



Girish Kohli & Associates
Chartered Accountants

Bill No. 110/23-24

Date: 10-12-2023

**Vishwas Nagar Enclave's Plot Purchasers
Cooperative Group Housing Society**
Sector 23, Dwarka, Delhi

AMOUNT(Rs).

- Professional Charges for Services Related to

- Audit Related to FY 22-23

12,500

Good and Service Tax
(Rs Twelve Thousand and Five Hundred Only)

NIL
12,500

Our PAN: AASPK3889P

Bank Detail: Girish Kohli & Associates
Current Account No: 0359073000001393
The South Indian Bank Ltd, Janak Puri, N.D.58
IFSC/NEFT Code: SIBL0000359

**For Girish Kohli &
Associates
Chartered Accountants**

Girish Kohli
(CA, Girish Kohli)
Prop., FCA



522A, T.C. Jaina Tower-I, District Center, Janak Puri, New Delhi 110058,
Email: girish_kohli@hotmail.com
Phone: 9810200880



AUDITOR'S REPORT

To

The Members of the

Vishwas Nagar Evacuee's Plot Purchasers Co-operative Group Housing Society Ltd.

We have audited the attached Balance Sheet of Vishwas Nagar Evacuee's Plot Purchasers Co-operative Group Housing Society Ltd., Plot No.6A, Sector-23, Dwarka, New Delhi-110077 as at 31st March, 2023 and also the attached income & Expenditure Account and Receipt & Payment Account for the year ended on that date. These financial statements of accounts are the responsibility of society's Management. Our responsibility is to express an opinion on these financial statements of accounts based on our audit.

We have conducted our audit in accordance with auditing standards generally accepted in India. These standards require that we plan and perform the audit to obtain reasonable assurance whether the financial statements are free of material mis-statement. An audit includes examining on test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant accounting estimates made by the management as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion. Subject to our detailed observations in parts 'A', 'B' and 'C' forming part of this report we have to report that:

I. We have obtained all the information and explanations which are to that best of our knowledge and belief were necessary for the purpose of our audit.

II. In our opinion, proper books of account as required by law have been kept by the Society so far as appears from our examination of the books.

III. In our opinion the Balance Sheet, Income & Expenditure Account and Receipt & Payment Account dealt by this report are drawn up in conformity with the law and provide full information as required by Delhi State Co-operative Societies Act and rules framed there under.



IV. In our opinion and to the best of our information and according to the explanations given to us, they said accounts, subject to our observations as in the reporting ANNEXURE (consisting of Part-A, Part-B & Part-C) give a true and fair view:-

- a. In the case of Balance Sheet of the state of affairs of Society as at 31st March, 2023.
- b. In the case of Income & expenditure Account of the Excess of Expenditure over Income i.e. 'deficient' for the year ended on 31st March, 2023.
- c. In the case of Receipt & Payment Account of the receipts & Payments for the year ended on 31st March, 2023

**For GIRISH KOHLI & ASSOCIATES
CHARTERED ACCOUNTANTS**

Girish Kohli

(GIRISH KOHLI, FCA)

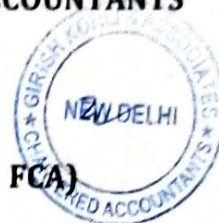
PROP.

M.N. 094974

UDIN: 23094974BGTJXF6761

Place : New Delhi

Dated: 10.12.2023



Name of the Society	VISHWAS NAGAR EVACUEE'S PLOT PURCHASERS CO- OPERATIVE GROUP HOUSING SOCIETY LTD
Address of the Society	Plot No.6A, Sector-23, Dwarka, New Delhi-110077
Registration No	2027 G/H
Period of Present Audit	01.04.2022 to 31.03.2023
Period of Previous Audit	01.04.2021 to 31.03.2022
Name and Address of the Previous Auditor	V.K. Suri & Associates Chartered Accountants 51, East End Enclave, Delhi 110092
Name and Address of Present Auditor	Girish Kohli & Associates Chartered Accountants 522A, T.C. Jaina Tower-I, District Center, Janak Puri, New Delhi-110058
No. of Members at the time of Present Audit	60
No. of Members at the time of Previous Audit	60
No. of Members enrolled during the year	1
No. of Members resigned /expelled during the year	1
Area of operation	NCT of Delhi



PART-A

OBJECTION/SUGGESTIONS OF PREVIOUS AUDIT REPORT(WHEREVER NOTICED)	COMPLIANCE/REMARKS NOTICED) BY SOCIETY
1. The society has not got its Financial Statement Audited for the year 2008.	The case was taken up with RCS vide letter dtd 05 Oct 15 and subsequently the Auditor for the year 2009-10 and 2010-11 was detailed vide RCS letter NO F.A.R. (Audit)/2015/1651 dtd 12 Nov 15.
2. The society has started Fixed Assets register but need improvement in maintain the same in correct format.	Fixed Assets Register has been opened as per the prescribed format and is being maintained. The same has been put up during Audit for FY 2019-20.
3. The Society is started preparing Budgets and has presented the same in General body meetings.. However, monitoring of budgets with actual expenditure and income are is still to be implemented in monthly Management Committee meetings for effective control financial of budgets. Society is still not making a formal statement of comparison of budget with that of actual figures.	The monitoring of the budget is being done during the MC meetings. However, comparative statements of budget with that of actual expenditure and income, are not made. The same would be taken up next financial year.
4. Confirmation of amount recoverable from Debtors is not made available	The society is in process of obtaining the same



PART-B

FUNCTIONING

The Society is functioning from its office at Plot No.6, Sector-23, Dwarka, New Delhi-110077 and the members are being allowed to inspect the documents of the society including Audit Report.

MEMBERS

The Society had 60 Members at the beginning of the year and there are no changes in members during the year.

MANAGEMENT

During the earlier year, the Society was being managed by the members of the Management Committee. The said Management Committee was dissolved and the Registrar of Co-Operative Societies has appointed an Administrator i.e. 22.03.2018 to run the society who was in office till 16.12.2018. The new Management Committee was constituted post elections on 16.12.2018 and started managing the affairs of the society till date. Further to this, the elections were held in April 2022 and the new management committee has been functional since then.

MANAGEMENT/ ADVISORY COMMITTEE MEETINGS

During the year 9 (Nine) number of Management/ Advisory Committee meetings were held.

GENERAL BODY MEETING

General Body Meetings were held on 2 (two) occasions (including special GBM), during the period under Audit.

LENDING POLICY OF THE SOCIETY

We have been informed that there is no system of extending any loans to the members by the Society.

UNRESOLVED DESPUTES

The management of the society has certified that there are no unresolved disputes between the society and its members/outside parties.

APPROVED BUDGET

The Annual Budget for FY 2022-23 was prepared and presented during the AGBM 16th October 2022 and was approved by the members. Regular monitoring of the income/ expenditure was carried out during the Management/ Advisory Committee meetings as is evident from the Minutes of the Meetings.



