

Website: <http://www.pundrikhousingsociety.com/>

Phone: 011-45018519

**THE PUNDRIK COOPERATIVE GROUP HOUSING SOCIETY LIMITED**  
D-177, Pundrik Vihar (Opp. D-Block, Sarswati Vihar) Pitampura, Delhi-110034  
[Regd No. 61(H) Dated 14-7-1971]

Dated 11 September, 2023

**ANNUAL GENERAL BODY MEETING OF THE SOCIETY**

Dear Members,

In accordance with the provisions under section 31 (1) of the Delhi Cooperative Societies Act, 2003, it has been decided by the Managing Committee to hold the **Annual General Body Meeting (AGM) of the Society on Sunday, the 1<sup>st</sup> October, 2023 at 10.00 AM** at Satsang Bhawan, Pundrik Vihar, Delhi. In the absence of requisite quorum within 30 minutes of the start of the meeting, there will be a further break of 15 minutes and thereafter the meeting will be started at 10.45 AM without waiting for the quorum.


**Agenda of the meeting will be as follows:**

- Item No. 1:** Condolence in the memory of members/residents, who have expired after the last AGM held on 19.06.2022
- Item No.2:** Confirmation of the minutes of the last AGM held on 19.06.2022 (Copy of the Minutes enclosed-Annexure-I).
- Item No.3:** Action taken on the decisions taken in the last AGM (Annexure-II)
- Item No.4:** Approval to the Annual Accounts of the Society for the year 2022-23 (Annexure-III)
- Item No.5:** Maintenance issues of the Society, if any and views/suggestions of members.
- Item No.6:** Any other matter with the permission of Chair.

**[Lunch will be served at 1.30 PM]**

All Members of the Society are cordially invited and requested to attend the Annual General Body meeting on the **1<sup>st</sup> October, 2023 (Sunday) at 10.00 AM**.

Yours sincerely,



(S.P. Singla)

Honorary Secretary  
M.No.9810010875

Copy to:

1. Registrar of Cooperative Societies, Govt. of NCT Delhi, Parliament Street, New Delhi-110001
2. Notice Board of the Society

— 1 —

2022

ANNEXURE - I

Phone: 011-45018519

**THE PUNDRIK COOPERATIVE GROUP HOUSING SOCIETY LIMITED**  
D-177, PundrikVihar (Opp. D-Block, SarswatiVihar) Pitampura, Delhi-110034  
[Regd No. 61(H) Dated 14-7-1971]

Website: <http://www.pundrikhousingsociety.com/>

Dated: 30<sup>th</sup> June, 2022

**MINUTES OF THE ANNUAL GENERAL BODY MEETING OF THE PUNDRIK COOPERATIVE GROUP HOUSING SOCIETY HELD ON 19<sup>TH</sup> JUNE, 2022 AT SATSANG BHAWAN, PUNDRIK VIHAR, DELHI-110034**

1.1 The meeting, which scheduled to be held at 10.00 AM. After waiting for 30 minutes due to lack of requisite quorum, the meeting was adjourned for 15 minutes and thereafter the meeting was held without waiting for the quorum at 10.45 AM in terms of Rule 48 (3) of the Delhi Cooperative Societies Rules, 2007. Meeting was presided over by Shri S.K. Bansal, President of the Society.

1.2 Shri S.K. Bansal welcomed the participants and stated that this AGM is being held after a short gap of about 7 months only since the last AGM was held on 14<sup>th</sup> November, 2021 after the lifting of Covid-19 restrictions. He mentioned that the 3-year term of the existing managing committee is expiring on 30<sup>th</sup> June, 2022 and election for electing the new managing committee is also scheduled to be held today from 2.00 PM to 6.00 PM as last agenda item of the AGM. The participating members were, therefore, requested to be very brief and to the point while expressing their views & comments on the agenda items so that the meeting could be concluded in time for holding the election. Thereafter, the agenda items were taken up for consideration and decision, as follows:

**Item No. 1: Condolence in the memory of members/residents who have passed away after the last AGM held on 14<sup>th</sup> November, 2021.**

1.3 One minute's silence was observed three times 'Gayatri Mantra' was recited in the memory of following members/residents of the Society, who have passed away after the last AGM held on 14.11.2021:

S No	Date	Flat No	Name	Relationship
1	28.11.2021	D-110	Shri Ajay Goel	S/o Shri Kishori Lal Goel
2	14.12.2021	D-189	Shri Sham Lal Gupta	S/o Shri Durga Prasad Gupta
3	24.01.2022	D-173	Shri Ravinder Prakash Gupta	S/o Shri Desh Raj
4	29.01.2022	B-90	Shri Praveen Singhal	S/o Shri R.B. Singhal
5	21.02.2022	C-132	Smt. Manju Vashisht	W/o Shri Vijay Prakash Vashisht
6	08.03.2022	D-185	Shri Bhupesh Bhatia	Husband of Smt. Simmi Bhatia
7	15.03.2022	D-196	Shri G.P. Gupta	Husband of Smt. Satya Wati
8	07.05.2022	D-166	Shri Lal Chand Gupta	Father of Shri Mukesh Goel

**Item No. 2 Confirmation of Minutes of the last AGM held on 14<sup>th</sup> November, 2021:**

2.1 It was brought out that the Minutes of the last AGM held on 14.11.2021 were circulated to all members on 26<sup>th</sup> November, 2021. The same were again enclosed with the AGM Notice dated 2<sup>nd</sup> June, 2022. **The House agreed that there was no need to read the minutes again and taking into consideration that no request for any amendment was received from any member, the minutes were confirmed unanimously.**

