

SHIVALIKA CO-OPERATIVE GROUP HOUSING SOCIETY LTD

Regd. Off: - PLOT NO-16, SECTOR -9, DWARKA NEW DELHI-110077

(Ph. No. 011-40544972)

Regn.No. - 983(GH)

Date: 24-6-2026

NOTICE

Ref: MoM of GBM Dated 29th March 2026

Ref: Our earlier Notice dated 11-05-2026

Dear Members,

This is in continuation to the above referred notice and an added opportunity to connect with all of you once again to share some of the important developments post our last meeting during the GBM on the 29th March. **The last three months post the above mentioned GBM have been action packed in terms of adherence to a bunch of statutory regulations, new initiatives, preventive maintenance & upkeep.**

1. Audited Balance Sheet of Shivalika CGHS uploaded on the RCS portal

(Receipt copy enclosed): We are glad to inform you that Shivalika CGHS is one of the few societies having completed the Financial Audit so promptly for FY 2025-26. The Detailed Audit Report and the Balance Sheet has already been submitted and uploaded with the RCS Portal a week back and shall be shared during the AGM which is being scheduled soon.

It is pertinent to inform all members here that, with the support of all our members, we have been able to improve upon our own timelines by 60 days as the Audit last year was completed around the 3rd week of August. You may also recall that the current Managing Committee got the pending financial audits of 2021-22, 2022-23, 2023-24 completed by August 2024 and for 2024-25 in August 2025 too.

You will understand that Expense Sheets of April, May have been held up owing to the audit process and all of these including that of June 2026 for Qtr Apr-June 2026 shall be shared soon once the books of accounts are complete.

- 2. Elevator Licenses:** Basis the guidelines issued by the Labour Department of the Govt of NCT of Delhi, It is mandatory to get the Lift licenses renewed annually and post upgradation the Elevators at Shivalika were inspected on the 11th of June 2026 by the competent authority. All the six Elevators were found complying with the provisions of Rule 7 (Seven) of the Delhi Lift Rules. The Renewed Lift Licenses have been received on the 17th of June 2026 for all the six Elevators at Shivalika CGHS.



3. **Complete fire safety audit at Shivalika CGHS:** A systematic, comprehensive evaluation at Shivalika CGHS was undertaken in both May & June 2026 to assess its level of compliance with fire safety regulations and standards. A professionally qualified team Conducted a detailed inspection to identify potential fire hazards, review existing safety Systems and recommend improvements to prevent fire incidents and protect life and property.

This Audit/Comprehensive assessment included

Testing fire detection systems, fire alarms, and fire extinguishers.

Passive Fire Protection: Inspecting the, availability, and suitability of emergency exit routes.

It is mandatory as Compliance Verification Ensures the Society adheres to local regulations and legal standards keeping in mind the recent occurrences of incidents of fire in NCR.

Apart from the above regular Audits, we have been advising Residents to **remove their personal belongings like Planters, Boxes, Cupboards/Almirahs from the common areas such as Staircases, Pathways, Terraces & Stilt areas** such non-compliance of safety regulations can lead to cancellation of the NOC by the Delhi Fire Services.

We would once again request all residents to cooperate in making Shivalika a safe space of all of us.

4. **Electrical Audit:** Post a detailed Electrical Audit & physical inspection, the Panel restoration was initiated which involved Replacement of MNX 110 Contractor, AMF Panel rewiring, MCB, Selector Switch, MCCB Channel and replacement of under voltage Relay. The same has been successfully completed on the 11th of June 2026 and currently on a Test & Trial period of 3-4 weeks. This was another activity undertaken pro-actively to avoid any incident.

Our special Gratitude to Shri BC Joshi who in this hot summer took out time and shared his valuable insight on this important aspect plus ensure his presence during the entire day long process to make it a trouble-free experience to the residents at Shivalika.

5. **Electrical Audit of Flats Internal wiring:** Pls note this was discussed during the above mentioned GBM on the 29th of March 2026 too when we had advised all those residents who haven't ever changed the internal wiring to get the same checked and conduct a comprehensive assessment of their electrical consumption.

The Electrical audit evaluates the energy used by appliances, devices, and systems within your home to show what consumes the most at any particular



time or day. It is an essential tool to help you identify potential safety concerns, inefficiencies, and waste to help you save money on your monthly utility bills and improve the overall value of your home.

If you're wondering whether an electrical audit is worth investing in when there doesn't seem to be anything outrightly wrong with your home's electricity usage, it can still pay off in various ways. For starters, though there may not be any immediate danger signals showing up in your current electricity use because of many small inefficiencies adding up slowly but surely over time can increase costs dramatically.

Additionally, an electrical audit can provide insight into how much energy is being used during peak hours. For instance, if your air conditioning typically runs during certain times of the day, this information can be useful in adjusting your thermostat to run less often or at different times. Making these small changes can lead to significant savings over time.