DISPUTED CLAIMS

The Managing Committee of the Society has certified that there are no disputed claims of and against the Society. A certificate to this effect is enclosed herewith.

REVIEW OF EXPENDITURE

The Society is maintaining its accounts on accrual basis but details of expenditure incurred are not being reviewed periodically in management Committee meetings.

OBSERVATIONS AND COMMENTS ON BALANCE SHEET

A. LIABILITIES

1. SHARE CAPITAL: Rs. 6000.00 (Previous year Rs. 6,000.00)

No change during the year

2. BUILDING MAINTENANCE FUND: Rs. 7,89,792.20 -(Previous year Rs. 8,60,669.00)

On the basis decision taken in General meetings of the society, since FY 20-21, it has been appropriating the amount of Tower rent received for the purpose major repair related to building etc. As on 31.03.2023, the building maintenance fund stands Rs 7,89,792.20 (Previous year Rs 8,60,669.00), as repair and maintenance amount spent during current year i.e. Rs 12,57,157 have been appropriated out of building maintenance fund.

3. LIFT REPLACEMENT FUND: Rs. 1,69,790.00 -(Previous year Rs. NIL)

On the basis decision taken in General meetings of the society, held on 06. February 2022, the society has collected total amount of Rs. 36,00,000 from members of the society for replacement of lift. Out of the above, till 31.03.2023, it has spent Rs. 34,30,210 for lift replacement and Rs. 1,69,790 were lying in the fund.

4. RESERVE & SURPLUS:

a. Members' Equalization Fund Rs. 6,89,707.00 (Previous year Rs. 6,89,707.00)

No change during the year.

b. Income & Expenditure Account Rs. (-) 6,92,504.59 (Previous year Rs.(-) 81,030.83)

During the year there is an excess of expenditure over Income Rs. 4,92,638.76. Considering the opening Balance of Rs (-) 81,030.83 and after providing for appropriation of tower rent to building maintenance fund Rs 11,86,280.00 from Excess of Expenditure Over Income and taking amount spent on repair etc Rs. 12,57,157.00 out of appropriation, the net amount of Rs(-)6,92,504.59, has been forward to Balance Sheet.



5. CURRENT LIABILITIES & PROVISIONS: Rs.6,48,944.21 (Previous year Rs. 6,14,847.00).

The Balance under this head of includes expenses payable Rs 3,23,001, building modification fund of Rs 50,000 (which as per managing committee is required refunded to the members of society and still payable), Advances from Members 8,552.21, TDS Payable Rs 72,441 and Security Deposit of Rs 1,95,000.

B. ASSETS

1. FIXED ASSETS: Rs.4,20,336(Previous year Rs. 3,98,445).

The Fixed Assets of the Society stood at Rs. 398,445 last year. Addition amounting to Rs. 86,133.00 has been made and a sum of Rs. 64,242 has been charged as depreciation on Fixed Assets during the year as per Income Tax Act.

It has been observed that no details of Fixed Assets acquired / constructed prior to FY 2008-09 are available with the Society, thus not recorded in books.

2. INVESTMENTS- Rs 1,17,460(Previous year Rs. 1,11,724)

The above contains FIXED DEPOSIT with bank. The society had Fixed Deposit of Rs. 1,17,460 (including Interest Accrued).

3. CURRENT ASSETS, LOANS & ADVANCES: Rs.10,73,982.96 (Previous year Rs. 15,80,023.51)

The above includes cash in hand of Rs 19,097.00, Balance with Bank Rs 2,90,998.02, recoverable from Indus tower Rs 32,015.94, TDS Rs 2,56,193.00, receivable from Members Rs. 2,43,946.00, security with BSES Rs 2,18,400.00 and prepaid Expenses Rs 13,333.00. Detail of Major head is given below

a. Cash and Bank Balances: Rs.3,10,095.02

This has been certified by the society that the cash In hand of the society as at 31/03/2023 was Rs. 19,097.00 (NIL Only). The same is as per books of account and cash in hand has not been physically verified by us.

The bank balance of SBI Rs .2,90,998.02 have been reconciled and Bank Reconciliation were shown to us.

b. Tax Deduction at source: Rs. 2,56,193.00

We have noticed that TDS in the books of the Society was Rs.1,36,032.00 (related to earlier years) and TDS related to FY 22-23 Rs 1,20,161 as at 31.03.2023.

c. Receivable from Members: Rs.2,43,946.00

The balance under this head of account was Rs. 2,43,946.00 as compared to Rs. 1,60,025.21 last Year.



OBSERVATIONS AND COMMENTS ON INCOME & EXPENDITURE ACCOUNT

INCOME

During the year under Audit the society under different heads, the society has earned a sum of Rs. 72,25,087.37 as compared to Rs. 59,13,081.40 last year. This income is derived from Maintenance Charges, Interest on SB account with SBI, Interest from members, Interest on Deposit with BSES, Hall Booking Charges, Misc. Income, Tower rent and Interest on FD with SBI. The Income during the year has been almost similar to that of last year.

EXPENDITURE

The society has incurred total expenditure of Rs. 77,17,726.13 during the year as compared to Rs. 57,42,660.91 last year. This expenditure has been incurred on Bank charges, Depreciation, Electricity Charges paid, Building Insurance, Electrician Charge, Lift Maintenance, Maintenance Expenses, Gen Set Maintenance, Professional charges, Salaries, Security Guard Expenses, Misc. Expenses, Telephone Expenses and Water charges.

PART-C

1. The society has not got its Financial Statement audited for the year 2008-09.
2. The society has started Fixed Assets register but need improvement in maintain the same in correct format.
3. The Society is started preparing Budgets and has presented the same in General body meetings. However, monitoring of budgets with actual expenditure and income are still to be implemented in monthly Management Committee meetings for effective control financial of budgets. Society is still not making a formal statement of comparison of budget with that of actual figures
4. Confirmation of amount recoverable from Debtors is not made available.
5. The society has sold scrap amounting to Rs. 97,280/- and has not collected and deposited the Tax Collected at Sources (TCS) as required under The income tax Act 1961.

Place : New Delhi

Dated: 10.12.2023

For GIRISH KOHLI & ASSOCIATES

CHARTERED ACCOUNTANTS

Girish Kohli
(GIRISH KOHLI, FCA)

PROP.