**Item No. 3: Achievements & action taken report on the decisions of the last AGM held on 14.11.2021:**

3.1 It was brought out that the action taken report on the decisions of the last AGM held on 14.11.2021 and major achievements by the Society have already been shared with the members with the Agenda Notice dated 2<sup>nd</sup> June, 2022. The Managing Committee with the cooperation and support of all the residents tried its best to maintain the essential services like uninterrupted water supply, keeping the street lights, CCTV Cameras & Inter-com facility fully functional, proper cleanliness, desilting of sewers & drains, ensuring effective security services and availability of other maintenance staff to attend to the electric and plumbing complaints of the residents. However, due to short time of only 6-7 months available after the last AGM, though a number of decisions have been implemented, the following matters are still pending and under process:

**(1) PARKING OF VEHICLES:**

3.2 Shri S.P. Singla, Secretary informed that as decided in the last AGM, a committee comprising of members from the Managing Committee and three residents, namely, Mr. Ayush Gupta (B-114); Mr. Deepak Garg (B-63) and Mr. Nitin Kapoor (B-108) was constituted to properly manage the Parking problem in the Society. He stated that as per the survey carried out by the Managing Committee, there are about 230 cars in the Society, with 92 flats having one car each; 62 flats having two cars and 4 flats have 3 cars each. About 180 cars are parked in the Society and the remaining 45-50 cars are parked outside. Thus, there are about 55 flats who are not parking any car because many flats are un-occupied and some flats do not have a car. He also mentioned that actually, only about 160 cars can be comfortably parked inside the Society and the remaining 20 cars are parked in a very congested and haphazard manner.

3.3 Based on the recommendations of the Parking Committee in its meeting held on 22<sup>nd</sup> January, 2022 and meeting of the managing committee held on 6<sup>th</sup> February, 2022, following decisions were taken:

- i. Considering the limited availability of space to accommodate 160-170 cars only inside the Society and to avoid the practice of back-to-back parking, permission should be granted for parking of one car only for each flat, irrespective of the number of cars owned by them. All remaining cars should be parked outside the Society;
- ii. This would atleast solve the immediate problem and in case the number of single cars increase in future, the matter would be considered for accommodating more cars.
- iii. New Stickers will be got printed, separately for parking of cars inside the society and those to be parked outside;
- iv. For ensuring safety of cars parked outside the Society, arrangement would be made for round the clock security by deployment of two Security Guards, installation of CCTV Cameras on the outside road and one Porta Cabin for the sitting of Security Guards. Matter would be discussed with the representatives of the adjoining four Societies in this regard.

- v. Even under the new arrangement, the existing practice of parking on first-come-first served basis without any reservation of space, would continue to be followed.

3.4 The House was informed that three joint meetings have been held with our 4 adjoining Societies (Rang Mahal; Shivalik Apartments; Xavier Apartments and Mitra Vihar) and last meeting was held on 27<sup>th</sup> March, 2022 to discuss the issues of common interest like deployment of 3 Security Guards (one in the morning and two in the night), installation of CCTV Cameras on the outside road, provision of one Porta Cabin for the sitting of Security Guards, etc. **A policy decision has been taken with the consent of all the Societies that 50% of all expenses on the aforesaid facilities would be borne by Pundrik Vihar and the remaining 50% would be shared by the other four Societies.**

3.5 A detailed Circular based on the aforesaid recommendations was already issued dated 6th April, 2021. However, certain issues about the modalities for payment of their share of expenditure, opening of bank account for this purpose are yet to be sorted out. Further, despite their verbal commitments, the Rang Mahal, Shivalik Apartments and Xavier Apartments have not yet nominated their representatives for the Joint Committee. Efforts would be made to finalized the arrangements at the earliest.

3.6 Shri Mandeep Gupta (C-155) expressed the need for streamlining the parking of two wheelers also, which are presently being parked in the blocks in a very haphazard manner and blocking the passage. He proposed that a dedicated space should be earmarked for proper parking of two-wheelers.

3.7 Shri D.P. Gupta (D-163) suggested that the non-stickered vehicles should not be allowed to park in the Society and the instructions issued by the Society in this regard from time to time should be strictly implemented.

3.8 Mr. Sumit Aggarwal (A-23) suggested that the problem of entry of non-stickered vehicles can be tackled by using the provision of automatic operation of the Boom Barrier, which will open only on detecting the Specially Designed Car Sticker.

3.9 Shri V.K Bansal (C-129) proposed that action should be taken with the assistance of police and other concerned civic authorities for clearing the space occupied by Jhuggi residents outside our Society to create more space for parking of vehicles.

3.10 Mr. Rajiv Gupta (A-11) raised the point of back-to-back to parking, particularly in respect of automatic cars which cannot be moved manually for adjusting their parking.

3.11 Shri Prahlad Verma (C-125) mentioned that only 6-7 cars are observed to be parked outside the Society in the morning and suggested that the Society should re-consider whether extra expenditure on deployment of security guards, etc should be incurred for parking of such a small number of vehicles.

