

DELHI EPDP CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

Registration No. 593 G/H (New) | GST NUMBER : 07AAAAD3724F1Z6

EPDP/AGM/2023

Dated : 6th October, 2023

NOTICE

As decided by the Managing Committee in the meeting held on the 19th August, 2023, the next Annual Meeting of the General Body of the Society will be held on the 29th October, 2023 (Sunday) at 2:15 pm, at the premises of the Society to consider the following agenda items:

Formal Items :

1. Confirmation of the proceeding of the last meeting of the General Body held on the 23rd October, 2022.
2. Action Taken Report (ATR) on the decisions taken in the AGM on 23rd October, 2022.

Statutory Items (Section 31 of Delhi Co-operative Societies Act 2003):-

3. Report of the Managing Committee.
4. Audited Accounts of the Society for the F.Y. 2022-23 along with the Report of the Auditors and Audit Compliance Report.
5. Matter related to Retro-fittment / Corrective measure on the basis of Structural Safety Audit Report.
6. Matter related to Contamination of ground water from Rain Water Harvesting (DJB letter nos. DJB/O.A.147(Notice)/Dy.SE(RWH)/2023/1297 dated 04.05.2023, DJB/O.A.147(Notice)/ Dy.SE(RWH)/2023/1082 dated 22.06.2023 & Email dated 03.07.2023).
7. Matter related to Public Notice dated 21/09/2021 issued by Delhi Pollution Control Committee for the owners of DG Sets of capacity 125 KVA and above.
8. Work Programme and Budget Estimates for the F.Y. 2024-2025.
9. Matter related to proposal of Additional Covered Area as per new FAR guidelines.
10. Matter Related to Fire Fighting Preparedness.
11. Any other matter under the provisions of Bye-laws, Acts and Rules, with the permission of the Chair.

The agenda notes / discussion paper on the listed items are enclosed.

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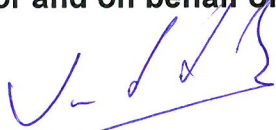
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Notes:

1. The Notice and the Agenda Notes may please be carried to the meeting. It will not be possible to supply additional copies at the venue due to environmental concern.
2. If there is no quorum within 30 minutes of the scheduled time, the meeting will be adjourned for 15 minutes. The adjourned meeting will start thereafter, for which no quorum is required.
3. List of members and defaulters as on 30th September, 2023 have been displayed on the Notice Board of the Society.
4. In case any member requires any further clarification on listed agenda items, a written request for the same may be sent to the office by 21st October, 2023, so that advance preparation may be made for explaining the same in the meeting.
5. Registration will commence at 2:00 pm on 29th October, 2023 at the venue.

Members are requested to attend the meeting.

For and on behalf of Managing Committee,



**Col Satchit Kumar Basu (Retd.)
Secretary**

Encl: As above

Distribution:-

1. All members of the Society (As per list).
2. Asstt. Registrar (GH-II), Office of the Registrar, Co-operative Societies, Parliament Street, New Delhi – 110001.
3. Notice Board of the Society.

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ANNUAL GENERAL MEETING ON THE 29TH OCTOBER, 2023

Agenda Notes / Discussion Paper

Agenda Item No. 1

Confirmation of the proceeding of the last meeting of the General Body held on the 23rd October, 2022

The proceedings of the meeting were circulated on 27.10.2022, a copy of which is enclosed at 'Annexure A' (Pages 9 to 25). No comments has been received.

These are for confirmation.

Agenda Item No. 2

Action Taken Report (ATR) on the decisions taken in the AGM on 23rd October, 2022.

- (i) **Proposal for additional Covered Area in the flats as per new FAR guidelines :** The point was held in abeyance till completion of retro-fitment work. Retro fitment work has now been completed. Hence it has been taken up as a separate agenda point.
- (ii) **Repairs to outer surface grits :** Grits have been by and large repaired except for the new cracks. Sanction was taken to utilize BMF fund in last AGM. However, no amount was taken from BMF. The entire amount has been spent out of repair & maintenance fund.
- (iii) **Repairs to Parapet of Roof Surfaces :** It will be taken up after final decision on extension / additional covered area.
- (iv) **Repairs to remaining portion of internal road surfaces :** Earlier we were promised by MLA to get the work done out of MLA fund. Due to change in political scenario, no MLA fund is forthcoming. This will be taken up in parts during current financial year.
- (v) **Repairs to damaged columns:** Action has been completed.
- (vi) **Matter related to Retrofitment / corrective measures after Structural Safety Audit:** Action has been completed.
- (vii) **Matter related to replacement of overhead tanks :** Sub-Committee comprising of Shri R.K. Basak & Shri Prabir Sanyal took stock of available serviceable and unserviceable overhead tanks. The report has been submitted. Necessary action is being initiated based on the residual life of the tanks.

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- (viii) **Matter related to Replacement of Drive Sheave & Steel Wire Ropes in Lifts** : The work has been completed within the approved cost as given below by OTIS Elevators (India) Company :-
- (a) For replacement of Drive Sheaves along with Rope 10 mm =Rs. 6,42,066/-
 (b) For replacement of Car & Landing Sill =Rs. 2,13,988/-
 (c) For replacement of Door Sensors =Rs. 7,77,925/-
- It may be noted that General Body had approved this amount to be taken out of BMF. However, the Managing Committee has not touched the BMF and has completed the work out of general maintenance fund in order to preserve hard earned money of the residents.
- (ix) **Matter related to Structural Safety Audit Report and Retrofitment / Corrective measure on the basis of Structural Safety Audit Report** : The work has been completed. No further demand is likely to be raised. The final bill is under progress.
- (x) **Matter related to proposal of Additional Covered Area as per new FAR guidelines** : The matter was held in abeyance till decision is taken in AGM. Hence no further progress has been made.
- (xi) **Update on Work Programme :-**

Sl. No.	Work Programme	Action Taken
1.	Retrofitment as per report of Structural Safety Audit	: Work has been completed.
2.	Grit Repairs	: Completed till 31 st March, 2023. Balance will be on going.
3.	Kitchen Shafts – Change of Old Pipes	: 01 no. has been completed. Balance are on-going.
4.	Refurbishment of Tank Pedestal	: Will be taken up after decision on Extension / at the time of replacing tanks.
5.	Repair & Plastering of Parapet Wall	: It will be taken up after final decision on extension / additional covered area.
6.	Upgrading of Lifts.	: Action completed within maintenance budget without taking BMF.
7.	Limited Internal Road Repair	: Not taken up. We were expecting help from MLA fund. Due to change in political scenario, no fund is forthcoming. It will be planned in current year.
8.	Replacement of Old C.I. pipe to PVC pipes on as required basis.	: 36 nos. of verticals have been completed so far.

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Sl. No.	Work Programme	Action Taken
9.	Repair of Staircase Waist Slab	: Repair of waist slab has been taken up for the entire Pump House, Block-7 and Block-4 partially.
10.	Progress of Extension Work, if approved.	: General Body decision is awaited.
11.	Progress Solar PV after completion of proposed extension.	: Not applicable now. It will be taken-up after a decision on Extension.
12.	Replacement of old overhead tanks, as per requirement.	: Sub-Committee comprising of Shri R.K. Basak & Shri Prabir Sanyal took stock of available serviceable and unserviceable overhead tanks.

- (xii) **Matter related to Public Notice dated 21/09/2021 issued by Delhi Pollution Control Committee for the owners of DG Sets of capacity 125 KVA and above** : The matter has been taken up as a separate Agenda Point.
- (xiii) **Matter related to the Register for Plumber / Electrician (as proposed by Shri Priyabrata Das, Membership No. 829)** : The action has been completed.

Agenda Item No. 3

Report of the Managing Committee.

A copy of the Report is enclosed at 'Annexure-B' (Pages 26 to 29).

Agenda Item No. 4

Audited Accounts of the Society for the F.Y. 2022-23 along with the Report of the Auditors and Audit Compliance Report.

The copies are enclosed at Annexure-C1 and C2 (Pages 30 to 53).

Agenda Item No.5

Matter related to Retrofitment / Corrective measure on the basis of Structural Safety Audit Report.

The Structural Retro-fitment Work as envisaged by M/s. Cortex Construction – the Consultant, will be completed shortly. In fact, many other structural defects found during retro-fitment have also been repaired / retrofitted. The project is most likely to be completed within budget. No further amount will be collected. Details of expenditure till date will be projected during AGM.

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Agenda Item No. 6:

Matter related to Contamination of ground water from Rain Water Harvesting (DJB letter nos. DJB/O.A.147(Notice)/Dy.SE(RWH)/2023/1297 dated 04.05.2023, DJB/O.A.147(Notice)/ Dy.SE(RWH)/2023/1082 dated 22.06.2023 & Email dated 03.07.2023).