M.N. 094974

UDIN: 23094974BGTJXF6761



VISHWAS NAGAR EVACUEE'S PLOT PURCHASERS CO-OPERATIVE GROUP HOUSING SOCIETY LTD
BALANCE SHEET AS AT 31ST MARCH 2023

BALANCE SHEET AS AT 31ST MARCH 2023

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		Figures in Rs.	
Previous Year	Current Year	Previous Year	Current Year
LIABILITIES		ASSETS	
Members Fund		Fixed Assets (Schedule-II)	
Share Money	6,000.00	Investments	
		Fixed Deposit with SBI	117,460.00
Building Maintenance Fund		Current Assets, Loans & Advances	
Add: Tower Rent Appropriation	860,669.20	Cash in Hand	19,097.00
Less: Adjusted Towards Repairs etc	(1,354,437.00)	State Bank of India	290,998.02
	692,512.20	Reliance Infratel Limited	32,015.94
Lift Replacement Fund		Indus Towers Private Limited	136,032.00
Received during the year	3,600,000.00	Tax Deducted at Source- Old	120,161.00
Less: Expenditure incurred during the year	(3,430,210.00)	TDS Current Year	243,946.00
	169,790.00	Receivable from Members	218,400.00
Reserves & Surplus		Security with BSFS	13,333.00
Members Equalization Fund	689,707.14	Prepaid Expenses (Schedule-III)	
Income & Expenditure A/c	(81,030.83)		
	608,676.31		
Current Liabilities & Provisions			
Expenses Payable (Schedule-I)	323,001.00		
Building Modification Fund	50,000.00		
Advance from Members	8,552.21		
T.D.S Payable	72,441.00		
Security Deposit	195,000.00		
	548,994.21		
TOTAL	2,090,192.51	TOTAL	1,611,778.96

As per our separate report of even date attached.

for Vishwas Nagar Evacuee's Plot Purchasers CGHS Ltd.

Dated: 10.12.2023
Place: New Delhi

UDIN: 23094974BGTJX6761



[Signature]
President
[Signature]
Secretary
[Signature]
Treasurer

TDS Recoverable 31.03.2023	
BSFS	1,529.00
Reliance	55,152.00
Indus	53,480.00
	120,161.00
TDS 31.03.2023	3,360.00
Electrician Charge	210.00
Boon Barrier Exp	300.00
House Keeping	540.00
Repair & Maintenance	1,110.00
Architect	10,000.00
Lift Maintenance	983.00
Lift Replacement	55,932.00
	72,441.00
TDS 31.03.2022	1,160.00
	210.00
	300.00
	540.00
	540.00
	178.00
	2,488.00

VISHWAS NAGAR EVACUEE'S PLOT PURCHASERS CO-OPERATIVE GROUP HOUSING SOCIETY LTD.
RECEIPT AND PAYMENT ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2023

Receipts	Amount	Payment	Figures in Rs. Amount
Opening Balance			
Cash-in-hand	-	Audit Fees Paid	12,250.00
State Bank of India	717,066.12	Architech Fees	90,000.00
		Postage & Couriers Exp.	144.00
Receipts from Members	5,520,815.42	Ground Rent DDA	108,000.00
Interest Income received	66,271.00	Maintenace Exp. General	65,010.00
Hall Booking Charges	15,000.00	Building Repair & Maintatence	346,859.00
Ground Rent Received	108,000.00	Building Insurance	80,000.00
Tower Rent From Indus Tower/Reliance	1,105,737.68	Lift Maintenance	144,183.00
Misc Income and Short & Excess	16,752.37	Electricity Expenses Paid	3,110,067.00
Lift Replacement Fund	3,600,000.00	Agm/ Meeting Expenses	28,570.00
Architech Fees Recovered From Members	100,200.00	Bank Charges	4,456.57
Scrap sales	97,280.00	Boom Barrier Expenses	76,263.00
		Conveyence	3,030.00
		Electrication Charges	98,601.00
		Festival Expenses	37,360.00
		MemberShip Fees	4,000.00
		Gardening Expenses	37,200.00
		Generator Expenses	4,500.00
		House Keeping Charges	215,820.00
		Fixed Assets Purchased	86,133.00
		Plumbing and sanitary Works	1,263,047.00
		Repair & Maintence Fire Fighting	114,100.00
		Repair & Maintence Electricals	145,076.00
		Salary and Wages	424,888.00
		Security Guard Expenses	500,640.00
		Water Charges	707,428.00
		Telephone Expenses	16,959.00
		Lift Replacement	3,289,422.00
		Misc Expenses	1,432.00
		Printing & Stationery Exp.	15,781.00
		Professional Charge	3,320.00
		TDS Payable	2,488.00
		Closing Balance	
		Cash-in-hand	19,097.00
		State Bank of India	290,998.02
Total	11,347,122.59	Total	11,347,122.59

As per our separate report of even date
attached.

FOR GIRISH KOHLI & ASSOCIATES
Chartered Accountants
Firm Reg. No.022990N

Girish Kohli

(GIRISH KOHLI, FCA)
Proprietor

M.N 094974

UDIN: 23094974BGTJXF6761



for Vishwas Nagar Evacuee's Plot Purchasers CGHS Ltd.

[Signature]

President

[Signature]

Secretary

[Signature]

Treasurere

Dated: 10.12.2023

Place: New Delhi

VISHWAS NAGAR EVACUEE'S PLOT PURCHASERS CGHS LTD.

(Figures in Rs.)

Expenses Payable

SCHEDULE -I

Amount	Particulars	Amount
893.00	Accounting Charges	-
12,500.00	Audit Fees	12,500.00
-	Excalibur Security Services	41,160.00
44,520.00	Bayonet Security Limited	-
119,221.00	Electricity Charges	-
	Gyan Chand	2,500.00
9,522.00	GSt Payable	9,522.00
39,862.00	Johnson Lift Private Limited	140,788.00
4,453.00	Surinder Malik	-
17,175.00	Pariviom Technologies Pvt Ltd	-
43,770.00	Radiant Infotech	-
5,192.00	Raditent Infratel Pvt Ltd	340.00
7,951.00	Radisson Technology	-
35,148.00	S S House Keeping Services	17,820.00
-	Delcon Engineering	79,811.00
-	Manoj sharma	14,400.00
-	Sherawat paints & Hardware	4,160.00

340,207.00

Total

323,001.00

Prepaid Expenses/ Advances

SCHEDULE -III

Amount	Particulars	Amount
18,450.00	Building Insurance	13,333.00

18,450.00

Total

13,333.00

Interest income

SCHEDULE -IV

Amount	Particulars	Amount
5,901.00	FDR with State Bank of India	5,736.00
22,694.00	Interest from Members	34,072.00
15,288.00	Interest on Deposit with BSES	15,288.00
26,704.00	SB Account	18,440.00
70,587.00	Total	73,536.00

for Vishwas Nagar Evacuee's Plot Purchasers CGHS Ltd.



President



Secretary



Treasurere

VISHWAS NAGAR EVACUEE'S PLOT PURCHASERS CO-OPERATIVE GROUP HOUSING SOCIETY LTD.
INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2023

Figures in Rs.