**3.12 After, discussion, it was decided that while the suggestions made by the members would be taken into consideration by the Managing Committee, it would not be appropriate to go back from the decisions already taken in the interest of smooth parking of vehicles in the Society.**

## **(2) RENOVATION OF SOCIETY'S OFFICE:**

3.13 It was brought out that the management committee in its meeting held on 2.1.2022 has prepared a detailed action plan for renovation of Society's office, as follows:

- The ceilings and walls will be re-plastered and all damaged portions due to falling of concrete/plaster, etc, will be repaired properly.

- Both the bath rooms will be made properly functional with installation of tiles and change of water pipes and other fittings.
- The wall in the room where Society is running its office and where record is kept, will be removed and a door will be installed for creating a passage on the back-yard.
- The back-yard will be divided into two rooms. In one room, the spare Almirahs and records will be shifted and in the other room the stores will be shifted.
- The kitchen will also be renovated properly with installation of tiles, slab and sink, etc.
- One room will be converted into Senior Citizen's room with installation of AC and provision for proper furniture and facilities.

3.14 The renovation work could not be started due to fixing of the AGM meeting and conducted of audit by the CA since it was not possible to shift the office records for completing this work. It was assured that the renovation work will be started soon by the new MC.

3.15 Shri V.K. Bansal (C-129) and other members expressed the view that the renovation of Society's Office should be undertaken in a qualitative and professional manner and if necessary the services of some architect should be utilised for proper planning and execution of the work. Shri V.K. Bansal offered his services and advice any time for this work.

3.16 The AGM authorised the MC to incur an expenditure upto Rs.8.00 lakhs on office renovation, subject ratification in the next AGM.

### (3) RE-CONSTRUCTION OF BOUNDARY WALL:

3.17 Matter was followed with Shri Desh Raj (who looks after this work on behalf of Shri Shri Satyender Jain) and two meetings have been held with him in this regard. Shri S.P. Singla, Secretary and Shri Anil Kumar, Jt. Secretary also met Shri Satyender Jain on 15<sup>th</sup> May, 2022.

3.18 However, Shri Satyender Jain has expressed difficulties in sanctioning the work due to paucity of funds and advised that we should wait for atleast 3-4 months. We will again meet him at the appropriate time.

3.19 Shri P.K. Aggarwal (B-92) suggested that strong efforts should be to access funds from the Delhi Government for the aforesaid works.

3.20 **Considering the condition of the boundary wall, it was decided to wait for six months and in case the work is not approved under the Area MLA Funds, the re-construction of the Boundary Wall atleast on the front side of the Society would be undertaken by the Society with its own funds.**

### (4) SENIOR CITIZEN'S ROOM:

3.21 Presently the Senior Citizen's are utilizing the Main Hall in the Society's office for recreational activities. A Carom Board and Water Dispenser have already been provided for the present. More items can be added later on based on needs and suggestions from Senior Citizens when one of the rooms will be made ready for Senior Citizens' recreational activities after renovation of Society's office.

### Agenda Item No. 4: Audited Accounts of the Society for the year 2021-22

4.1 It was informed that the accounts of the Society for 2021-22 have been audited by M/s Jain Sanjeev Kumar & Associates, the empanelled auditor from the Registrar. The audited accounts have also been submitted to the Registrar's office, as required under the Rules. Copy of the audited accounts has already been enclosed with the agenda for the AGM meeting and no written comments

were received from any member. It was also confirmed that there are no actionable observations/objections by the Auditors.

4.2 Shri S.P. Singla, Secretary referred to the entry of Rs.3,33,828/- in the Balance Sheet towards 'Deposit for DJB' under 'Current Liabilities'. It was brought out that this amount is out of the outstanding dues of the Water Bill of about Rs.15.00 lakhs which was received about 11-12 years back for which Rs. 6,42,00,000/- were collected from the members @Rs.3,000/- per flat. However, based on court cases and representations by various Societies, the DJB sent the revised demand of Rs.3,08,172/- (basic amount) which was paid by the Society, subject to settlement of the interest/penalty amount in future. The remaining amount of Rs. 3,33,823 is being shown as an outstanding liability in our books of account. It was proposed since there is remote possibility of raising any demand by the DJB after such a long time, this amount may be transferred to the 'Building Maintenance Fund' of the Society.

4.2 The House appreciated the efforts of MC members for taking fast action in the compilation and auditing of accounts much in advance of the prescribed date under the DCS Act and passed the Annual Audited Accounts of the Society for the year 2021-22, with the decision to transfer the amount of Rs.3,33,828/- in the Balance Sheet towards 'Deposit for DJB' to the 'Building Maintenance Fund'.

**Item No. 5: Views/Suggestions of members and maintenance issues, if any.**

5.1 Various members expressed their views and comments as follows:

**(i) Meeting with the residents:**

5.1.1 It was informed that one meeting with the residents was already held on 26<sup>th</sup> September, 2021 and the minutes were circulated on 18<sup>th</sup> October, 2021. No further meeting could be held since AGM was held on 14.11.2021 and another AGM is being held on 19.06.2022.

5.1.2 However, Shri Lallan Sinha (B-70), Shri V.K. Bansal (C-129), Shri D.P. Gupta (D-163) and some other members expressed the view that the decision taken in the earlier AGM for holding the Quarterly Meeting with the residents must be implemented in letter and spirit.

5.1.3 After discussion, it was decided to hold Quarterly Meeting with the residents to elicit their views/suggestions/grievances on various issues. Meeting will be held on Sunday and 10-days advance notice will be given for the meeting.