Society has received Letter No. DJB/O.A.147(Notice)/Dy.SE(RWH)/2023/1297 dated 04.05.2023 from Delhi Jal Board (DJB) on the subject is enclosed as **Annexure – D** (Pages 54 to 57).

Requirement of compliance is being worked out.

Agenda Item No. 7:

Matter related to Public Notice dated 21/09/2021 issued by Delhi Pollution Control Committee for the owners of DG Sets of capacity 125 KVA and above.

The recent development for use of DG set in NCR is given in the following policy letters :-

Sl. No.	Policy Letter / Direction No.	Date of Policy Letter / Direction No.	Issued By	Decision
1	Part-1 of Order	01/02/2022	Central Pollution Control Board	The engines generating sets manufactured & installed before 01.07.2004 to be scrapped.
2	Direction No. 68 Directions 54-57	14/09/2022 08.02.2022	Commission for Air Quality Management	Ban on use of DG sets, except for emergency purposes during the period under the GRAP in NCR. DG sets could be used even under the period of ban under the GRAP and also permitted regulated use of DG sets, as an exception, provided such DG sets are equipped with Retrofitted Emission Controlled Devices (RECD) in accordance with the CPCB guidelines.
3	Direction No. 71	09.02.2023	Commission for Air Quality Management	Any use of DG sets of capacity upto 800 kW shall be permitted for industrial and commercial sector in the entire NCR, only subject to their conversion to dual fuel system (70% gas + 30% diesel) in areas where gas infrastructure and supply is available.
4	Post	10.02.2023	Ministry of Environment, Forest and Climate Change	DG sets upto 800 kW shall be permitted for industrial and commercial sector only subject to their conversion to dual fuel system (70% gas + 30% diesel).

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Sl. No.	Policy Letter / Direction No.	Date of Policy Letter / Direction No.	Issued By	Decision
5	Direction No. 73	02.06.2023	Commission for Air Quality Management	No restrictions on 125 kW to less than 800 kW, if Dual Fuel Mode. Even during GRAP periods – Retrofitted ECDs through certified vendors / agencies.
6	Advisory No. 9	28.06.2023	Commission for Air Quality Management	Completion of Retrofitment / Conversion to be completed by 30.09.2023.
7	Direction No. 76	29.09.2023	Commission for Air Quality Management	(a) Extension of the deadline of 30.09.2023, as laid down in Direction No. 73, by about 3 months. (b) Stipulating a condition of 'OR' instead of 'AND' towards fitment of RECDs and conversion to dual fuel system, for all categories of DG sets about 18 kW capacity, (c) Permitting DG Sets of >800 kW capacity to be run uninterruptedly for the durations of power supply failure, subject to compliance of standards as in Direction No. 73 dated 02.06.2023 even during restrictions under GRAP. (d) Permitting such DG sets of <125 kW capacity to be run for emergency services, even during the restrictions under the GRAP, where either certified ECDs are presently not available at all or where gas infrastructure and supply is also not available to enable running them in a dual fuel mode.

A brain storming was organized of electrical engineers of the Society to decide upon our future course of action. Following were present :-

- (i) Shri Shovan Dutta Roy
- (ii) Shri Ranabir Roy
- (iii) Shri Bidyut Ghosh
- (iv) Shri Mayank Gaur
- (v) Managing Committee Members

Following was decided :-

- (i) We should replace 2 x DG sets held by us since these were purchased before 01.07.2004.
- (ii) Go for PNG based Generator set with one standby Gen set.
- (iii) Preferred capacity should be around 135 KVA

Approval of General Body is solicited to the above course of action.

Agenda Item No. 8:**Work Programme and Budget Estimates for the F.Y. 2023-2025.**

The Work Programme and Proposed Budget Estimates for the financial year 2023-2025 are enclosed at **Annexure E1 and E2** (Pages 58 & 59 respectively). These were approved by the Managing Committee in the meeting held on 27/08/2022.

Agenda Item No. 9:**Matter related to proposal of Additional Covered Area as per new FAR guidelines.**

The FAR Sub-Committee had given all details in the previous AGM. There is no further development/activity in this area since it was held in abeyance.

The approval of the AGM will be required for the following :-

- i. To go ahead with the project.
- ii. Approval of the projected plan.
- iii. Approval of projected cost.
- iv. Acceptance of likely escalation.
- v. Modalities of collection for the fee of Architect and other expenditure.
- vi. Formation of new committee for the above work.

Agenda Item No. 10:**Matter related to Fire-Fighting Preparedness**

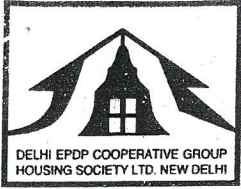
Fire Department had received a complaint made by one of our residents stating inadequacy of our fire-fighting capability. Consequently, Fire Department conducted an audit and advised us to do the following :-

- 1) Six meter wide internal road around the building found blocked / encroached.
- 2) Staircases must be kept free from any obstruction & must not be locked at terrace.
- 3) Hose Reels & Hydrants system found non-functional.
- 4) Sprinkler system in basement found non-functional.
- 5) All the pumps of ground level found non-functional.
- 6) Terrace fire water tank of 10000 liters capacity must be connected with hydrant line.
- 7) Exit signages found removed at some places.

At present the work is ongoing. All fire-fighting pumping sets have now been made functional. Part of hydrant pipeline has been made serviceable. However, the entire work involves digging at several places and replacing hydrant and other fire-fighting equipments. The work is under progress. It entails substantial expenditure.


Col Satchit Kumar Basu (Retd.)
Secretary

 Encl: As above

**DELHI EPDP CO-OPERATIVE GROUP HOUSING SOCIETY LTD.**

Registration No. 593 G/H (New) | GST NUMBER : 07AAAAD3724F1Z6

ANNEXURE - A

EPDP/AGM/2022

Dated : 27th October, 2022**Minutes of the Annual General Meeting of the
Society held on the 23rd October, 2022**

Enclosed please find herewith a copy of the minutes of the Annual General Meeting of the Society held on the 23rd October, 2022.

For and on behalf of Managing Committee,

Col Satchit Kumar Basu (Retd.)
Secretary

Encl: As aboveDistribution:-

1. All members of the Society (As per list).
2. Asst. Registrar (GH-II),
Office of the Registrar of Co-operative Societies,
Govt. of NCT of Delhi,
Parliament Street,
New Delhi – 110001 – along with
3. Notice Board & Website of the Society.

Along with CD containing
videography of the AGM.**DAKSHINAYAN**

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DELHI EPDP CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

Registration No. 593 G/H (New) | GST NUMBER : 07AAAAD3724F1Z6

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**MINUTES OF THE ANNUAL GENERAL MEETING
OF THE SOCIETY HELD ON THE 23RD OCTOBER, 2022**

The Annual General Body Meeting of the Delhi EPDP CGHS was held in the premises of the Society at Plot No. 19 Sector 4 Dwarka on Sunday the 23RD October 2022. The meeting was scheduled to be convened at 2:15 p.m. but due to lack of quorum even at 2:45 p.m. it was further adjourned by 15 minutes and reconvened at 3:00 p.m. 70 members signed the attendance register and joined the proceedings.

Shri Alok Mukhopadhyay, President presided over the meeting.

The President welcomed the Members to the Annual General Meeting and said that this is the 3rd General Body of this present committee, but it is his 1st General Body Meeting as earlier two meetings he could not attend due to various reasons. He wishes a Very Happy Diwali to the members present.

He also gave brief introduction about the procedure of conducting the meeting and hoped that there will be fruitful discussion in the meeting in a very cordial atmosphere. He requested the members to offer their observation/suggestion/opinion on each agenda item one-by-one either from their own seat or coming near the dias.

The President informed the House that we had lost many of our beloved members, their family members & residents since the last Annual General Meeting and one minute silence was observed in memory of the departed souls.

Thereafter he requested the Secretary, Col Satchit Kumar Basu (Retd.) to proceed with the Agenda items.

At the outset, Secretary welcomed all the members who attended the meeting and thanked for the overwhelming support extended to the present MC which was jokingly called "Colonal's Army". The MC received so much love, admiration and support that he had no words to thank the members. He said that the MC is about to complete its tenure on 3rd November, 2022. Due process for election had started but there was none to oppose and for that MC is humbled, honoured & thankful to all for this and hoped that the team would live up to their expectations in the next tenure also.

He, thereafter enumerated the protocol to be followed during AGM. In view of the fact that the entire proceedings will be video graphed and the video will be sent to RCS he suggested that we may not record in the minutes every word spoken by various speakers during the meeting and only record names of participants and the decision taken. Thus we will save paper and remain environment friendly. He requested General Body to approve the protocol to be followed.

Decision : "The General Body unanimously approved the Protocols and methodology of recording of minutes."