Previous Year	EXPENDITURE	Current Year	Previous Year	INCOME	Current Year
29,500.00	Meeting / AGM Expenses	28,570.00	2,442,189.00	Electricity Charges Recovered	3,032,699.00
12,500.00	Audit Fees	12,500.00	1,956,200.00	Maintenance Charges	1,950,150.00
2,134.91	Bank Charges	4,456.57	1,186,280.00	Tower Rent (Reliance & Indus Tower)	1,186,280.00
70,800.00	Boom Barrier Expenses	59,388.00	70,587.00	Interest Income (Schedule-IV)	73,536.00
112,197.00	Building Insurance	85,117.00	32,500.00	Rent from Community Hall (Members)	15,000.00
831,520.00	Building Repairs	346,859.00	1,830.00	Membership Fees	17,000.00
2,818.00	Conveyance Expenses	3,030.00	25,898.40	Misc. Income	644,940.00
120.00	Cooperative Education Fund		61,440.00	Water Charges Cr. by DIB (recovery from members)	108,000.00
69,775.00	Depreciation	64,242.00	117,000.00	Ground Rent Received	2.37
2,533,619.00	Electricity Exp.	3,046,778.00	157.00	Short & Excess Charges	97,280.00
99,120.00	Electrician Charge	90,860.00	9,000.00	Scrap sales	100,200.00
10,183.00	Misc Expenses	1,432.00		Architect Fees Recovered From Members	
2,500.00	Festival Exp.	37,360.00			
18,650.00	Member Ship Fees	4,000.00			
62,826.00	Gardening Expenses	37,200.00			
117,000.00	Generator Maintenance & Running	4,500.00			
216,000.00	Ground Rent Exp.	108,000.00			
629.00	House Keeping Charges	199,032.00			
387,973.00	Interest and Late Fees	105,310.00			
14,690.00	Lift Maintenance	60,158.00			
102,296.00	Maintenance Exp. General	1,225,937.00			
5,404.00	Plumbing and Sanitary Work	144.00			
7,597.00	Postage & Couriers Exp.	15,781.00			
	Printing & Stationery Exp.	3,320.00			
	Professional Charge	100,000.00			
72,521.00	Architech Fees	225,997.00			
375,000.00	Repair & Maintenance Electricals	128,500.00			
504,000.00	Repair & Maintenance Fire Fighting	423,995.00			
	Salaries & Wages Paid	500,640.00			
20,071.00	Security Guard Exp.	70,232.56			
61,217.00	Rental Charges Reversed	16,959.00			
	Telephone Exp.	707,428.00			
	Water Charge				
170,420.49	Excess of Income over Expenditure for the year b/d	(492,638.76)	5,913,081.40	TOTAL	7,225,087.37
5,913,081.40	TOTAL	7,225,087.37	(234,850.32)	Balance b/f from B/Sheet	(81,030.83)
296,396.00	Income Tax paid Previous Years	189,712.00			
1,186,280.00	Tower Rent Appropriated to Building Maint. Fund	1,186,280.00	1,466,075.00	Amount Spent on Repair etc. out of Tower Rent	1,354,437.00
(81,030.83)	Balance c/f to Balance Sheet	(595,224.59)	170,420.49	Appropriation	(492,638.76)
		780,767.41	1,401,645.17	Excess of Income over Expenditure for the year	780,767.41
1,401,645.17					

As per our separate report of even date attached.

FOR GIRISH KOHLI & ASSOCIATES

Chartered Accountants
Firm Reg. No. 022990N

(GIRISH KOHLI, FCA)

Proprietor

M.N. 094974

UDIN: 230949748GTJXF6761



For Vishwas Nagar Evacuee's Plot Purchasers CGHS Ltd.
President
Secretary
Treasurer

Dated: 10.12.2023
Place: New Delhi

Vishwas Nagar Evacuee's Plot Purchasers CGHS Ltd.

Vishwas Apartment, Plot No. 6A, Sector-23, Dwarka, New Delhi-110077

Members Expelled/Enrolled during the year ended 31.3.2023

FLAT No	OLD MEMBERSHIP No.	OLD MEMBER	NEW MEMBER	NEW MEMBERSHIP No.	DATE OF ENROLMENT
1	130	Sh Saurabh Kr Singh & Sh Gyanendra Singh	Smt Pooja	143	17/04/2023
2					

for Vishwas Nagar Evacuee's Plot Purchasers CGHS Ltd.



President



Secretary



Treasurer

Vishwas Nagar Evacuee's Plot Purchasers CGHS Ltd.
Vishwas Apartment, Plot No. 6A, Sector-23, Dwarka, New Delhi-110077

DEFAULT IN REPAYMENT OF DCHFC/DSC/OTHER LOANS FOR AUDIT PERIOD 2022-2023

NAME OF THE SOCIETY : M/s Vishwas Nagar Evacuee's Plot Purchasers CGHS Ltd.

S.NO.	MEMBER NAME SOCIETY ADDRESS	MEMBERSHI P NO/ SOCIETY REGN.NO	FLAT NO. (IN CASE OF G/H SOCIETY	LOAN RAISEED	OUTSTA NDING	DEPAULT TOWARDS PRINCIPALE	DFAULT TOWARDS INTT/ OTHER CHARGES	TOTAL COL 7 & 8	REMARK
				(Rs.)	(Rs.)	(Rs.)	(Rs.)	(Rs.)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

-----NIL-----

for Vishwas Nagar Evacuee's Plot Purchasers CGHS Ltd.


 President

Secretary


 Treasurere

Vishwas Nagar Evacuee's Plot Purchasers CGHS Ltd.
Vishwas Apartment, Plot No. 6A, Sector-23, Dwarka, New Delhi-110077

LIST OF RECORDS AS ON 31.03.2023

<u>S.No.</u>	<u>PARTICULARS</u>
1	Membership Registers
2	Cash Book
3	Vouchers Files
4	Receipt Books
5	Bank Pass Books
6	Bank Statement Files
7	General Ledgers
8	Proceeding Registers
9	Share Certificate Books
10	Registration Files
11	Application Files
12	Personal Ledgers
13	DDA Perpetual Lease Deed Files
14	Individual Members' Files
15	Various Suppliers Files
16	Misc. Files

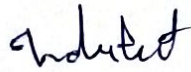
for Vishwas Nagar Evacuee's Plot Purchasers CGHS Ltd.



President



Secretary



Treasurer

Vishwas Nagar Evacuee's Plot Purchasers CGHS Ltd.
Vishwas Apartment, Plot No. 6A, Sector-23, Dwarka, New Delhi-110075

List of Members of Managing Committee as at 31-03-2023

<u>S. No.</u>	<u>Name of Member</u>	<u>Designation</u>
1	Sh. Surendra Malik	President
2	Sh. Sanjeev Roy	Vice President
3	Sh. Nitn Jain	General Secretary
4	Sh Anshul Saxena	Joint Secretary
5	Smt. Indu Gupta	Treasurer
6	Dr. Kanta Bhatia	Executive Member
7	Smt. Vanita Raheja	Executive Member

for Vishwas Nagar Evacuee's Plot Purchasers CGHS Ltd.