5.1.4 The Society's Whats-App No. / mobile No. 96503 - 28050 may be used by the residents for giving any suggestion or any query. All important information is already shared by the Society on this number through broadcast.

**(ii) Water Problem:**

5.2.1 D.P. Gupta (D-163) raised the issue of installation of water motors by some residents which affects the availability of water supply in the neighboring flats. He insisted that installation of water motors should not be allowed at all.

5.2.2 Shri P.C. Gupta (A-44) supported the view point of Shri D.P.Gupta and stated that now there sufficient water pressure and motors are not required. If any resident has any problem, the same might be due to some technical problem or blockage/rusting of the pipe, which should be got rectified.

5.2.3 Shri Satish Ahluwalia (D-170) stated that though the decision of the AGM/MC is binding on all residents, installation of motor is sometime unavoidable since some flats are facing a genuine problem in the water supply.

5.2.4 Shri H.P. Aggarwal (B-95) stated that the water lines in the Society have become very old and need urgent scourging for flushing slug and other blockings. He offered his technical advice in this regard, as and when required by the Society.

**(iii) Structural Audit of the Society:**

5.3.1 Shri V.K. Bansal (C-129) enquired about the status of conduct of Structural Audit of the Society.

5.3.2 Shri S.K. Bansal, President and Shri S.P. Singla, Secretary informed that the matter was considered in detail by the managing committee and it has been decided that since there is no immediate pressure from the MCD in the matter and most of the Societies have not taken any action in the matter so far, we may wait for further developments in the matter before taking any further action. However, the Managing Committee will keep close watch on the developments and taken necessary action accordingly and will seek assistance/advice of Shri V.K. Bansal, as and when required.

**Item No.6: Action against the Defaulters:**

6.1 It was informed that there are only two defaulters against whom more than three quarterly instalments are due, as follow:

S.No.	Name of the Member	Flat No.	Amount due
1	Shri Sanjeev Bhatia	A-8	17,430/-
2.	Ms Jayanti Walia	B-83	22,770/-

6.2 Matter is being pursued with the concerned members for clearance of dues and notices are also being issued to them.

**Agenda Item No. 7: Election for the new Managing Committee (2.00 PM to 6.00 P.M)**

7.1 The election for electing the new managing committee consequent upon the expiry of 2-year term of the existing managing committee was held by the Returning Officer (Shri O.P. Singhal) and the report of the Returning Officer on elected candidates of the managing committee is enclosed (Annexure-I).

**DECISIONS TAKEN IN THE  
AGM**

8. To sum up, the following decisions were taken by the AGM:

- 1) Annual Audited Accounts for 2021-22 were passed unanimously.
- 2) It was decided to transfer the amount of Rs.3,33,828/- shown in the Balance Sheet towards 'Deposit for DJB' to the 'Building Maintenance Fund'.
- 3) The repairs and renovation of the Society Office would be carried out in a qualitative and professional manner and if necessary the services of some architect should be utilised for proper planning and execution of the work. The AGM authorised the MC to incur an expenditure upto Rs.8.00 lakhs on office renovation, subject ratification in the next AGM.
- 4) Senior citizen's room will be made ready in one of the rooms of the Society's office alongwith the renovation work of the Society Office.
- 5) Regarding construction of boundary wall, it was decided to wait for six months and in case the work is not approved under the Area MLA Funds, the re-construction of the

Boundary would be undertaken by the Society with its own funds. Priority will be given to the construction of boundary wall on the front side of the Society.

- 6) The decisions already taken by the MC based on the recommendations of the Parking Committee i.e. permitting parking of only one car per flat inside the Society and remaining cars outside the Society; deployment of Security Guards on the outside side road; installation of CCTV Cameras, etc jointly by the adjoining Societies would be implemented in the interest of smooth parking of vehicles in the Society.
- 7) Quarterly Meeting with the residents will be held to elicit their views/suggestions/grievances on various issues. Meeting will be held on Sunday and 10-days advance notice will be given for the meeting.

  
(S.P. Singla)  
Honorary Secretary

  
(S.K. Bansal)  
President (in -Chair on the  
date of AGM meeting)

To:

1. All Members of Pundrik Vihar.
2. Registrar of Cooperative Societies, Govt. of NCT Delhi, Parliament Street, New Delhi-110001(with a copy of the approved audited accounts for 2021-22)
3. Notice Board of the Society
4. Relevant File on the subject



**Action taken Report on the decisions taken in the Annual General Body Meeting of the Pundrik Cooperative Group Housing Society Limited, Delhi-10034 held on 19<sup>th</sup> June, 2022**