Thereafter, the Secretary presented the listed agenda items of the Annual General Meeting, through power point presentation.

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Agenda Item No. 1 : Confirmation of the proceeding of the last meeting of the General Body held on the 5th December, 2021.

Secretary intimated that he had not received any comment from any member and requested the House to confirm the proceedings.

Decision : "The General Body unanimously confirmed the minutes of the Annual General Body Meeting held on 05.12.2021."

Agenda Item No. 2 : Action Taken Report (ATR) on the decisions taken in the AGM on 05.12.2021.

- (i) **Proposal for additional Covered Area in the flats as per new FAR guidelines :** Secretary informed that this item was being taken-up separately under Agenda Item No. 6.
- (ii) **Repairs to outer surface grits :** Secretary intimated that large number of grits have been repaired. The work is under progress on need basis. There is about 20% of grit still to be repaired. The work will be continued out of BMF fund, if required without burdening the residents.
- (iii) **Repairs to Parapet of Roof Surfaces :** Secretary informed that this work was not undertaken due to proposed extension of covered area. Final decision on extension was yet to be taken.
- (iv) **Repairs to remaining portion of internal road surfaces :** Secretary intimated that the Managing Committee has undertaken the Surface Road Repairing in patches at many places. More such repair will be undertaken on need basis. **The MC is also persuing with MLA for getting grant out of MLA's fund for this purpose.**
- (v) **Repairs to damaged columns:** Secretary informed that the damaged column repair will be undertaken as per the methodology suggested by M/s. Cortex Construction Solution. This point has also been taken up separately under Agenda Item No. 5.
- (vi) **Matter related to Retrofitment / corrective measures after Structural Safety Audit:** Secretary intimated that this item has also been taken-up separately under Agenda Point No. 5.

Agenda Item No. 3: Report of the Managing Committee.

At the outset Secretary enumerated the following modifications / repairs / value additions to the society :-

- Doors for shafts provided in all blocks
- Roof Access Door Replaced
- Wire mesh added in underground water reservoir vents
- Face Lift of Gate No.1 and Gate No. 3
- Basement Approach Retaining Wall Retrofitted
- Band Beam Basement Retaining Wall Repaired / Retrofitted
- Cleaning of Kitchen Shafts at roof level
- Tiling work pathways
- Boundary Wall
- Staircase Landing Railing Repaired with Reinforcement (Block 8, 7,6 & 4)
- Surface Road Repair
- Marking For Parking

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With the help of Power Point Presentation he explained the following value additions:-

- a) **Nominations:** A special drive was undertaken to ensure that the "Nomination" exists for all members. As on date, we have added 25 nominations which did not exist.
- b) **Conversion of Gas Cylinders to PNG :** In last 3 years it was ensured that no new rental is allowed without PNG connection. Consequently, number of residents using gas cylinders has reduced from 31 to just 11.
- c) **Registration of Pet Dog :** Secretary informed that the Managing Committee has made efforts to ensure registration of pet dogs by all owners.
- d) **Repair of Retaining Wall :** Secretary informed that retaining walls of the basements of all 8 blocks have been repaired with reinforcement.
- e) **Tiling Work of Pathways :** Secretary intimated that pathways for all blocks including Block No.4 has been provided.
- f) **Convex Mirror :** Secretary informed that not only in the T-junctions of internal road, now we have put double convex mirror for road safety in front of Gate No.2 also.
- g) **Signage :** Adequate signages have been placed in the society premises.
- h) **Installation of cycle stand in all blocks:** Cycle stands have been installed at the basements of each block. In addition, on the popular request cycle stand for workers / visitors and guests also have been provided.
- i) **Flooring in the Lifts :** Secretary intimated that PVC flooring has been placed on all the lifts.
- j) **Carryout repair of all Kitchen Shafts :** All the drains of kitchen shafts at the top floor were blocked over last 22 years. This resulted in accumulation of rainwater during monsoon which resulted in seepage in all top floor flats. The MC got it cleaned and seen to it that water flows freely through the spout.
- k) **Grit Repairs:** About 80% work have been done based on visual inspection. However, the damage is continuing and therefore repair should also be a continuous affair.
- l) **Painting of Badrinath wall (one side):** Secretary informed that for the first time in our history, all four walls of the Society is painted in uniform manner.
- m) **Implementation of Solid Waste Management :** Secretary intimated that signages of Dry and Wet Waste has been placed for collection of garbage at each floor. The solid waste management has commenced in our society for the first time. However, this will have to be reviewed and all concerned to be educated for 100% implementation.
- n) **Repair of Gate No. 1 :** The entire look of Gate No.1 & 3 are complete with ethnic roof, clean environment for securities to work meeting high standard of sanitation for all staff and maids along with proper LED signage.

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- o) **Boom Barrier with Traffic Light** : Secretary intimated that an automatic boom barrier with traffic light has also been installed at Gate No. 1 with the help of MLA's fund.
- p) **Basement Retaining Wall Top Bend Beam** : Secretary informed that the basement retaining wall top bend beam of all the blocks have been repaired and reinforced to ensure the strength of all buildings.
- q) **Matter related to laying of IP Cameras** : Secretary intimated that additional 15 nos. of IP cameras have been added and deployed in last three years for enhancing safety and security of the Society.
- r) **Matter related to issue of SOP for repair of all bathrooms of Society** : Secretary informed that the SOP for repair of bathrooms has been published. The SOP is just the starting point for a quality repair required as and when any resident needs his bathroom to be repaired.

Shri Basab Ghosh (467) said that contractors who are working in the premises have no ability to follow the SOP. One has to check whether they are doing the water proofing correctly or not. He has been facing seepage in the toilet ceiling from last 3 years.

The President replied that that there is a mechanism for doing the job if upper floor resident is not undertaking requisite repair work then Managing Committee can get it done and the expenditure incurred is billed to the concerned resident.

Shri Deepak Garg (830) suggested that like SOP for bathroom repairing, a SOP for renovation of flat should be prepared by empanelling the contractor. He also suggested to take measures for curtailing expenditure. In response Secretary cited various measures already taken to achieve this objective.

Shri S.N. Nandy (798) suggested that society may get it repaired and charge to the concerned flat owner and the contractor who is undertaking the work may be responsible for such repair work.

Shri Basab Ghosh (467) said that everybody in the toilet using different kind of fittings and it is very difficult for the MC to fulfill everybody's requirement.

Secretary supported the view of Shri Basab Ghosh and replied that the Managing Committee will not get involved for such repair work.

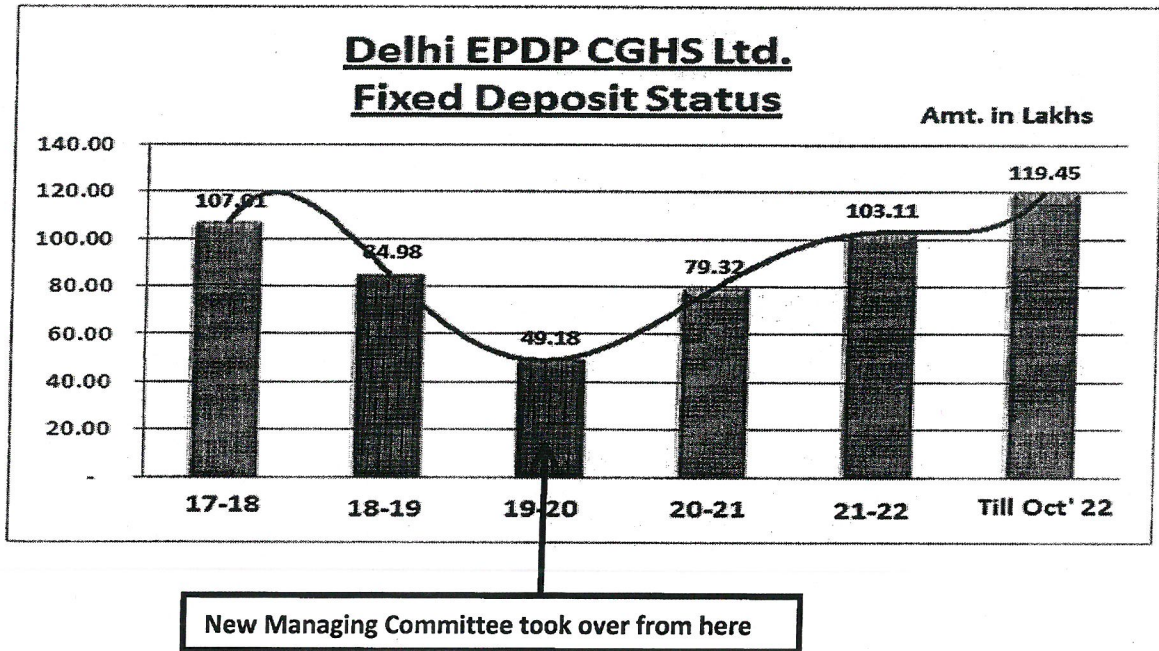
The President replied that in the SOP, there is a clause of defect liability period.