  
President Secretary Treasurer

Vishwas Nagar Evacuee's Plot Purchasers CGHS Ltd.
Vishwas Apartment, Plot No. 6A, Sector-23, Dwarka, New Delhi-110077

Audit Period 01.04.2022 to 31.03.2023

District: South West

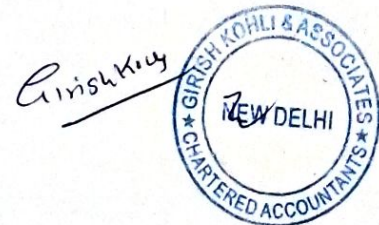
Name of the Society : Vishwas Nagar Evacuee's Plot Purchasers CGHS Ltd.
Address of the Society : Plot No. 6A, Sector-23, Dwarka New Delhi-110077
Address of the Site (G/H) : -----do-----
Regn. No. : 2027 G/H
Deposit : Nil
Paid Up Capital : Rs. 6000/-
Detail of Bank A/c as per Audit Report : As per Annexure Enclosed
Details of Financial Assistance Claimed /MDA etc : -----NIL-----
Detail of Loan from DCHGC/ D.S Co-Operative Bank : -----NIL-----
Area of Operation : South West
Date of Last Election held : 16-04-2022
Pending Enquiries (U/s 55/59) : -----NIL-----
No of pending Arbitration cases/suits : -----NIL-----
Audit Fee Claimed 12500
any irregularity of : -----NIL-----
misappropriation/Mismanagement/fraud : -----NIL-----
Name of managing Committee Member during the audit period : As per Detail attached

Audit Period	31.03.2022	31.03.2023
No of Member	60	60
No. off Resigned / Expelled Members	3	1
No of New Enrolled Members	3	1
Name of C.A.	V K Suri & Associates	Girish Kohli & Associates
Auditt Classification	D'	D'
Sanctioned MCL	NIL	NIL
Sanctioned CCL	NIL	NIL
Turnover of the Society		
Sales		
Net Profit/Loss		
Education Fund Due		
Education Fund Paid		

for Vishwas Nagar Evacuee's Plot Purchasers CGHS Ltd.




President Secretary Treasurer



Auditor



भारतीय स्टेट बैंक
State Bank of India

SBI- DWARKA SECTOR-23 NEW DELHI CODE-32182

PROPERTY NO.4, BLOCK A, SECTOR-23, NEW DELHI-75
PHONE NO -011-28053788, FAX NO-011-28053739

DATED:-15/12/2023

TO WHOM SO EVER IT MAY CONCERN

This is to certify that VISHWAS NAGAR EVACUEES PLOT PURCHASERS CGHS LTD is maintaining saving bank account 30985952900 with us

The balance as on 31/03/2023 in his account is as under:-

SAVING BANK A/C :30985952900 Rs 362335.02/-

This certificate have been issued at the request of the customer.

Branch Manager,
Sec-23, Dwarka
New Delhi.
Email – sbi.32182@sbi.co.in



Vishwas Nagar Evacuee's Plot Purchasers CGHS Ltd.**Vishwas Apartment, Plot No. 6A, Sector-23, Dwarka, New Delhi-110077****LIST OF PART TIME STAFF AS AT 31.03.2023**

<u>S.No.</u>	<u>Name</u>	<u>Designation</u>
1	Santosh Chaudhary	Manager
2	Dinesh	Plumber
3	Tiroki Nath Mishra	Gardener
4		
5		

for Vishwas Nagar Evacuee's Plot Purchasers CGHS Ltd.



President



Secretary



Treasurer

Vishwas Nagar Evacuee's Plot Purchasers CGHS Ltd.
Vishwas Apartment, Plot No. 6A, Sector-23, Dwarka, New Delhi-110077

Cash in hand as at 31.03.2023

This is to certify that the balance of Cash in hand as on 31.03.2023 as per the cash book was
Rs. 19,097 (Nineteen Thousand and Ninty seven Only).

for Vishwas Nagar Evacuee's Plot Purchasers CGHS Ltd.



President



Secretary



Treasurer

Vishwas Nagar Evacuee's Plot Purchasers CGHS Ltd.
Vishwas Apartment, Plot No. 6A, Sector-23, Dwarka, New Delhi-110077

Bank Reconciliation Statement as on 31.03.2023

State Bank of India

Balance as per Book

290,998.02

Add: Cheque Issued but not Presented for Payment

Date	Name	Ch. No.	Clearing Date	Amount
3/31/2023	Amarkant Jha	997848		3,510.00
3/31/2023	Dharminder	172889		30,000.00
3/31/2023	Dharminder	172885		24,000.00
3/31/2023	Ganesh Trading Company			6,299.00
3/31/2023	Anil Khosla & Compnay			7,528.00

71,337.00

Less: Cheque Received but not persented for payment

Date	Flat No.	Ch. No.	Clearing Date	Amount
------	----------	---------	---------------	--------

Balance as per Bank

362,335.02

for Vishwas Nagar Evacuee's Plot Purchasers CGHS Ltd.

President

Secretary

Treasurare

Vishwas Nagar Evacuee's Plot Purchasers CGHS Ltd.
Vishwas Apartment, Plot No. 6A, Sector-23, Dwarka, New Delhi-110077

CERTIFICATE OF DISPUTES

This is to certify that no dispute of any nature whatsoever was pending at 31st March 2023 in the society with any person whether Member or Non Member.

CERTIFICATE OF INQUIRY

This is to certify that no inquiry of any nature whatsoever is pending in the society as on 31st March 2023

CERTIFICATE OF LIABILITY

This is to certify that there is no contingent liability of any nature whatsoever in the society as on 31st March 2023

CLAIMS AGAINST THE SOCIETY

This is to certify that there is no claim pending against the society of any nature whatsoever as on 31st March 2023

CERTIFICATE OF VERIFICATION OF FIXED ASSETS

This is to certify that the society has periodically viewed and physically verified all fixed assets.

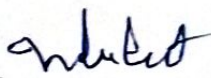
for Vishwas Nagar Evacuee's Plot Purchasers CGHS Ltd.



President



Secretary



Treasurer

Vishwas Nagar Evacuee's Plot Purchasers CGHS Ltd.
Vishwas Apartment, Plot No. 6A, Sector-23, Dwarka, New Delhi-110077

List of MC Meeting

<u>S.No.</u>	<u>Particulars</u>	<u>Date</u>
1	MC Meeting	17/04/22
2	MC Meeting	21/05/22
3	MC Meeting	18/06/22
4	MC Meeting	3/7/2022
5	MC Meeting	13/08/22
6	AG Meeting	2/10/2022
7	MC Meeting	17/12/22
8	MC Meeting	25/02/23
9	MC Meeting	11/3/2023

for Vishwas Nagar Evacuee's Plot Purchasers CGHS Ltd.


President


Secretary


Treasurere

VISHWAS NAGAR EVACUEE'S PLOT PURCHASERS CGHS LTD.