S.No.	Major Decisions taken in the AGM held on 19.06.2022	Action Taken on the decisions
1.	<p><b><u>Parking of Vehicles:</u></b> The House was informed that three joint meetings have been held with our 4 adjoining Societies (Rang Mahal; Shivalik Apartments; Xavier Apartments and Mitra Vihar) and last meeting was held on 27th March, 2022 to discuss the issues of common interest like deployment of 3 Security Guards (one in the morning and two in the night), installation of CCTV Cameras on the outside road, provision of one Porta Cabin for the sitting of Security Guards, etc.</p> <p>A policy decision was taken with the consent of all the Societies that 50% of all expenses on the aforesaid facilities would be borne by Pundrik Vihar and the remaining 50% would be shared by the other four Societies.</p> <p>A detailed Circular based on the aforesaid recommendations was already issued dated 6th April, 2021.</p> <p><b>However, certain issues about the modalities for payment of their share of expenditure, opening of bank account for this purpose remained to be sorted out.</b></p>	<p>Despite their verbal commitments, the Rang Mahal, Shivalik Apartments and Xavier Apartments had not nominated their representatives for the Joint Committee In view of the subsequent lukewarm response by the adjoining Societies, the matter was not pursued further.</p> <p><b>Moreover, except some minor occasional issues, the parking of vehicles is going on smoothly and the Security Guards are also assisting in adjusting the vehicles.</b></p>
2.	<p><b>Structural Audit of the Society</b></p>	<p>In view of the ultimatum from the MCD, the work for carrying out the Structural Audit of the Society was entrusted to M/s Shiv Shankar Bansal of 3-D, Space Interiors Services Pvt. Ltd., Delhi-110085 (MCD empaneled Agency) at a cost of Rs. 4,11,000/- +GST.</p> <p>The expenses have been met by the Society from the Building Maintenance Fund.</p> <p>The Structural Auditor has submitted the detailed report to the Society and to the MCD on 7th March, 2023.</p> <p>The MCD, vide its letter dated 1959/AE(B)/KPZ/2023 dated 23rd March, 2023 has directed to get the necessary repairs/retrofitting done in the proper supervision of the professional structural engineer and submit the Structural Stability Certificate/ Completion report duly certified by the</p>

		<p>Structural Engineer within a period of six months from the date of issue of the Structural Audit Report i.e. upto 7th September, 2023.</p> <p>All the members/residents have been apprised of the position through various Circulars from time to time and the action required to be taken at their level and at the level of the Society to carry out the necessary repairs and rectification of defects as pointed out in the report of the Structural Auditor.</p> <p>Meanwhile, MCD has been informed that the work of repairs is in progress and its completion is likely to take some time.</p>
3.	<p><b>Repairs and renovation of the Society Office:</b></p> <p>The AGM authorized the MC to incur an expenditure upto Rs.8.00 lakhs on office renovation, subject ratification in the next AGM.</p>	<p>The Society's Office has been renovated to give it an attractive and modern look and to make better use of space.</p> <p>The total expenditure incurred is Rs.9,23,575/- .</p>
4.	Senior Citizen's Room	<p>One Room has been renovated and earmarked as a Senior Citizen's Room with the following facilities:</p> <ul style="list-style-type: none"> <li>• Installation of AC</li> <li>• Sofa Sets for comfortable sitting</li> <li>• Provision of Carom Board/Playing Cards.</li> <li>• Drinking Water Facility</li> </ul>
5.	Reconstruction of the Boundary Wall	<p>Since there is no scope of getting this work done through the Areas MLA funds, the Society is planning to undertake repairs/reconstruction of the boundary wall in a phased manner from its own funds.</p>
6.	To transfer the amount of Rs.3,33,828/- in the Balance Sheet towards 'Deposit for DJB' to the 'Building Maintenance Fund'	<p>The Chartered Accountant has expressed the inability to transfer this amount to the Building Maintenance Fund. Other options to utilize this amount are being explored.</p>
7.	Meeting with the residents	<p>A meeting with the residents was held on 2.10.2022. In view of the very meager number of participants and that too mostly by the members, it was not considered necessary to hold further meeting since there is negligible participation by the residents (Non-members).</p>



## Jain Sanjeev Kumar & Associates

Chartered Accountants

C-2/12, Sector-11, Rohini, New Delhi - 110085

Phone : 9811274429, E-Mail : casanjeev97@gmail.com

### INDEPENDENT AUDITOR'S REPORT

To  
The Members Of  
Pundrik Co-Operative Group Housing Society Ltd.  
D-177, Pundrik Vihar, Opp. D-Block Saraswati Vihar, Pitam Pura  
New Delhi - 110 034

#### Report on the audit of the financial statements

##### Opinion

We have audited the accompanying financial statements of Pundrik Co-Operative Group Housing Society Ltd. ("the Society") which comprise the Balance Sheet as at 31<sup>st</sup> March 2023 and Income & Expenditure Account and Receipts & Payments Account for the year then ended.

Further to our comments / observations given in the reporting annexures (informatory, Part-A, Part-B, Part-C), we report that in our opinion and to the best of our information and according to the explanations given to us the aforesaid financial statements give the information required by the Delhi State Cooperative Societies Act, 2003 ('Act') and Delhi State Cooperative Societies Rules, 2007 ('Rules') and in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Society as at March 31, 2023, its **excess of income over expenditure** and receipts & payments for the year ended on that date.

##### Basis for opinion

We conducted our audit in accordance with the standards on auditing issued by the ICAI. Our responsibilities under those Standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Society in accordance with the code of ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the code of ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

##### Management's Responsibility for the Financial Statements

Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position and financial performance of the society in accordance with accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Society and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

##### Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



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- Evaluate the overall presentation, structure and content of the Financial Statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication

#### Report on other legal and regulatory requirements

As required by the Delhi Cooperative Societies Act, 2003 we have given our comments / observations in the reporting annexures (informatory, Part-A, Part-B, Part-C). Further to our comments / observations given above we report that :

- We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- In our opinion, proper books of accounts as required by law have been kept the society, so far, as appears from our examination of such books.
- The Balance Sheet, Income & Expenditure Account and Receipts & Payments Account dealt with by this report are in agreement with the books of accounts.