- s) **Matter related to repair of vents** : Secretary intimated that the vents on our underground tank had been contaminating our drinking water for last 20 years because it did not have a wire mesh at the mouth of the vent. This was first observed by us and wire mesh placed as per specification to ensure availability of safe drinking water.
- t) **Repair of Roof Doors** : Roof doors of all blocks were in most dilapidated state. These are always subjected to the vagaries of weather. These have now been repaired.

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- u) **M/s. Kazam for Charging Electric Vehicle** : Managing Committee has also installed a charging station for EV by M/s. Kazam at NO-COST-NO-COMMITMENT basis through MLA's fund.
- v) **Purchase of Drain Covers** : Secretary informed that all damaged drain covers have been replaced.
- w) **Matter related to Website of the Society** : On 15th August, 2022 this Managing Committee have bade good bye to our old, defunct web site and embraced the new one which is most user friendly.
- x) **Surface Road Repairing** : Managing Committee has undertaken the Surface Road Repairing in patches in front of Gate No. 3, Block No.1, 7 & 6 near DG room etc. on need basis. More such repairs will be undertaken. MC is following with MLA for fund for road repairing.
- y) **Overturing the Financial Profile Of Dakshinayan** : From the time , the present MC has taken over we ensured a steady rise in our Fixed Deposit status. On 30th September, 2022 the total FD is Rs. 119 lakhs as shown in the graph below :-



- z) **Doors for toilet shafts provided in all blocks** : Secretary intimated that by providing door in the ground floor to access the shaft area, a long felt need has been addressed.
- aa) **Update on Legal Cases** : Secretary updated the House on the legal cases pending at different forum which are as follows :-
1. Case No. W.P.(C) 2819/2018 filed by Shri Bimal Kumar Jana Vs Smt. Santa Dey & Others at High Court of Delhi. The next date of hearing is on 30.03.2023.
 2. Case No. 122/2015/DCT appeal filed by Shri Bimal Kumar Jana Vs Delhi EPDP CGHS Ltd. At Delhi Co-operative Tribunal. Last date of hearing was on 17.10.2022.

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Decision : "The Report of the Managing Committee on various works were noted and approved by the General Body unanimously."

After Report of the Managing Committee, Secretary presented the Vision – 25 of MC :-

- (i) That all our Buildings are retrofitted for seismic zone-IV compliant. Completion report is submitted to DDA.
- (ii) That the grits are repaired and we do not suffer from constant fear of falling grit.
- (iii) That the old and unserviceable CI waste pipes are replaced gradually by PVC Pipes (31 Nos. already replaced).
- (iv) That the overhead water tanks are replaced whenever necessary.

Secretary proposed a special sub-committee to be headed by Shri R. K. Basak & Shri Prabir Sanyal to look into the matter (point iv above) and submit their report for further action by the MC.

Decision : "The Sub-Committee was approved by the General Body unanimously."

- (v) That the Society has a trouble-free water pipeline.
- (vi) That the parapets are repaired
- (vii) That the solar Power System is installed (New policy is in the offing)
- (viii) That the periodic up-gradation / safety of lifts. He intimated that for up-gradation / safety works OTIS has quoted as follows :-

- (a) For replacement of Drive Sheaves along with Rope 10 mm = Rs. 6,42,066/-
- (b) For replacement of Car & Landing Sill = Rs. 2,13,988/-
- (c) For replacement of Door Sensors = Rs. 7,77,925/-

He further stated that these quotes have not been negotiated, thoroughly scrutinized or validated. So these are merely budgetary.

However, Secretary requested the House to approve expenditure in-principle on account of above urgent repair / replacement works of lifts to be undertaken by MC out of Maintenance Fund/ BMF. This will avoid further expenditure on another AGM.

Following members spoke on this issue:-

- (a) Shri Basab Ghosh (Joint-Member, M.No. 467)
- (b) Shri Deepak Garg (830)
- (c) Shri Shovan Dutta Roy (728)
- (d) Shri P.R. Das (543)

Decision: "After detailed discussion, the General Body approved the repair/replacement work of Lifts unanimously after evaluating the cost involved and viability in the existing model of our Society's lift."

- (ix) That the action on extension based on decision of AGM.
- (x) That the damage to stair cases is minimized by removing all Flower pots from stair case.

Following member participated in the discussion:-

- (a) Shri Basab Ghosh (Joint-Member, M.No. 467) said that flower pots are not the only reason of damage to stair cases. We should examine these causes also.

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Decision: "It was unanimously approved that the flower pots kept on stair cases should be removed."

- (xi) That every member has their nominees recorded in books.
- (a) Shri Shibnath Chakraborty (27) said that transfer of share has a time limit. MC should follow the directions as mentioned in DCS Act & Rules 2007.
- (xii) That every PoA holders become members, if admissible.
- (xiii) That all pet dogs must be registered. Poop of pet dogs must be cleaned by the owner OR else a service charge of Rs. 500/- be imposed and realized through maintenance bill.

Decision : "The General Body agreed and approved unanimously on the service charge of Rs. 500/- for non-compliance."

- (xiv) That the segregation of Dry and Wet waste will move to next level.
- (xv) That the MC have-to-have a ready corpus available to cater for repair and replacement of high value assets like Transformer, Generators, Fire Engine, Jockey Pumps etc.
- (a) The President submitted that keeping this objective in view, we should consider increasing the contribution towards BMF and BRF suitably.
- (b) Shri Priyabrata Das (829) said that cost estimate should be provided by the MC to come to any conclusion.
- (c) Shri Dhruv Chakravarty (607) agreed with the views of Shri Das and requested that the cost estimate may be informed to the General Body.
- (d) Shri Basab Ghosh (467) enquired whether any kind of estimate was made by the Managing Committee.

The President informed that on the issue of increasing contribution towards various funds, the general consensus was that Managing Committee should at the first instance make an assessment of the fund requirement for replacement of costly machines and equipments.

Secretary replied that this is included in MC's vision – 2025. Considering the estimated life of the high value assets installed at Society premises Managing Committee will work out the repairing/replacement cost and will inform the General Body.

- (xvi) That the society has a completely serviceable Fire Hydrants.
- (xvii) Reduction of cylinder Gas user (From 33 Nos three years ago it is down to just 11 Nos).
- (xviii) That more social interaction by means of organizing events where senior citizens can also participate.
- (xix) MC proposed increase in Rent for booking of Utility Park as follows :-

	<u>Present</u>	<u>Proposed</u>
(a) Only Park	Rs. 4,000/-	Rs. 6,000/-
(b) Park + Shradh Ceremony is free (no rent)	Rs. 15,000/-	Rs. 18,000/-

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Following members participated in the discussion:-

- (a) Shri Basab Ghosh (467)
- (b) Shri Prabir Ghosh (762)
- (c) Shri Priyabrata Das (829)

It was clarified that the permission to use this facility is for one day only and access of fire tender will not be jeopardized.

Decision : "After the discussion, the General Body approved the increase in rent unanimously for use of Utility Park & surrounding area."

(xx) MC proposed increase in Rent of Basement booking :-

<u>Present</u>	<u>Proposed</u>
Rs. 1,000/-	Rs. 1,500/-
Shradh Ceremony is free (no rent)	

Decision : "The General Body approved the increase in rent unanimously for basement."

(xxi) That junk will be removed from all basements including disposal of unused vehicles. It was intimated :-

- ✓ In Delhi End-of-life vehicles are to be scrapped through authorized scrapper.
- ✓ As per present policy, RWAs can inform Transport Department about such vehicles so that these can be impounded and scrapped (8376050050).
- ✓ All owners will be requested to get rid of such vehicles urgently.

Decision : "The General Body unanimously approved the same."

(xxi) Durga Puja is our iconic socio-religious function. Managing Committee has observed some minor irritants which will be removed e.g. :-

- (a) Distribution of Bhog coupons will be 4x Coupons per day per family against full subscription. Rest on payment.
- (b) Any resident not following the SOP with regard to Puja Accounts / Delaying Deposition of money collected etc. will be debarred from performing any important role in the Puja Committee.

Following members participated in the discussion :-

- (i) Col A.K. Ghosh (209)
- (ii) Shri Dhurba Pada Ghosh (260)
- (iii) Shri S.N. Nandy (798)
- (iv) Shri Amarjeet Sood (637)
- (v) Shri Dhruv Chakravarty (607)
- (vi) Shri Priyabrata Das (829)

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Decision : "It was decided that a separate meeting will be called with Puja Committee and all issues resolved by means of a SOP."