FIXED ASSETS

SCHEDULE-II

(Figures in Rs.)

S. No.	Particulars	Rate of Dep.	WDV as at 01.04.2022	Additions during the year	Adjusted Value as at 31.03.2023	Depreciation	WDV as at 31.03.2023
1	Electrical Fittings	15%	24,597.00		24,597.00	3,690.00	20,907.00
2	Furniture & Fixtures	10%	50,175.00	7,500.00	57,675.00	5,844.00	51,831.00
3	CCTV	15%	85,668.00	30,218.00	115,886.00	14,089.00	101,797.00
4	LED	15%	6,491.00		6,491.00	974.00	5,517.00
5	Computer & Printer	40%	9,760.00		9,760.00	3,904.00	5,856.00
6	Intercom Systems	15%	23,893.00	15,847.00	39,740.00	4,823.00	34,917.00
7	Speaker	15%	11,182.00		11,182.00	1,677.00	9,505.00
8	Society Board	15%	29,091.00		29,091.00	4,364.00	24,727.00
9	Street Lights	15%	48,683.00		48,683.00	7,302.00	41,381.00
10	Water Motors	15%	61,305.00		61,305.00	9,196.00	52,109.00
11	Oxygen Concentrator	15%	47,600.00		47,600.00	7,140.00	40,460.00
12	Fogging Machine	15%		32,568.00	32,568.00	1,239.00	31,329.00
Total			398,445.00	86,133.00	484,578.00	64,242.00	420,336.00

for Vishwas Nagar Evacuee's Plot Purchasers (CGHS) Ltd.



[Signature]
President

[Signature]
Secretary

[Signature]
Treasurer

VISHWAS NAGAR EVACUEE'S PLOT PURCHASERS CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

(Regd No 2027)

VISHWAS APPARTMENT, PLOT NO 6A, SEC 23, DWARKA NEW DELHI 110077, TELE:
4572818

Dated: 22 Feb 2024

MINUTES OF THE MEETING AGBM - 11 FEB 2024

1. The AGBM was called for 2023-24 vide notice dated 28 Jan 24. The scheduled time for commencement of AGBM was 1000 h, however, due to lack of quorum, the same was postponed to 1100 h. The AGBM commenced at 1100 h with the available quorum. The President welcomed all available members and regretted the delay in convening the AGBM due to unavoidable circumstances.

2. **Presentation of Audited Report FY 2022-23.** The audited report for FY 2022-23 was presented before the house for consideration. Sh Nandji Mishra questioned the delay in audit report and convening of the meeting. The President informed all members that the procedure for appointment of auditor and subsequent availability of auditor occasionally leads to delay, which was the case this year. Sh Nandji Mishra wanted to know if the tax return had been filed, to which it was informed that it had been filed. He further asked if the approval of GBM is not required for the audit report and if the GBM wanted to amend the same. Dr AK Gupta, intervened in the discussion and said that since a qualified auditor appointed by the RCS had approved the financial statement, such an issue should not arise. The President briefed the house that as per Sec 31 (1) (c) of DCS Act, it was the "consideration of report by the AGBM". He was also informed that the tax return had been filed. Sh Nandji Mishra further asked about the rent reversal which had been shown in the in I&E Account. The President explained that it was an incorrect calculation of rental increase which had been done by the Society, which was reconciled and thus, reversal entry. Sh Nandji Mishra asked that the total expenditure on plumbing should be circulated to the members. The President said that the same would be done.

Decision. The annual audit report was adopted by the GBM.

3. **Approval for Budget 2023-24.** The budget for the FY 2023-24 was presented to the GBM. Sh PK Budhiraja brought out the increase in the expenses. The President informed the GBM that the expenses had increased many folds since the last revision of the MMC in 2018. In the current year the expenses could be barely met since the AMC of lifts was substantially less, but the same would not be possible in FY 2024-25. This



would require an increase in MMC. The details of the discussion and decision are listed subsequently under the relevant heading.

Decision. The GBM approved the budget for FY 2023-24.

4. **Upgrade to Dual Fuel Generators/ PNG Generator.**

The

President informed that as per CAQM F No 11018/01 2021- CAQM dated Sep 2023, there is prohibition on use of Diesel Generators. They were required to be changed to Dual Fuel generators or PNG generators by Dec 2023. The members were informed that present generators could be used only if the PNG company was unable to provide PNG connection, even in that case the back up supply was to be only used for emergency services. The members were also informed that further to the CAQM letter dated Sep 2023 mentioned above, a fresh letter CAQM 18015/01/2022 - MERD/3277-97 dated 06 Feb 2024 had recommended environmental damages charges to be levied in case of continuing use of diesel generators. The members wanted to know the current capacity of the generator. They were informed that the present generator was of 82.5 KVA capacity, however, in PNG generators only 62.5 KVA or 125 KVA generators were available. The quotations from authorised vendors through INDIA MART were invited. The approximate cost was Rs 13,50,000 to Rs 14,40,000, GST, installation charges, civil and electrical works and IGL connection would be additional. This would take the cost per generator to Rs 20,00,000 approximately. It was suggested to the members that one generator could be brought new and one of the present generator could be for the moment converted to PNG at an approximate cost of Rs 4,00,000, the other generator could be either back loaded in buy back or retained for cannibalisation depending upon the economics of each option.

Decision. Towards replacement of present diesel generators to PNG generators the GBM decided on the following course of action:

- (a) Buy qty one new PNG Generator (Kirloskar/ Cummins/ Mahindra) of 125 KVA capacity, include other charges as explained above.
- (b) One of the present Diesel Generators to be converted to PNG.
- (c) The other present Diesel Generator to be either sold in buy back (if option available)/ scrap/ retained for cannibalisation, depending upon the economics.

5. **Revamp of Rain Water Harvesting System.** The members were informed that as per the current NGT guidelines only rooftop rainwater is to be routed into the RWH system. All the surface water and water from balconies is required to be routed into the drainage system. The deadline for implementing the same is 31 Mar 24, failing which DJB would impose penalties for the same. The members were also informed that the present contractor had been approached to relay the RWH system as per the new norms. He had suggested that the roof top water would be routed through a new pipe which would run along the existing RWH line and drained into the existing RWH pit. The remaining water from balconies and surface would be drained from present system into



the drainage system. The total cost involved in this project would be about Rs 7,65,000/-. The members wanted to know if any other vendor had been contacted. They were informed that the present contractor is an approved contractor of DJB and has been providing satisfactory services over the last many years. In between another vendor was engaged for RWH system certification, however, the same was not acceptable to DJB and hefty penalty had to be paid, subsequently, the present vendor was again engaged.

Decision. The members agreed for early revamp of the RWH system as per current norms with the present contractor to be engaged for this work.

