगभग सभी गों को नोटिस आ सकता है। यह कार्यवाही कैसे रूक सकती है जब हमने इसका पता लगाया तो हमें जवाब मिला सोसाइटी को REVISE SENCTION प्लान जमा करना होगा। नए नक्शे के अनुसार और बड़े हुए FAR के अनुसार अतिरिक्त नया निर्माण भी किया जा सकता है। इस कड़ी में हमने MCD के बिल्डिंग और MCD से अधिकृत आर्किटेक्ट से संपर्क किया और उसने हमें नए नक्शे को बनाने और उसको MCD में जमा करने की जानकारी दी और आगे इसकी सूचना आपको शीघ्र ही दे दी जायगी। M.C. सोसाइटी के सभी फ्लैटों को बचाना चाहती और M.C. सभी रेजिडेंट से शत प्रतिशत अपेक्षा करती है कि आप हमें सहयोग करें अन्यथा सभी का भारी नुकसान हो सकता है।

Thank you for your cooperation

CC: - Registrar of Coop Society

(Secretary)  
Management Committee,  
Karishma Apartment





MUNICIPAL CORPORATION OF DELHI  
Office of the Assistant Engineer (Building)-I  
2<sup>nd</sup> Floor Zonal Office Building, Shahdara South Zone  
419, F.I.E, Udyog Sadan, Patparganj, Delhi-110096

No. EE (B)-I/Shah(S)/2025/D-610

Dated: 22/5/2025

To

The President / Secretary,  
Karishma Apartments,  
Plot NO. 27, I.P.Extension,  
Delhi-110092

Subject: Inspection/ Survey of of Karishma Apartments, I.P.Extension, Delhi.

Reference: Orders dated 18.03.2025 of Hon'ble High Court of Delhi in W.P. (C) 3327/2025 titled as Karishma Residents Welfare Association & Forum Vs MCD & Ors.

The above referred petition was disposed of by Hon'ble High Court of Delhi on 18.03.2025 with the following observation / direction:-

"..... 10. Let the Municipal Corporation of Delhi (hereinafter 'MCD') inspect the flats of all the 20 members of the Petitioner Association, whose names are set out above with the flat numbers and file a report if there is any unauthorized constructions and encroachment in their flats first.

11. The MCD shall also do a survey and see if there is any unauthorized construction in the society in the other flats as well. ...."

Part survey of the society has already been carried out by MCD and action has already been initiated. However, for further action, the officials of MCD will visit the Society premises on 28.05.2025 at 10:00am. It is, therefore, required that Society premises may remain accessible for the staff of Building Department/Sh. (S) Zone during the inspection. Also, the inspection may be attended by you or your representative.

  
Asstt. Engineer. (Bldg.)-I  
Shahdara South Zone  
Asstt. Engineer (Bldg.)  
Shahdara South Zone  
Municipal Corporation of Delhi



AUDYOGIC KARAMCHARI CO-OP. GROUP HOUSING SOCIETY LTD.  
Karishma Apartment, Plot No. 27, I.P. Extn. Patparganj, Delhi-110092  
Phone Nos. : 011 35102372/45595474 Email ID: akcghs0@gmail.com

Date: 27-07-2025

## Most Important

Dear All Residents,

This is to inform you that recently, as per the High Court order, our society has received almost 45 notices from the MCD Building Department regarding encroachment/illegal construction. As per discussions with MCD, it has come to our knowledge that almost 90% of flat owners will receive notices from the MCD department.

To avoid all these issues, the Management Committee has consulted with an MCD-approved architect, and he has agreed to conduct a survey and prepare a revised sanction plan for the entire process. Every flat owner will have to submit Rs.4000, which includes the architect's fee and MCD process fee and we will call a special **GBM** before submitted sanction plan for approval

Please submit the payment on or before July 30, 2025.

Thank you



Management Committee,  
Karishma Apartment

AUDYOGIC KARAMCHARI CO-OP. GROUP HOUSING SOCIETY LTD.  
Karishma Apartment, Plot No. 27, I.P. Extn. Patparganj, Delhi-110092  
Phone Nos. : 011 35102372/45595474 Email ID: akeghs0@gmail.com

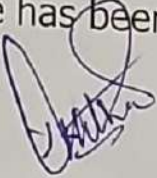
Date: 30-07-2025

Dear All Residents,

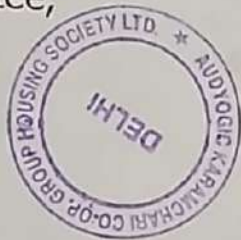
As you are aware of the current situation of our society, we have requested MCD to halt sending show cause notices and demolition orders for 45 days. Time is of the essence, so please don't wait and kindly pay your share immediately.

We are pleased to announce that we have decided to reopen the multipurpose hall, which was closed due to the show cause notice of illegal construction. We would like to extend our heartfelt gratitude to all of you for your tremendous support and contribution in a short span of time. Your faith in the Management Committee has been invaluable.

Thank you



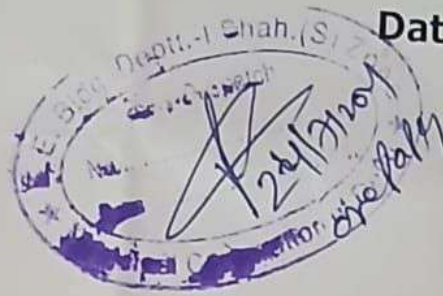
Management Committee,  
Karishma Apartment



AUDYOGIC KARAMCHARI CO-OP. GROUP HOUSING SOCIETY LTD  
Karishma Apartment, Plot No. 27, I.P. Extn. Patparganj, Delhi-110092  
Phone Nos. : 011 35102372/45595474 Email ID: akcghs0@gmail.com

Date:-24-07-2025

"To,  
Assistant Engineer,  
Building Department,  
Shahdara South Zone, MCD



Subject: Request to Stop Survey and Inspection for 45 Days

Respected Sir,

As per the High Court order, you sent 45 notices. We, the electe body under RCS, representing a society with 260 flats, received t notices regarding encroachment/illegal construction. We humbly request you to kindly refrain from sending further notices and conducting surveys in our society for the next 45 days.