Agenda Item No. 4 : Audited Accounts of the Society for the F.Y. 2021-22 along with the Report of the Auditors and Audit Compliance Report.

Secretary informed the House that the audited accounts of the Society for the year 2021-22 along with Compliance Report was sent to all members. He readout the Compliance Report and requested the House to approve the Audited Accounts and Compliance Report.

Decision : "The General Body approved the Accounts and Compliance Report for the year 2021-22 unanimously."

Agenda Item No. 5 : Matter related to Structural Safety Audit Report and Retrofitment / Corrective measure on the basis of Structural Safety Audit Report.

The chronological development of the subject was summarized by the Secretary as under :-

- Large number of cracks discovered in columns.
- M/s Blitz carried out a pilot repair at the basement of Block No. 7.
- Cracks appeared in top floor.
- Present MC wrote to Ms Shanta Ghosh, Chairperson, DCPL.
- Dr. K K Ganguli, Director DCPL flew down from Kolkata.
- Visited and emphasized requirement of urgent repair.
- Eminent Civil Engineer Shri Sanjay Ghosh was present along with Dr. Ganguli.
- Letter received from DDA to get structure audit to comply Seismic Zone-IV by MCD approved structural engineer.
- M/s Cortex was appointed.
- Audit Report was submitted to DDA on 5th July, 2021.
- As per Audit Report we had to carry out retrofitment at large number of places.
- Initially, as approved limited tender was floated but there was only one response.
- MC thereafter gave advertisement in the newspapers and short listed L1
- Anil Kumar Sharma – L1 and as per dimensions, quoted Rs. 1,32,41,075/-
- After price negotiation by MC on each line item, the negotiated price comes to Rs. 1,23,77,126/-. The reduction was 6.5%.
- Society has the responsibility of providing reinforcement and water.
- Cost of reinforcement is approx. 10% = Rs. 12,37,712 (approx.)
- Thus the total cost comes to Rs. 1,23,77,126 + 12,37,712 = Rs. 1,36,14,838/- (approx.)
- Per Flat Cost comes to Rs. 37,819/- Say Rs. 40,000/-

To reduce the burden on residents, Managing Committee recommended the following :-

- (a) Installment of Rs. 5,000/- per month w.e.f. 1st December, 2022 to July, 2023.
- (b) Additional expenditure, if any up to 10 Lakhs may be taken from BMF / BRF, so that members are not burdened.
- (c) M/s. Cortex will audit (cost already catered/collected from the members).
- (d) Shri Amitav Nandi, AsVP (BSES) and Shri Saroj Sarkar will be representative of the Managing Committee to ensure all aspects of Retrofitment and submission of report to DDA in addition to M/s Cortex Construction Solution.

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Shri Shibnath Chakraborty (27) said that we have received mails from few members and suggested to have discussion on those points. He also suggested that 50% of the cost can be absorbed from BMF/BRF.

Shri H.K. Gupta (19) said that the retrofitment work suggested by Cortex is a time bound. The cost will increase by 10 – 15%.

Shri Shovan Dutta Roy (728) suggested that the 50% cost may be taken from BRF and rest 50% raised from the members, it will lessen the burden of the members.

Shri Basab Ghosh (467) said that before getting into this retrofitting work MC has to identify the volume of the extensive repair work. Drawing reference to Secretary's statement that the cracks are developing from 1st floor to 7th floor, he emphasized that this work will involve huge expenditure. It may increase from Rs. 40,000/- to Rs. 1,40,000/- after works starts. Hence, there is no meaning at this stage to discuss about funding from BMR or BMF, the retrofitting work should be started at the earliest by the Managing Committee instead for going for extension.

Shri Shovan Dutta Roy (728) agreed with the views of Shri Basab Ghosh and requested the MC to engage in-house engineers to take their help for this retrofitting work.

Shri Ajit Kumar Dey (464) suggested that not to discuss the issue of extent of damage of the existing structures or else M/s. Cortex will increase their fee after knowing the work involved.

Decision: "Managing Committee requested the members present for volunteer for the retrofitting work. There was no member to volunteer in the House. After detailed deliberations, General Body resolved that Managing Committee will go with M/s. Cortex Construction Solution only and approved the expenditure as proposed and installments as suggested."

Agenda Item No. 6: Matter related to proposal of Additional Covered Area as per new FAR guidelines.

Secretary briefed the House on this agenda point and said that in the last AGM held on 2020 a Sub-Committee was constituted. Subsequently, few more members were inducted by the sub-committee. Thus, at one stage, the composition of the sub-committee was as follows:-

- Namita Das Purokayastha
- Shashi Munshi
- Amit Nath, Civil Engineer
- Prabir Sanyal, MC Rep
- Brig Ujjal Dasgupta (Resigned subsequently)
- Lt Gen M K Mukherjee (Resigned subsequently)
- Dipankar Raha (Resigned subsequently)

The Philosophy of the Sub-Committee was as follows :-

- Physically ascertain the work of Architect before zeroing on to one
- Keep flora and fauna of the society largely un-affected
- Keep loss of parking area to minimum
- Ensure all residents (3/2/1 dwelling units) have some scope of extension
- Proportionate extension to 3/2/1 dwelling units (Approx 24% to all in the form of covered/ uncovered extension)

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FEED BACK

- ❖ Based on the philosophy the subcommittee (Architect Mr. Bora) produced a tentative drawing.
- ❖ MC has organized three sessions of presentations covering all flats only on Sundays in the month of July, 2022 (for maximum availability and transparency).
- ❖ The summary of feedback is as under :-

(a) Nos. of feedback received	= 54 Flats
(b) Nos. of willing members	= 51 Flats
(c) Nos. of unwilling members	= 03 Flats

Secretary informed the House that the proposed drawings are displayed for ready reference of the members. Approx. 24% increase of the carpet area (+/- 5%) has been recommended.

Secretary also presented the Fees quoted by the Architect for his & other services which are as follows (these figures were un-negotiated hence merely indicative) :-

➤ Architect Fee	: Rs. 28.5 x GST =	Rs. 33.63 lakhs (A)
➤ DDA Fee	:	Rs. 59.85 lakhs (B)
➤ Processing Fee	:	Rs. 16.85 lakhs (C)
➤ Various Fee	:	Rs. 17.00 lakhs
➤ (30% of 17 lakhs)	:	Rs. 22.10 lakhs (D)
Total (A+B+C+D)	:	<u>Rs. 132.43 lakhs</u>

Per Flat Cost (un-negotiated): Rs. 36,787. Say Rs. 37,000/-. (Assuming all 360 members / residents agree for extension).

Secretary further informed that, **in case General Body approves extension** the recommendation of the Managing Committee for raising fund will be as under :-

- (a) 7 instalments of Rs. 5,000/- & one instalment of Rs. 2,000/-
- (b) Construction cost for category 'A', 'B' & 'C' respectively will be Rs. 2.54L /2.88L/3.83L plus 18% GST, as per progress (which is as received from Architect and appears extremely conservative.)

Secretary also proposed the organizational structure, **IN CASE General Body approves extension** should be as follows :-

- (a) A separate sub-committee to monitor collection of funds, payment release, progress of approval of drawings, tendering, awarding of contract, prioritizing of work has to be formed.
- (b) Block-wise sub-committee will have to be formed to monitor progress of work.
- (c) It was proposed that the existing sub-committee monitor this project appoints sub-committee block-wise.
- (d) If approved by the General Body, the work can start after completion of retrofitting work.

Secretary presented the cost estimates for the extension received from the Architect which were as follows (un-negotiated & apparently highly conservative) :-

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DELHI EPDP CGHS LTD.

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Cost Estimate for EPDP CGHS extension project at Dwarka, New Delhi.

Type	No of Units	Area (sq m)	Area (sq feet)	Rate per sq feet	Cost per flat before GST	Project cost
A	8	16.3	175.5	1,450.00	254,407.14	2,035,257
B1	67	18.5	199.1	1,450.00	288,744.30	19,345,868
B2	5	18.5	199.1	1,450.00	288,744.30	1,443,722
B3	16	18.5	199.1	1,450.00	288,744.30	4,619,909
C1	3	20.72	223.0	1,450.00	323,393.62	970,181
C2	20	24.6	264.8	1,450.00	383,951.88	7,679,038
C2A	8	24.6	264.8	1,450.00	383,951.88	3,071,615
C3	137	24.6	264.8	1,450.00	383,951.88	52,601,408
C4	32	24.6	264.8	1,450.00	383,951.88	12,286,460
C5	32	24.6	264.8	1,450.00	383,951.88	12,286,460
C6	24	24.6	264.8	1,450.00	383,951.88	9,214,845
C7	8	24.6	264.8	1,450.00	383,951.88	3,071,615
TOTAL	360					128,626,377

Shri Shibnath Chakraborty (27) said that the extension project can be kept in abeyance till completion of the retrofitting work.