6. **Structural Audit.** The members were informed that DDA had ordered the structural audit vide DDA No F08(2020)DDA/Bldg/399 dated 25 Jul 22. This issue had been discussed in the last AGM as well. The MC consulted other CGHSs and was informed that Sh Bindeshwar Pandit of BP and Associates had carried out the structural audit of many Societies to the satisfaction of the respective societies. The proposal was asked from him and he has quoted a figure of Rs 2700/ plus GST for the same. In addition to the above amount, the cost of labour and retrofitting/ repair if required to be carried out would be separate. The procedure of structural audit was explained in detail to the members.

Decision. The members agreed to get the structural audit done on priority through the proposed auditor.

7. **Covering of Shafts.** The issue of covering of shafts was discussed with members.

Decision. The members were of the opinion that covering of shafts should be initiated once the seepage issues are fully addressed.

8. **Fire Fighting System Certification.** The members were informed that fire fighting system had been revamped and an application was filed for obtaining the NOC from the Fire Deptt. However, the inspector objected that the sealing of the lift for the basement was broken and the electrical shafts needed to be covered. Besides, there were other points of minor nature which had been resolved. Accordingly, four vendors had been approached for construction of lift lobby and covering of electrical shafts. Only one of them, M/S Bhawan Fire Pvt Ltd had responded and quoted an amount of Rs 6,03,000/ plus additional civil works. The members were also informed that the fire shafts had been encroached by the residents and the same need to be vacated. The issue of convenience fee being demanded by various deptts were also brought to the notice of the members, and since the amount is paid in cash, the MC was reluctant to go ahead. Sh Atul Bhatnagar brought out that he may be able to get additional reputed vendors as also some contacts to obtain the NOC from Fire Deptt.

Decision. The house agreed that if possible competitive bidding should be there and asked Sh Atul Bhatnagar to hand over the required information to MC in this regard



within one month. The members also affirmed faith in the MC for convenience fee whenever required. The MC on its behalf said that whenever such payments are being made, a couple of other members would be requested to be available.

9. **Contingency Fund.** The members were briefed that as per DCS Act Sec 81 and DCS Rule 94 all CGHSs are supposed to create a Building Replacement Fund within 5 years of occupancy or obtaining completion certificate whichever is earlier. However, in the present case the same had not been created and the present works which have been discussed involve a significant expenditure. At present tower rent was being reappropriated for this purpose which would not be adequate to meet up this expenditure.

Decision. The members were of the opinion that like collection for lifts, same route should be followed for collection of funds. A rough calculation was carried out and approximate expenditure of Rs 60,00,000 lakh was expected for the following works:

- (a) Replacement of one generator to PNG generator.
- (b) Conversion of one existing generator to PNG generator.
- (c) Revamp of RWH System.
- (d) Structural Audit and expenses thereof for retrofitment and repairs.
- (e) Construction of Lift Lobby in basement and coverage of electrical shafts and NOC from fire deptt.
- (f) Repairs for electrical panels and NOC from concerned deptt for handing over the system to BSES.
- (g) Repair of overhead tanks.

The exact expenditure would be worked out and shared with members and demand broken down in four quarters would be raised. This resolution would be considered as approval for the same and no fresh (S)GBM may be called for the purpose.

10. **Repair of Gritwash and Painting of Exteriors.** The members were briefed that gritwash had been coming out from many places, as also the the seepage from sloping portion of the roof was leading to water seepage in top floor flats and causing damage to the structure. Once these repairs are carried out, the painting of exteriors is also required. M/S Asian Paints had sent a proposal for exterior painting at a cost of Rs 26,00,000/.

Decision. The members were of the opinion that a reputed contractor needs to be engaged for exterior repairs and painting subsequently. This work may be taken up in the next financial year.

11. **Seepage from flats and Non Cooperation by Members to Initiate Repairs.** The issue was discussed in detail. The members expressed their concern that seepage had been a major issue which was creating not only a nuisance in individual flats but also weakening the structure. The most probable cause of seepage was also discussed which was the joint in sewage and drainage lines below the floor in



bathrooms. While the members claim that they had changed the pipes of their bathrooms, in 95% of the cases cast iron pipes were visible from outside which had been shown to Sh Piyush Joshi during one of the interactions. The President informed that members had been approached individually and some of the members had humiliated the MC members during such meetings, and it was decided that henceforth MC members would not visit any flat for any purpose. Sh Ocean Talwar informed that in other societies if the seepage is not resolved within 15 days the water supply to the affected bathrooms is disconnected.

Decision. The members asked the MC to be stern with members on this issue and take action as per DCS Act Sec 03 and DCS Rules 106(5) and 106(1).

12. **Electrical Transformer Licence.** The members were informed that the condition of the electrical panels and transformers was deteriorating by the day and it was best to carry out the necessary repairs and handover to BSES as part of the individual meter project. They were also informed that two major overhauls had been carried out on the transformers which is quite an expensive affair.

Decision. The members authorised the MC to carry out necessary action for moving towards individual meters and all allied expenses to be collected from members.

13. **Overhead Tank Repairs.** The members were briefed that the overhead tank in Tower B had a major leakage issue which was causing deterioration of the structure. This needs to be repaired at the earliest. For this purpose a contractor had been approached who suggested that a temporary water line would have to be laid between Tower A and Tower B to maintain supply of water. Thereafter the repairs would be carried out. Sh Ocean Talwar suggested that at the same time repairs if required in the overhead tank of Tower A may also be undertaken. Sh Amit Goel suggested that installation of Syntex Tank of the required capacity may be explored. He as informed that placing the Syntex Tank on the roof top would be a costly affair requiring installation of crane for this purpose. Sh Bhatla suggested that tanks in form of individual panels are available which can be assembled as per requirement. The President informed that he was not aware of such a mechanism and if Sh Bhatla could provide the contact details of such vendors.

Decision. The members decided to include the repairs of the overhead tanks in the current year. The decision on assembled tank or repairs to current tanks was left to the MC.

14. **Upkeep and Upgrade of Community Hall.** The members were informed that individual members have often approached the MC for installation of the fly proofing and air conditioners in the Community Hall.

Decision. The members were of the opinion that it was a requirement but not high on priority at the moment and could be postponed to subsequent time.



15. **Review of Monthly Maintenance Charges.** The members were informed that the last revision of MMC was in Jun 2018. The increase in payments for salaries as well contractors was making it difficult to manage the expenditure. The MC proposed increase in MMC by Rs 750/ pm. Sh Nandji Mishra brought out that instead of using tower rent for capital works since, now a Replacement Fund in terms of quarterly demands was being created, the tower rent may be used for normal running expenses of the society. Other members were also of the similar opinion.

Decision. It was decided that tower rent henceforth would be used augment the MMC with no increase in MMC contribution.

16. **Encroachment in Common Area.** The members were briefed that a lot of residents had encroached upon common area in corridors, roof tops, fire shafts, electrical shafts and basement. This included flower pots, cupboards, old cycles and vehicles, C&D waste, etc. The members equivocally expressed their opinion towards action against all encroachments.