We intend to appoint an architect and submit a revised sanction p as per MCD norms for completion. This timeframe is essential for to comply with the requirements.

Thank you for your understanding.

Sincerely,  
Sh Y.N. Pathak

Secretary, AKCGHS Ltd, "Karishma Apartment"



AUDYOGIC KARAMCHARI CO-OP. GROUP HOUSING SOCIETY LTD.  
Karishma Apartment, Plot No. 27, I.P. Extn. Patparganj, Delhi-110092  
Phone Nos. : 011 35102372/45595474 Email ID: akeghs0@gmail.com

**Date:-02-08-2025**

Dear All Members,

We are writing to inform you that a Special General Body Meeting (GBM) will be convened soon to decide on the process and implementation of the plan through a majority vote. Your presence is cordially requested.

At the GBM, you will have the opportunity to choose between two options:

1. Revised Sanction Plan: Endorsing the revised sanction plan proposed by the Management Committee.
2. RWA's Agenda: Considering the agenda put forth by the so-called RWA, which reportedly such as removal of balconies, rear and front kitchens, etc. (based on their past activities).

We urge all members to participate and exercise their voting rights to determine the future of Karishma Apartment.

Thank you.



Management Committee,  
Karishma Apartment.



AUDYOGIC KARAMCHARI CO-OP. GROUP HOUSING SOCIETY LTD.  
Karishma Apartment, Plot No. 27, I.P. Extn. Patparganj, Delhi-110092  
Phone Nos. : 011 35102372/45595474 Email ID: akcghs0@gmail.com

Date: 04-07-2025

To,  
Assistant Engineer,  
Building Shahdara South Zone,

Subject: Request for 60-Day Extension for Submission of Building Completion Certificate Documents

Respected Sir,



We, the management of AKCGHS Ltd Plot No. 27, Karishma Apartment, I.P. Extension, a society with 260 flats, are writing to request a 60-day extension for submitting the necessary documents for our completion certificate. Recently, we've received notices regarding encroachment/extension in some flats. Our elected body under RCS decided to apply for the completion certificate in our 3rd July 2025 meeting. To obtain the approval of our members, we need to organize an AGM/SGM. A 60-day extension will enable us to complete this process.

We kindly request that you halt any further notices or orders until we submit the required documents. Thank you for considering our request.

Sincerely,  
Y N Pathak  
Secretary

**AUDYOGIC KARAMCHARI CO-OP. GROUP HOUSING SOCIETY LTD.**  
Karishma Apartment, Plot No. 27, I.P. Extn. Patparganj, Delhi-110092  
Phone Nos. : 011 35102372/45595474 Email ID: akeghs0@gmail.com

**Date:20-07-2025**

"Important Notice

Dear Residents/Members,

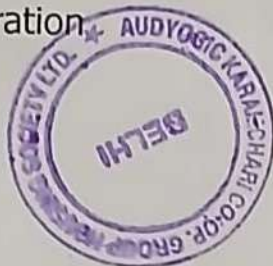
We're addressing a critical issue regarding encroachment/illegal construction notices issued by MCD to approximately 45 flats owners.

1. A group led by, Shri Sanjay Nautiyal, Shri Tarun Gupta, Shri Vijay Singh and Others approached the Honorable High Court regarding dissolve of Current Managing Committee and some individual encroachments. The Court disposed of their petition, directing MCD to inspect encroachment of 20 RWA members mentioned in the court order (enclosed) and survey rest of the society.
2. Despite the Court's order, the same group submitted complaints to MCD using their RWA letterhead, leading to notices being sent to our society.
3. To protect all flats from MCD action, the Management Committee has decided to seek architectural and legal opinions, including revising the sanctioned plan.

We invite your suggestions and objections. Please submit them to the society office on or before July 27, 2025.

Thank you for your cooperation

Best regards,  
Management Committee,  
Karishma Apartment



**AUDYOGIC KARAMCHARI CO-OP. GROUP HOUSING SOCIETY LTD.**  
Karishma Apartment, Plot No. 27, I.P. Extn. Patparganj, Delhi-110092  
Phone Nos. : 011 35102372/45595474 Email ID: akcghs0@gmail.com

**Date: 03-08-2025**

"Dear All Residents,

As you are aware, the MCD has conducted a survey and inspection of our society regarding illegal constructions-and encroachment as per Honorable court order Date 18/ 03/2025 To address this matter, the Management Committee has requested the Building Department to:

1. Stay further notices and inspections
2. Hold off on any additional surveys for 45 days (as of 24/05/2025)

Given the seriousness of the situation, the Management Committee has decided to convene a Special General Body Meeting (GBM) very soon to:

1. Appoint an MCD-approved architect
2. Prepare a revised sanction plan

Your participation, approval, and support are crucial in this matter. We will keep you updated on the GBM details.

To facilitate this process, we kindly request each member to deposit Rs. 4000. Please note that this amount will be utilized only after approval from the Special GBM.

Thank you for your understanding and cooperation.

Management Committee"  
**Karishma Apartment**



Cc:- Registrar of Cooperative Society