Shri A.K. Das (184) agreed with the views of Shri Chakraborty and said that after completion of the retrofitting work, extension work may be taken up.

Shri Basab Ghosh (467) said that the Managing Committee instead for going for extension start the retrofitting work, as the entire structure may crumble.

The President disagreed with the views of Shri Basab Ghosh and said that our buildings are structurally not so weak that it may fall anytime. He informed that Cortex's Report suggested only the retrofitting work is required for strengthening our buildings.

Shri Dhruv Chakravarty (607) agreed with the views of the President.

Birg Ujjal Dasgupta (726) gave a detailed briefing about possibilities of extension and the details the subcommittee has gone into to make this proposal feasible.

He further felt that considering the amount of work that has gone in for the proposal, if the decision is not to go for extension, this project may have to be shelved for good. He felt the proposed extension is an optimal solution after considering 5 architects."

Secretary thanked the Sub-Committee for the excellent work done by all its members. They have put in their hard work even during Covid pandemic.

Shri Manash Biswas (522) said that the extension work may be taken up after retrofitting work.

Shri Debapriya Das (690) said that he himself is a Mechanical Engineer and opined that the ageing columns can be rectified/modified as suggested by the Cortex company.

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U. D. 18

Shri Saroj Sarkar (788) said that our buildings are safe, only we have to carry out the retrofitting work as suggested by M/s. Cortex Construction Solution.

Decision : "After detailed deliberation on the issue, the General Body decided that extension project may be held in abeyance till retrofitting work is completed and report is submitted to DDA."

Agenda Item No. 7: Work Programme and Budget Estimates for the F.Y. 2023-2024.

The Work Programme of 2023-24 was shown to the General Body by the Secretary, which are as follows:-

- 1) Retrofitment as per report of Structural Safety Audit
- 2) Grit Repairs
- 3) Kitchen Shafts – Change of Old Pipes
- 4) Refurbishment of Tank Pedestal
- 5) Repair & Plastering of Parapet Wall
- 6) Upgrading of Lifts.
- 7) Limited Internal Road Repair.
- 8) Replacement of Old C.I. to PVC pipes on as required basis.
- 9) Repair of Staircase Waist Slab.
- 10) Progress Extension Work, if approved.
- 11) Progress Solar PV after completion of proposed extension.
- 12) Replacement of old overhead tanks, as per requirement

The Budget Estimate was already circulated along with Agenda Notes.

Decision : "The General Body unanimously approved the Work Programme for the financial year 2023-24 and the Budget Estimates for the financial year 2023-24."

The copies of the approved Work Programme and Budget are enclosed as Annexure – A & B respectively.

Agenda Item No. 8: Matter related to Public Notice dated 21/09/2021 issued by Delhi Pollution Control Committee for the owners of DG Sets of capacity 125 KVA and above.

It was informed that :-

- Shri Shovan Dutta Roy was nominated in last AGM to take a decision in this matter.
- Since our Gen sets (02 nos.) are of 200 KVA capacity each, it was capital intensive exercise.
- Cost will be approx. 10 – 12 lakhs for retro fitment
- PNG based Conversion may cost approx. 40 Lakhs.
- As Per Commission of Air Quality Management policy letter dated 5th October, 2022 :-

"Ensure that diesel generator sets are not used as regular source of power supply."

He further intimated that we have decided to take a "wait & watch policy" since we are using DG sets only on emergency. Shri Shovan Dutta Roy will continue to head the Sub-Committee and advice MC on this matter.

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Shri Shovan Dutta Roy (728) said that our source of power is BSES and not dependent on DG sets. Our DG sets is operated maximum 20 hours in 6 months. As per his opinion, we should not go for capital intensive expenditure now. We may wait & watch.

Decision : "The General Body agreed and approved the proposal of the Managing Committee unanimously."

Agenda Item No. 9 : Any other matter under the provisions of Bye-laws, Acts and Rules, with the permission of the Chair.

- (1) Shri Priyabrata Das (829) thanked to the MC for the excellent works done by them. He suggested that society has to introduce complaint register for plumbing & electrical works. When any member register their complaint, plumber / electrician comes with a register and after rectification of work to their satisfaction, obtain signature from the member and submit the register to the Estate Manager / Managing Committee.

He also suggested that Managing Committee must inform all residents through notice the entitled services they can ask for from society staff.

Secretary welcomed both the suggestions of Shri Das and assured that these will be implemented.

- (2) Shri Debapriya Das (690) requested the Managing Committee to take the approval from DDA for FAR Extension while the Retro fitment is under progress.

On this suggestion, Secretary apprised the house that considerable expenditure is involved (as projected in PPT) for submission to DDA. Therefore even for submitting our proposal to DDA a financial approval is required from General Body.

Shri R.K. Basak (663) said that Managing Committee should first ascertain from every member / owners about their willingness for extension. Only after that a decision can be taken as to whether the drawings should be forwarded to DDA and expenditure on that account can be incurred.

- (3) Shri Deepak Garg (830) said that a timeline may be provided to the General Body for extension project.

There was no other point. The Meeting concluded with a vote of thanks to the Chair.

New Delhi
October 27, 2022


Col Satchit Kumar Basu (Retd.)
Secretary


Alok Mukhopadhyay
President

Encl.: As above.

ANNEXURE -A

Approved Work Programme for the year 2023 – 24
(and remaining period of current year)

- 1) Retrofittment as per report of Structural Safety Audit
- 2) Grit Repairs
- 3) Kitchen Shafts – Change of Old Pipes
- 4) Refurbishment of Tank Pedestal
- 5) Repair & Plastering of Parapet Wall
- 6) Upgrading of Lifts
- 7) Limited Internal Road Repair
- 8) Replacement of Old C.I. to PVC pipes on as required basis
- 9) Repair of Staircase Waist Slab
- 10) Progress Extension Work, if approved
- 11) Progress Solar PV after completion of proposed extension
- 12) Replacement of old overhead tanks, as per requirement

NB : Managing Committee will priorities & add as per requirement.