Place: New Delhi  
Dated : 20.08.2023  
UDIN : 23094285BGZXHF9971

For Jain Sanjeev Kumar & Associates  
Chartered Accountants  
F.R.N. - 008231C



*Sanjeev*  
(Sanjeev Kumar Jain)  
Proprietor  
(M.N. 094285)

## AUDIT REPORT

<b>Name &amp; Address of the Society</b>	: PUNDRIK CO-OP. GROUP HOUSING SOCIETY LTD. D-177, PUNDRIK VIHAR, PITAM PURA, NEW DELHI.
<b>No. &amp; Date of Registration</b>	: 61 (G/H) Dt. 14/07/1971
<b>Period of Current Audit</b>	: 01/04/2022 to 31/03/2023

### PART – “A”

<b>Objective/Suggestions of Previous year / Current year Audit</b>	
1.	None

### PART – “B”

1.	Is the society functioning from the Registered Office and the members are being allowed to inspect the documents of the society including audit report as per provisions of Rule 80(8) of the Delhi Cooperative Society Rules, 2007 ?	Yes being complied with,
2.	Whether the Society periodically reconciles its accounts with the accounts of the members, outside parties including banks at the close of the Cooperative Year with General Cash Book?	Account of members, outside parties, banks are being periodically reconciled except old brought forward construction money and land money.
3.	Whether the Society has raised funds, so as to conform to the provisions of the Rule 65 of the Delhi Cooperative Society Rules, 2007 and the Society has restricted its borrowings to the borrowing powers, as approved by the Registrar from time to time?	During the year no funds raised and also no borrowing was made.
4.	What is the Debt Equity Ratio of the Society and how the Society proposes to discharge its Debt Liability?	Not applicable
5.	What has been the lending policy of the Society? Whether the Society is extending loans to its members within their borrowing limits? In case the Society is granting loans to other parties, what is the general loan policy and how far the interest of the Society has been secured against proper interest of the Society has been secured against proper tangible or intangible securities? When and what point of time, a debt is considered bad debt ripe enough to initiate legal action to recover demand?	Not applicable as society does not lent the money.
6.	Whether the Managing Committee has implemented/carried out the decisions of the General Body in letter and spirit keeping in view of the best interest of the members of the Society, in accordance with the Cooperative Principles? (C.A. will give his comments on the appointment of Architects, Building Contractor and other contracts etc.)	Yes
7.	Number of unresolved disputes position of Society as also the steps taken to resolve disputes at various forum. C.A. is also required to give his comments on complaints received against the Society by the department.	Nil
8.	Details of claims if any against the members and outside parties, not being pursued properly and proceedings not launched within period of limitation.	No such material claim / dispute.
9.	In respect of Group Hosing Society whether managing committee or any sub-committee is exercising the financial/material management and control to keep the project cost as low as possible? What is the allotment policy of the Society with particular reference to categorization of members both for the purpose of getting building plans approved as also handling over the possession of flats?	N.A.
10.	Has the Society been holding meeting or various committees including General Body and proper records of proceedings are being maintained in the Proceeding Register?	Register of proceedings of managing committee meetings as well as register of general body meetings are maintained
11.	List of members with their ledger balances at the close of the Cooperative year. A separate list of changes on account of resignations, expulsions and whether rules/instructions in this behalf have been properly complied with?	List of members without their ledger balances at the close of the Co-Op. year is attached. A separate list of changes on account of resignations, expulsions is attached. The society



		is properly complying with rules / instructions in this behalf.
12.	Without prejudice to the generality of the provisions contained in Cooperative Societies Act, 2003 and Delhi State Cooperative Societies Rules, 2007 framed there under, the Auditor shall state if any of the office bearers suffers from the disqualifications contained in section 35(7) read with rule 54 & 55.	No
13.	Whether the Society is incurring expenditure in accordance with the approved budget and if not, indicate the lapses?	Yes
14.	Whether the Society is periodically reviewing the Fixed Assets also the Cash Credit Limits vis-à-vis Loans extended on the basis of goods hypothecated to the Co-Op. Society.	Yes
15.	Whether the monthly expenditure of the Society is being approved in the ensuring M.C. meeting, if not, reason for the same must be explained in details?	Yes
16.	In respect of T/C Societies including Co-Op. Banks and Stores whether the respective Co-Op. Society is reviewing the cash credit limit and restricting its future loaning/credit to good parties only?	N.A.
17.	A certificate shall be obtained from the custodian of records regarding documents and cash certifying the possession there of along with certificate of C.A. regarding details of books of accounts seen and signed by him.	Attached
18.	The details of various bank accounts being maintained by the Society as also the securities and investments of the society along with the addresses, a/c nos. of the banks and comments on the Bank Reconciliation Statement.	Attached
19.	Comments on each and every items of Balance Sheet and Profit & Loss A/c.	All the items are self explanatory / well supported by detailed statements hence no separate comments.