Decision. The members authorised the MC to take action on all defaulting members/ residents to remove encroachments from common areas as per DCS Act Sec 76(6) and DCS Rules 89(5) and 89(6). The members also agreed to charge the defaulters @ Rs 2 per sq ft per day for any encroachments after a 15 days period to remove all personal effects from the common area. The members also asked the MC to send notices to all members who had covered their balconies, that they would be responsible for any action by DDA/ MCD in future and the society would not bear any cost. This was to avoid any legal issues at a later date.

17. **Lift Usage and Upkeep.** It was brought out that the members using the lifts for hauling of construction material and demolition waste do not make any attempt to clean the lifts. Besides this the residents involved in shifting also cause damage to the lift interiors. Within a period of one year since renovation of lifts considerable deterioration has happened in the lift interiors due to this reason. Members were of the opinion to charge additional charges if the residents were using the lifts for these tasks. Sh PK Budhiraja suggested that suitable material may be procured by the MC and provided and residents during shifting and haulage of construction material, etc. The members opined that these additional charges are legal? The members were informed that as Delhi High Court WP (C) 1346/2021` CM Appl 41730/2022 dated 05 Feb 24. The AGBM was authorised to levy any additional charges for this purpose.

Decision. After a lot of discussion a consensus was reached on the charges for additional lift usage, which is as given below:

(a) The members would inform the MC before any construction activity is commenced in their flats. Also the shifting in and out will be informed by the owner to the MC



(b) For Civil Works in individual flats beyond 15 days Rs 500/ and for subsequent months or part thereof Rs 1500/ per month. In addition, any damages to the lift would be charged to the member as per actuals.

(c) For any shifting in or shifting out Rs 2000/ would be charged to the resident vacating as well as occupying the flat. In addition, any damages to the lift would be charged to the resident as per actuals.

18. **Relaying of Perimeter Road.** The members were informed that the perimeter road top surface had come out in places where cables etc were being routed. They were also informed that the contractor undertaking the RWH system revamp had been told to carry out patch repairs in the existing quotation if there was any saving in terms of traps and length of pipes.

19. **Growth of Trees along the Perimeter Wall.** The members were informed that a few trees were putting pressure on the perimeter wall. It was also apprised that it was next to impossible to get permission to cut these trees. A viable option as discussed with the President of Vedanata Apts, Plot 6C, Sec 23, was to remove the straight wall at such locations and make a curved wall or install an iron grill.

Decision. The members authorised the MC to take a decision in this respect in discussion with the MC of neighbouring societies.

POINTS BY INDIVIDUAL MEMBERS

20. **Sh PK Budhiraja.**

(a) Seepage - Point adequately discussed vide para 11 and decision arrived at.

(b) Covering of Shafts - Point adequately discussed para 7 and decision arrived at.

(c) SOP for lift usage particularly for construction activities with an emphasis on cleaning, prevention of damage, protective arrangements, etc. - Point adequately discussed vide para 17 and decision arrived at.

(d) Removal of discarded furniture, old wooden fittings, building material, abandoned vehicles, bicycles, etc. from basement/ fire fighting shafts, etc. - Point adequately discussed vide para 16 and decision arrived at.

(e) Progress outcome of Forensic Audit as decided in the last AGM - The member was informed that there is no provision in DCS Act and Rules for this kind of Forensic Audit. The member may approach RCS under relevant provision of DCS Act and Rules for the same.

21. **Sh Pramod Kumar.**

(a) Seepage is a major issue of the flats, due to which there is a deterioration in condition of flats. The same needs to be discussed and a common solution needs to be followed. - Point adequately discussed vide para 11 and decision arrived at.



(b) The proposal for extension of flats as per the revised FAR norms needs to be discussed among members once again. - Sh Nandji Mishra opposed inclusion of the point in every AGBM, despite the fact it had been rejected earlier since 75% of the members did not give their consent for the same. The President informed Sh Nandji Mishra that the MC was duty bound to include all points forwarded by members for discussion in AGBM. Sh Mahesh Juyal wanted to know if it was anywhere given in DCS Act and Rules that 75% have to agree to commence FAR extension? The President informed that there was no percentage given it is only a majority resolution which is 51%. For the smooth construction and keeping the cost equitable a higher number of members opting for the project is always preferred. Sh Sandeep Dhiman suggested that structural audit may be initiated on priority and based on recommendations of the structural audit the consent of members individually, like last time, for FAR extension may be obtained. The President informed Sh Sandeep Dhiman that structural audit was a mandatory requirement for FAR extension.

Decision. It was decided that a SGBM be called post structural audit for discussing the FAR extension.

22. **Sh Amit Goel.**

(a) Structural Audit. - Few cracks and debris falling occasionally, hence the structural audit of the building should be a priority as was decided in one of the earlier GBM. - Point adequately discussed vide para 6 and decision arrived at.

(b) Seepage - This is still continuing despite efforts. - Point adequately discussed vide para 11 and decision arrived at.

(c) Forensic Audit - Per discussion on Forensic Audit in the AGM 2022, hope you should be able to process and provide an update on this at the forthcoming GBM. - Reply given vide para 20 (e) above.

(d) Accountability - A decision must be made as to who should be held responsible for losses on account of loose wires, or any other maintenance related mis-happening within the Society premises. - The members were informed that it is each and every member's responsibility to bring to the notice of the MC any such potential hazards and thereafter it is the MC responsibility to get the same rectified. The GBM also arrived at a consensus about the reporting procedure. Henceforth, all complaints would be informed to guards through intercom and caretaker through mobile/ WhatsApp/ Intercom. They would make entry in complaint register which would be taken by used by the service providers for attending such complaints. The MC would peruse the same on regular basis. In addition, email can also be used to register complaints. The MMC bills would also be sent through email to members. In regard to any compensation which may be demanded by members, the members are requested to approach the RCS for appointment of resolution of the same as per extant rules.

23. **Sh Sanjiv Roy.**

(a) Extension and beautification of Society. - Point discussed vide para 21 (b) above.



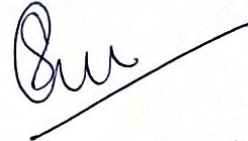
(b) All certificates to be processed which are required and necessary for an esteemed Society. - Points discussed above and decision arrived at.

24. Sh UK Madan. Continuous leakage of water in all three bathrooms in my flat from the respective bathrooms of flat no 173 above. The situation is becoming dangerous and I feel if the corrective actions are not immediately, serious mishap can occur any time. - Point adequately discussed vide para 11 and decision arrived at.

25. The President thanked members for their participation in the AGBM. There being no further points the AGBM came to a close at 1530 h.



Vitin Jain
Secretary
Vishwas Nagar EPP CGHS Ltd.
Regd. No.2027



(Surendra Malik)
President
Vishwas Nagar EPP CGHS Ltd.
Regd. No.2027