Heare
J. D. B

APPROVED BUDGET FOR THE FINANCIAL YEAR 2023-24

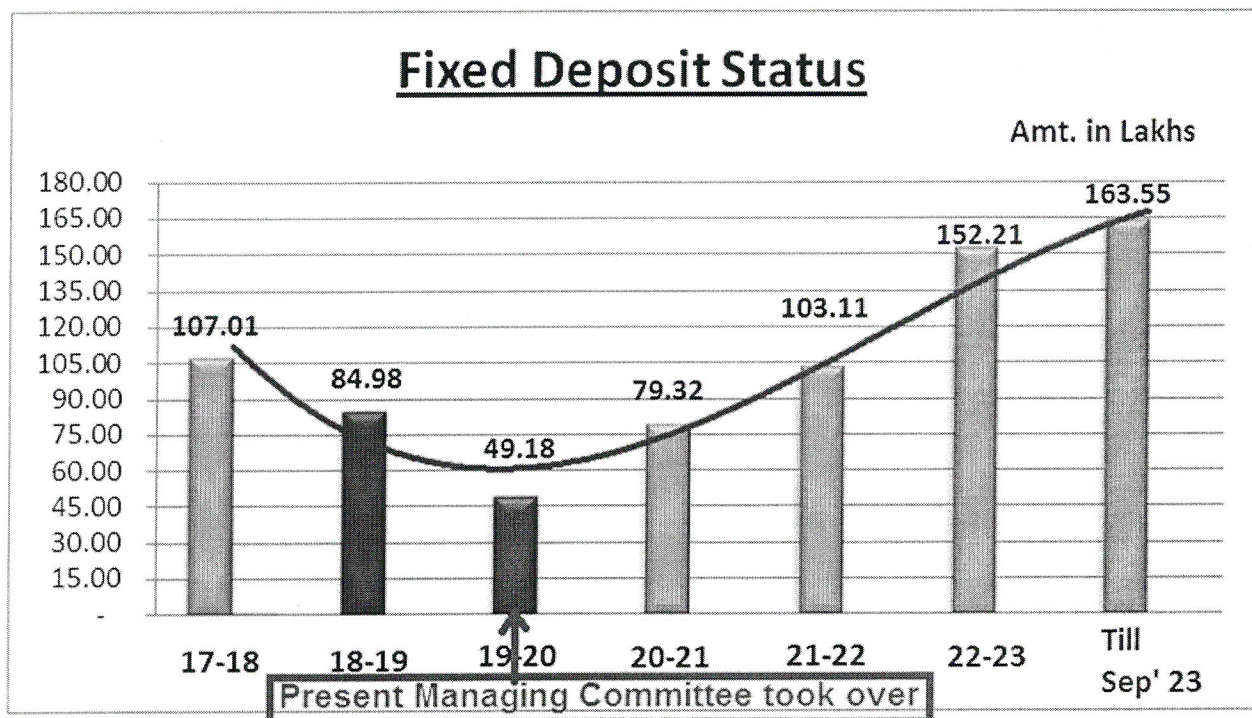
EXPENDITURE	Budget for 2021-22	Approved Budget for 2022-23	Proposed Budget for 2023-24
Expenditure			
Salary and Overtime allowance to staff	2,785,000	2,924,250	2,924,250
Printing and Stationert	35,000	36,000	36,000
Postage and Courier	5,000	5,000	7,500
Local Convayance	10,000	10,000	15,000
Legal and Professional Charges	50,000	60,000	60,000
Housekeeping	660,000	693,000	632,000
Security Services	2,750,000	2,887,500	2,692,000
Office Maintenance	25,000	30,000	30,000
Repair and Maintenance	2,750,000	2,500,000	2,800,000
Telephone Charges	15,000	10,000	9,000
Social Event Expenses	70,000	100,000	100,000
Expenses on Gen Body Meeting	100,000	60,000	100,000
Audit Fees	30,000	30,000	45,000
Library	10,000	5,000	5,000
Horticulture	30,000	25,000	25,000
Gymnasium	-	-	-
Bank Charges	10,000	10,000	5,000
Misc. Expenses	10,000	10,000	10,000
COMMON AREA EXPENSES			
Electricity Charges	1,200,000	1,200,000	1,200,000
Water Charges	50,000	20,000	20,000
Diesel Consumption	10,000	10,000	15,000
Insurance Charges	25,000	20,000	15,000
	10,630,000	10,645,750	10,745,750
Electricity Charges	10,500,000	10,500,000	10,500,000
Diesel Charges	100,000	80,000	80,000
Insurance Charges	580,000	500,000	200,000
Provision for Depreciation	1,500,000	1,500,000	1,350,000
Contingency			
Ground Rent	350,000	350,000	300,000
Total Expenses	23,660,000	23,575,750	23,175,750
INCOME/RECEIPTS			
General Maintenance Charges	9,504,400	9,504,000	9,505,000
Addl Maintenance charges from Tenants	360,000	360,000	277,200
Parking Charges	450,000	450,000	330,900
Electricity Charges	10,500,000	10,500,000	10,500,000
Water Charges	-	-	-
Diesel Consumption	100,000	80,000	80,000
Insurance charges	580,000	500,000	200,000
Misc Income	300,000	500,000	600,000
Interest and late payment charges	400,000	750,000	735,000
Ground Rent	350,000	350,000	300,000
Total Income	22,544,400	22,994,000	22,528,100
Excess of expenditure over income	1,115,600	581,750	647,650
	23,660,000	23,575,750	23,175,750

Note : Managing Committee will be empowered to allot unspent amount under one head to allot to another head.

REPORT OF THE MANAGING COMMITTEE 2023

The Report of the Managing Committee (MC) is given below : -

- a) Retro fitment / Corrective Measures as per Report of the Structural Audit and actual requirement. The retro fitment work is nearing completion. There has not been any cost escalation and we hope to complete the project within the budget projected.
- b) Repair / Replacement of 08 Nos. Drive Sheave & 24 Nos. Steel Wire Rope in Lifts. The work has been successfully completed within the budget and approved expenditure. Though AGM had approved financing the repair / replacement out of BMF, MC has completed the work out of maintenance fund keeping our reserve intact.
- c) **Financial Management :-**



- d) **Reconstruction & Cleaning of Basement Sump Pit :-** All Basement Sumps were in extremely bad condition. Their walls and covers were broken. The unclean tanks were breeding ground of all types of insects, well hidden from the prying eyes of MCD. These have been reconstructed and cleaned – a job not done for decades.
- e) **Beautification of Rear Wall between Tiny Tulip School :-** This area has also been beautified. The Design was by in-house artist Shri Suddhasattwa Basu. It will break the monotony of our walkers as well as improve the aesthetics.
- f) **Beautification of Pump House :-** Our Pump House in front of Gate No.1 looked like a haunted house for several decades. Unique designer painting has been given to pump house in front of gate no. 1 to ensure beautification of the area.

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- g) **Revamping / Repairing of Fire-Fighting System of the Society :-** The underground hydrant pipes and all the hydrants connected with jockey pump and other pumps which were worn out, have been replaced. Pumping out water from fire tank has been ensured, however, there are lot of leakages in hydrants leading to various blocks. The hose pipes and other accessories to be replaced in a phased manner. This will be an on-going project.
- h) **Free Library for All :-** The following improvements have been brought about :-
- i. The subscription of Rs. 10/- per month has been discontinued. Library membership is now totally free for all residents !
 - ii. The security deposit of Rs. 200/- (refundable), however will continue to be taken but the same will be deposited with the Treasurer (Society office) and reflected in residents' account ledger.
 - iii. Additional bookshelves have been provided.
- i) **Book-Reading Club :-** Book reading club has also germinated to arcane interest amongst young readers.
- j) **Condemnation Board :-** A Sub-Committee consisting of Shri R.K. Basak and Shri Prabir Sanyal have examined all empty water tanks and classified how many are useable and how many are to be discarded. Action on the same is in hand.
- k) **Change of C.I. Pipe to PVC Pipes :-** During the year 13 numbers of C.I. pipes which were worn out have been replaced by PVC pipes **without any additional burden to the members.** It is pertinent to mention that the present Managing Committee has so far changed 36 nos. without any extra burden to members.
- l) **Publishing of New Telephone Directory :-** A new telephone directory has been published. The following are the highlights of the telephone directory :-
- (a) Both the names of the owner and tenant have been shown against rented flats.
 - (b) Updated two contact numbers and email address.
 - (c) Emergency contact numbers of Hospitals, Doctors in the Premises, Visiting Doctors, Private Ambulance Service, ACP Dwarka, SHO, IGL, Mobile Mortuary and Cremation Ground.
- m) **Care for Senior Citizens :-** For the first time Managing Committee has taken initiative on care of aging population. Two points have been acted upon :-

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A.S.P.

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- i) Signage as below for sensitizing the domestic helps to alert all concerned in case any untoward incident happens at night for a senior citizen living alone :-

महत्वपूर्ण सूचना

सभी घरेलू सहायक / साहिकाओं से अनुरोध है कि यदि किसी फ्लैट में धंटी बजाने या डोर बजाने पर कोई प्रतिक्रिया नहीं मिलती है, तब तुरंत गेट नं० 1 पर इस विषय में सूचित करें ।

- (ii) Photograph of senior citizens suffering from dementia have been displayed in Guard Rooms to ensure that they do not walk out alone from the society.

निम्नलिखित वरिष्ठ नागरिकों को अकेले परिसर के बाहर जाने की अनुमति नहीं है :-

फोटो	फोटो	फोटो	फोटो
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Above efforts have been found to be extremely useful.

- n) **Status of Legal Cases :-** The following legal cases are ongoing in different forum:-

1. Shri Bimal Kumar Jana vs Smt. Santa Dey & Others – The Case is with Hon'ble High Court of Delhi (Case No. W.P.(C) 2819/2018). The next date of hearing will be on 10.10.2023.
2. Shri Bimal Kumar Jana Vs Delhi EPDP CGHS Ltd. – The Case is with Delhi Co-operative Tribunal (Case No. 122/2015/DCT). The next date of hearing will be on 30.10.2023 (Appeal against expulsion order issued by the society in July, 2011).

Shri M. Qayam-ud-Din has been appointed as our Legal Advisor.

J.K.S.

...4/--

- o) **Matter related to DG Sets** : We have 2 nos. 200 KVA DG sets purchased before 2004. As per existing Government Policy, DG sets purchased before 01.07.2004 have to be discarded. Others can be converted to Dual Fuel System / Gas based Generator etc.

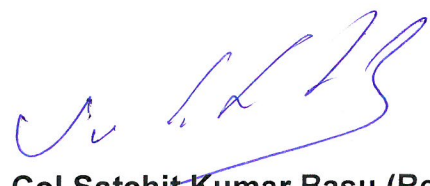
A brain storming session of electrical engineers of the Society was organized. The following suggestions have been made :-

- (i) Existing 200 KVA DG sets should be replaced.
(ii) 2 nos. of Gas based Generator Sets of approx.. 135 KVA capacity should be procured to replace them.

Accordingly, market survey was done for Gas Generator Sets. It is observed that the Gas based Gen sets are available at present upto capacity of 125 KVA.

The latest position of market survey and quotation will be placed before AGM.