**PART - "C"**

	<b>Objective/Suggestions of Current Audit</b>
1.	None

Place: New Delhi  
Dated : 20.08.2023  
UDIN : 23094285BGZXHF9971

For Jain Sanjeev Kumar & Associates  
Chartered Accountants  
F.R.N. - 008231C



*Sanjeev*  
(Sanjeev Kumar Jain)  
Proprietor  
(M.N. 094285)

**BALANCE SHEET AS ON 31ST MARCH, 2023**

PREV. YEAR	LIABILITIES	CURRENT YR.	PREV. YEAR	ASSETS	CURRENT YR.
21400.00	Share Capital	21400.00		<u>PROPERTY, PLANT AND EQUIPMENT</u>	
23392041.00	Construction Money	23392041.00	621205.47	as per chart attached	689172.75
1070000.00	Land Money	1070000.00		<u>CAPITAL ASSETS:</u>	
				Cost of Construction	23251417.86
2487276.91	<u>RESERVE &amp; SURPLUS:</u>			Cost of Land	1232392.48
1851271.00	Building Maintenance Fund	1310596.91			
	Building Replacement Fund	1872671.00		<u>CURRENT ASSETS:</u>	
813927.96	<u>Income over expenditures:</u>			Fixed Deposits + Intt. Accrued	4175505.00
	Balance B/f	813927.96		Cash in hand	15330.00
	For the year	282893.25		Saving Bank Account (IOB)	9563.56
				Saving Bank Account (SBI)	76413.05
333828.00	<u>CURRENT LIABILITIES:</u>			Saving Bank Account (UBI)	45987.42
154872.00	Deposit for DUB	333828.00		Security with DUB	7900.00
64000.00	Lease Money Deposits	169472.00		Security with MCD	7375.00
	Security for repair	64000.00		Advance for cable t.v.	13055.00
7089.00	<u>Expenses Payable</u>			Colony Maintenance recoverable	43500.00
42315.00	Audit Fee	8133.00		Advance to Staff	0.00
5000.00	Electricity Exp.	47710.00		TDS 2021-22	0.00
184050.00	Professional Exp Payable	10000.00		TDS 2022-23	24404.00
8600.00	Salary Payable	186143.00			
	Colony Maintenance (advance)	9200.00			
<u>30435670.87</u>		<u>29592016.12</u>			<u>29592016.12</u>
					<u>0.00</u>

As per our audit report of even date attached

for Jain Sanjeev Kumar & Associates  
Chartered Accountants  
F.R.N. - 008231C

*Spars*

(Sanjeev Kumar Jain)  
Proprietor (M.N. 094285)  
New Delhi : 20.08.2023  
UDIN : 23094285BGZXHF9971



*Amal Kumar*  
PRESIDENT

*Sanjeev Kumar*  
HON'Y. SECRETARY

*Sanjeev Kumar*  
TREASURER



**RECEIPTS & PAYMENTS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2023**

PREV. YEAR	RECEIPTS	CURRENT YR.	PREV. YEAR	PAYMENTS	CURRENT YR.
	<b>Opening Balances:</b>				
4063.00	Cash in hand	16264.00	0.00	15th August Exp	20705.00
259240.50	Saving Bank Account (UBI)	298543.05	0.00	Advance To Staff	117500.00
9339.96	Saving Bank A/c (IOB)	9563.56	36180.00	Annual Maintenance Contracts (AMC)	36180.00
34632.45	Saving Bank A/c (SBI)	14975.45	7181.00	Audit Fee payable	7089.00
4468221.00	Fixed Deposits	4886545.00	16004.85	Bank Charges paid	1740.03
			16000.00	Booster Pump	37800.00
			0.00	Camera Expenses	29250.00
	<b>Receipts:</b>		318739.00	Colony Maintenance paid / payable	540347.00
7600.00	Advance For Cable	2000.00	1600.00	Conveyance Exp.	2130.00
8000.00	Advance To Staff	115500.00	2252.00	Co-op. Education Fund	3086.00
0.00	Booster Pump	5000.00	0.00	Dispenser	9096.00
192600.00	Building Maintenance Fund	192600.00	0.00	Election deposit	25000.00
21400.00	Building Replacement Fund	21400.00	0.00	Election Expenses	8984.00
3178000.00	Colony Maintenance Receipts / recoverable	3715950.00	0.00	Electricity paid / payable	627080.00
0.00	Election deposit	26000.00	602930.00	Festival Exp.	114493.00
220401.00	Interest received / accrued on Fixed Dep.	235640.00	74337.00	Furniture & Fixtures	116675.00
13829.00	Interest received on Saving A/c's	19195.00	0.00	House Tax	18557.00
1240.00	Int. On Income Tax	0.00	0.00	Income Tax	22450.00
17200.00	Lease Money	15000.00	18152.00	Lease Money Deposit	0.00
4600.00	Misc. recoverable	9200.00	25000.00	Legal Expenses	37817.00
141615.00	Miscellaneous Receipts	150994.00	2500.00	Meeting / AGM Exp.	0.00
4540.00	M.I.F Receipts / recoverable	6910.00	24620.00	Postage Exp.	1440.00
61000.00	Repair security collected	37000.00	534.00	Printing & Stationary	19513.00
49800.00	Water Receipts for repairs net	78100.00	14035.00	Professional Exp	23000.00
			10000.00	Renovation Of Office	923575.00
			0.00	Repair security refunded	37000.00
			46000.00	Salary	2235989.00
			2136790.00	Structural Audit	443880.00
			0.00	T.D.S.	0.00
			300.00	Tally Software	17000.00
			0.00	TDS 22-23	17157.00
			0.00	TDS Deducted	41539.00
			23434.00	TDS 2021-22	0.00
			1202.00	Telephone paid / payable	809.00
			108040.00	Water Expenses	0.00
			16264.00	<b>Closing Balances:</b>	
			298543.05	Cash in hand	15330.00
			9563.56	Saving Bank Account (UBI)	45987.42
			14975.45	Saving Bank Account (IOB)	9563.56
			4886545.00	Saving Bank Account (SBI)	76413.05
				Fixed Deposits	4175505.00
<u>8697321.91</u>		<u>9856380.06</u>	<u>8697321.91</u>		<u>9856380.06</u>
			0.00		0.00