Some may argue that reducing energy usage equates to less comfort in the home. However, focusing on elevating energy efficiency does not necessarily mean living in uncomfortable temperatures or turning off electronics altogether. Instead, it means finding the right balance between comfort and conservation.

6. **Shaft Restoration:** Thanks to the overwhelming support from the members, this long pending and overdue major project was initiated in August 2025 as per the recommendations of the Report on Structural Audit. With nearly 90% work already having been completed, it has been on schedule inspite of many challenges like stoppages owing to *GRAP guidelines for nearly 3 months, festivals like Raksha Bandhan, Navratri, Dusshera, Diwali, Holi, Navratri, the board exams and collection challenges* from some defaulters.
7. **MY Gate Migration is complete from ADDA:** Please refer to the detailed presentation made by the team during the last GBM and in accordance with the approval of the General Body, the Migration from ADDA to the new Platform MY-Gate is now complete and all the billings now shall be initiated on the same.

Sharing the billing process and other added features

MyGate is now active for CAM billing. Please check the Steps for Maintenance through MyGate Application -

MyGate Application >> Community >> Soceity Dues >> Invoices will be shown >> Post clicking invoices can be downloaded and paid.



We kindly request all residents who have yet not downloaded MYGATE, please do it as the earliest to avoid any inconvenience. You can download the new society app from the App Store or Google Play Store. Link is given below.

<https://play.google.com/store/apps/details?id=com.mygate.user>

<https://itunes.apple.com/in/app/mygate-premium/id1101762651?mt=8>

How to pay Maintenance for your apartment using the MyGate App?

<https://www.youtube.com/watch?v=rrNkndiKH70>

A special mention here to our Supervisor, Mr. PC Sharma who has been making tireless efforts and coordinating with all stake holders with complete ownership and dedication to make this transition a success. We advise all the members to speak to him in case of any kind of support or assistance.

8. **Installation of affordable, reliable and sustainable Solar System at Shivalika Solar Solutions at Shivalika CGHS:** Thanks once again to the visionary approach of our members by providing their whole hearted support towards adoption of the above and agreeing to it. Work has already commenced on the installation of 50 KW Capacity Solar System in the Society in the first phase (the first such effort in this direction under PM Surya Ghar Muft Bijli Yojana) expected to be completed in the next 8-10 weeks and the progress is being monitored regularly by our technical specialists in the advisory team.

Here we would like to **make a special mention of the efforts, participation and guidance of Shri Vikas Yadav, Shri Vikram Sharma, Shri Bipin Chandra Joshi, Prof. Sarkar & Shri Vinod Jakhu** as their experience, time and valuable inputs shall ensure the success of this innovative initiative too along with other projects as in the past.

9. **FAR (Floor Area Ratio):** As per Rule 105(2)(a) to (f) of Delhi Cooperative Societies Rules, 2007, appointment of Architect, Structural Engineer and Contractor for FAR/redevelopment work must follow proper procedure and aligned with the same, **Managing Committee (MC) has initiated the process** of inviting Quotations/EOI from multiple professionals/competent agencies. Post the detailed discussions a Comparative statement and credentials shall be prepared to be placed in front of the members during the AGM with proper notice



and agenda including giving details of the Profile, Fee Structure, Scope of work, terms & conditions.

We along with the Advisory team are focused on the above for discussions on the feasibility as FAR extension construction must be planned keeping in mind there are no violations of structural safety, fire safety norms and environmental concerns particularly when construction occurs in occupied buildings & DDA approvals. These extensions also have to be planned with no violations on the Unified Building Bye Laws (UBBL), block fire tender access or cause harmful dust/noise pollution.

Apart from the above few other initiatives are also being undertaken:

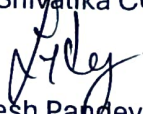
- Website Development of Shivalika CGHS is in progress and shall be completed soon.
- Old & Worn-out Pipelines on Rooftops being inspected, identified and replaced gradually.
- Electrical Subsidy for 2025-26 is under process.
- Initiated with the MCD and a Property Tax Collection Camp is scheduled to be organized in the Society Office on Friday, 26th June 2026.

We thank all the members for their overwhelming active and constructive participation along with support for each of the above items and the important agenda ahead which has led to a meaningful and conclusive successful execution of each of the above.

We once again assure all the Members that our motto is to **Serve in the Best Interests of the Residents of Shivalika with Complete Ownership, Transparency, Cooperation and Participation of all Residents at Shivalika CGHS** and hence we assure all the Members that the current Managing Committee since having taken charge in January 2024 is committed to adhering to the RCS Guidelines and The Delhi Co-Operative Societies Act in process, practice, spirit and action too.

Thanking you all for your cooperation and looking forward to making Shivalika a much better and happy place to live...

Regards,
For Shivalika CGHS


Lokesh Pandey
(General Secretary)