As per our audit report of even date attached

for Jain Sanjeev Kumar & Associates  
Chartered Accountants  
F.R.N. - 008231C



(Sanjeev Kumar Jain)  
Proprietor (M.N. 094285)  
New Delhi : 20.08.2023  
UDIN : 23094285BGZKH9971

*Sykar*



HON'Y. SECRETARY

*Sykar*

TREASURER

*Sykar*





**INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 2023**

PREV. YEAR	EXPENDITURE	CURRENT YR.	PREV. YEAR	INCOME	CURRENT YR.
0.00	15th August Exp	20705.00	3210000.00	Colony Maintenance Receipts	3723600.00
24620.00	Meeting / AGM Exp.	37817.00	13829.00	Interest on saving bank	19222.00
36180.00	AMC Intercom	36180.00	220401.00	Interest on FDRs	244027.00
7089.00	Audit Fee	8133.00	141615.00	Miscellaneous Income	122397.00
1304.85	Bank Charges paid	1740.03	6330.00	MLF	8760.00
0.00	Camera Expenses	29250.00	49800.00	Other Charges for repair	78100.00
1600.00	Conveyance Exp.	2130.00			
318739.00	Colony Maintenance Exp.	550491.00			
2252.00	Co-op. Education Fund	3086.00			
106180.37	Depreciation	107603.72			
0.00	Election Expenses	8984.00			
600435.00	Electricity Exp.	632475.00			
74337.00	Festival Exp.	111493.00			
0.00	House Tax	18557.00			
34123.00	Income tax	47024.00			
2500.00	Legal Fee	0.00			
534.00	Postage Exp.	1140.00			
14035.00	Printing & Stationery	19513.00			
7000.00	Professional Expenses	28000.00			
2147470.00	Salary	2248082.00			
1202.00	Telephone Exp.	809.00			
108040.00	Water Expenses	0.00			
154333.78	Excess of income over exp.	282893.25			
<u>3641975.00</u>		<u>4196106.00</u>	<u>3641975.00</u>		<u>4196106.00</u>
0.00					0.00

As per our audit report of even date attached

for Jain Sanjeev Kumar & Associates  
Chartered Accountants  
F.R.N. - 008231C



*Sanjeev Kumar*  
PRESIDENT

*S. K. Singh*  
HON'Y. SECRETARY



*Devi Prasad*  
TREASURER

(Sanjeev Kumar Jain)  
Proprietor (M.N. 094285)  
New Delhi : 20.08.2023  
UDIN : 23094285BGZXF9971

SCHEDULE OF PROPERTY, PLANT AND EQUIPMENTS ON 31.3.2023

Description of Assets	Rate Of Depreciation	W.D.V. as on 31.3.2022		Additions during		Sale / discard	Total	Depreciation allowable	W.D.V. as on 31.3.2023
		31.3.2022	1st half	2nd half					
1 Air Conditioner	15%	13671.65	0.00	0.00	0.00	0.00	13671.65	2050.75	11620.90
2 Barbed Wire	15%	34171.76	0.00	0.00	0.00	0.00	34171.76	5125.76	29046.00
3 Booster Pump	15%	41812.85	37800.00	0.00	0.00	5000.00	74612.85	11191.93	63420.92
4 Cctv Camera	15%	232118.94	0.00	0.00	0.00	0.00	232118.94	34817.84	197301.10
5 Computer & Printer	40%	104.11	0.00	0.00	0.00	0.00	104.11	41.64	62.47
6 Cycle & Cycle Rickshaw	15%	56.50	0.00	0.00	0.00	0.00	56.50	8.48	48.03
7 Dispenser	15%	0.00	9096.00	0.00	0.00	0.00	9096.00	1364.40	7731.60
8 Drill Machine	15%	1365.81	0.00	0.00	0.00	0.00	1365.81	204.87	1160.94
9 Epbx	15%	257882.76	0.00	0.00	0.00	0.00	257882.76	38682.41	219200.35
12 Fans	15%	1397.14	0.00	0.00	0.00	0.00	1397.14	209.57	1187.57
10 Furniture & Fixtures	10%	7435.80	0.00	116675.00	0.00	0.00	124110.80	6577.33	117533.47
11 Music System	10%	12191.80	0.00	0.00	0.00	0.00	12191.80	1219.18	10972.62
13 Oxygen Cylinders	15%	16198.45	0.00	0.00	0.00	0.00	16198.45	2429.77	13768.68
14 Tally Software	40%	0.00	0.00	17000.00	0.00	0.00	17000.00	3400.00	13600.00
15 Water Meter	10%	2797.90	0.00	0.00	0.00	0.00	2797.90	279.79	2518.11
<b>TOTAL</b>		<u>621205.47</u>	<u>46896.00</u>	<u>133675.00</u>	<u>5000.00</u>	<u>796776.47</u>	<u>107603.72</u>	<u>689172.75</u>	



*[Signature]*  
PRESIDENT

*[Signature]*  
HON'Y SECRETARY

*[Signature]*  
TREASURER