- p) **More Improvement In Gate No.1** : We have further beautified the Gate No. 1 area by tiling an extended area.
- q) **Designer's Benches For Dada-Didi** : 04 nos. of benches have been procured for Childrens Park for Dada-Didi's who can keep an eye on their pota-poties and cell phone glued nannies.
- r) **Rainwater Harvesting System** : As per policy letter referred in Agenda Points, a major work will have to be undertaken by us, once, the requirement is finalized.
- s) **Earthing of Fencing** : It was observed that even after so many years of our existence in Dakshinayan, the fencing around children's Park was not properly earthed. This was a serious omission and could be fatal during monsoon. The job has now been completed.



Col Satchit Kumar Basu (Retd.)
Secretary





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Lunawat & Co.

AUDITOR'S REPORT

ANNEXURE- c1

To,

**The Members of the
Delhi EPDP Co-operative Group Housing Society Ltd.,
Plot No.14, Sector-4, Dwarka,
New Delhi-110 078**

We have audited the attached Balance Sheet of the **Delhi EPDP Co-operative Group Housing Society Ltd., Plot No.14, Sector-4, Dwarka, New Delhi-110 078** as at 31st March, 2023 and also the attached Income & Expenditure Account and Receipt & Payment Account for the year ended on that date.

In our opinion, the accompanying financial statements of the entity are prepared, in all material respects, in accordance with Delhi Co-operative Societies Act' 1972.

Basis for Opinion

We conducted our Audit in accordance with the Standards on Auditing (SAs) issued by 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 ethical requirement that are relevant to our audit of the financial statements. We have fulfilled our other responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained sufficient and appropriate to provide basis for our opinion.

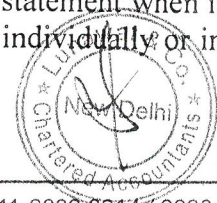
Responsibility of Management and those charged with the Governance of the Financial Statements

Management is responsible for the preparation and presentation of these financial statements in accordance with the provisions of the Society Act, and for such internal controls, as management determined is necessary to enable the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Society's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the Society or to cease operations, or has no realistic alternative but do so.

Auditor's Responsibility 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 the opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SA's will always detect a material misstatement when it exists. Misstatement 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.

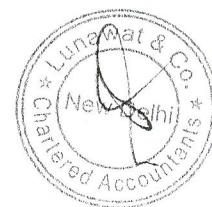
As part of an audit in accordance with SA's, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statement, 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.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but for the purpose of expressing an opinion on the effectiveness of entity's Internal Control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Society's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosure in the financial statements, or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Society to cease to continue as a going concern.

We communicate with the management regarding, among the 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.

Subject to 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 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 deal with 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.

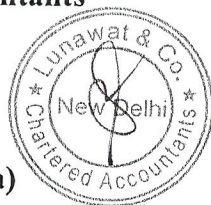


IV. In our opinion and to the best of our information and according to the explanations given to us, they said accounts, subject to our observations as in the ANNEXURE (consisting of Part-A, Part-B & Part-C) give a true and fair view: -

- 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 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 Lunawat & Co.
Chartered Accountants

FRN: 000629N



(CA Manoj Sarada)

Partner

M.No. 096164

UDIN: 23096164BGPTKY8255

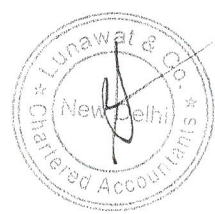
Place: New Delhi

Date: 22/08/2023

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Name of the Society : DELHI EPDP CO-OPERATIVE GROUP HOUSING SOCIETY LTD.
Address of the Society : Plot No.19 Sector-4, Dwarka, New Delhi-110078
Registration No. : 593 (GH) dt.24.04.1983
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 Present Auditor : Lunawat & Co.
Chartered Accountants,
109, Magnum House 1, Karampura Complex,
New Delhi-110015
Name and Address of Previous Auditor : H.K. Dua & Co.
Chartered Accountants,
309, Jyoti Shikhar 8, District Centre, Janakpuri
New Delhi-110058
No. of Members at the time of Present Audit : 327
No. of Members at the time of Previous Audit : 327
No. of Members enrolled during the year : 9
No. of Members resigned expelled during the year : 9
Sanctioned MCL : NIL
Audit Classification Under 68(2) : "A"
Area of operation : NCT of Delhi



PART-A

Previous Audit Observations and Compliance thereof

Compliance to the previous year objections is being submitted with this year's observation to the office of RCS and all points are duly taken care of.

PART-B

Working of the Society during the year under Audit

FUNCTIONING

- a. The Society is functioning from its Registered Office and the members are being allowed to inspect the documents of the society including Audit Report as permitted by the provisions of Rule 84(8) of the Delhi State Cooperative Societies Rule, 1973. The Balance Sheet and Income and Expenditure Account, along with all related controlling statements are checked and found in accordance with the books of accounts maintained and produced.
- b. The Society has reconciled its accounts with the members as on 31st March 2023.
- c. The Society has not raised any debt from any outside finance agency/organization bank.
- d. The Society is operating on self-generated funds and has not taken any loans hence Debt-Equity Ratio is not applicable.
- e. The management committee has implemented / carried out the decision of the general body in letter and spirit keeping in view the best interest of the members of the society in accordance and the cooperative principles.
- f. The Society is incurring expenditure in accordance with the resolution passed in General Body Meeting.
- g. The Society has been holding committee member's meeting and proper records of proceedings are being maintained in the Minutes Register.
- h. To be best of our knowledge and belief, none of the office bearer suffers from disqualification contained in section 35 read Rule 59 and 60 of the Delhi Co-operative Society Act 1972.
- i. In view of the expenditure incurred by Society, budget has been prepared and approved.
- j. The Society has complied with the RCS Circular with regard to the maintaining of website and regularly updating the same.

MEMBERS

The Society has 327 Members at the beginning of the year. Nine members have resigned and nine members have admitted during the year. However, the society is having 360 flats, out of which 327 flat owners have taken the membership. 32 members have not taken their membership and 1 member is expelled. A detailed list of all members is enclosed.

Last Elections to the MC were held on 30-10-2022.

MANAGEMENT

The Society was being managed during the year under Audit by the members of the Management Committee as per list enclosed herewith.

ANNUAL GENERAL MEETING

During the year Annual General Meeting was held on 23rd October 2022.



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 DISPUTES

List of Pending Litigation cases as on March 31, 2023 is enclosed herewith.

REVIEW OF EXPENDITURE

During the year the society incurred expenditure of Rs. 2,67,08,826/- against income of Rs. 2,57,42,196/- thus having a shortage of Rs. 9,66,630/- for the year.

OBSERVATIONS AND COMMENTS ON BALANCE SHEET

A. LIABILITIES

MEMBERS' FUNDS

1. **SHARE CAPITAL** : Rs. 32,700/-
2. **RESERVES & OTHER FUNDS**: Rs.16,04,88,624/-

During the year under Audit the society has collected from members Building Maintenance, Building Repair, Depreciation Reserve Fund and Structural Retrofitment Fund, mainly due to which Reserves and Other Funds increased from Rs 15,10,15,224/- to Rs 16,04,88,624/-

3. **CURRENT LIABILITIES & PROVISIONS**: Rs. 39,99,930/-

During the year under Audit the society, there is no major change in current liabilities and provisions as compare to the previous year of Rs 39,67,582/-.

B. ASSETS

1. **FIXED ASSETS** : Rs. 6,95,35,358/-

During the year Rs 1,14,23,494/- addition has taken place in the fixed assets of the society and depreciation with discard of assets amounting to Rs 15,00,758/- has been provided for the year. Thus, the fixed assets stood at Rs 6,95,35,358/- as against Rs 5,96,15,767/- as at 31st March 2022.

2. **INVESTMENTS**

- (a) **SHARES OF DCHFC** : Rs 5,000/-
- (b) **FIXED DEPOSITS WITH PUNJAB NATIONAL BANK** : Rs 1,52,21,121/-

DCHFC Share certificate are duly kept on record.

3. **CURRENT ASSETS, LOANS AND ADVANCES**: Rs. 39,43,791/-

The balance under this head has increased from Rs. 34,40,977/- last year to Rs. 39,43,791/- this year.



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(a) **CASH AND BANK BALANCES: Rs. 23,53,286/-**

- (i) Cash in Hand as on 31st March 2023 was Rs. 1,686/-
- (ii) The Bank balances of Punjab National Bank Rs 19,08,546/- and ICICI Bank Ltd Rs. 4,43,054/- have been reconciled with the Balances as per Banks and the Copies of Pass Book/Bank statement and the Bank Reconciliation Statement are enclosed.

4. **OTHERS:**

No Contingent liability if any, on pending litigation cases as on 31-03-2023 has been assessed and provided for in the accounts.

OBSERVATIONS AND COMMENTS ON INCOME & EXPENDITURE ACCOUNT

INCOME

During the year under Audit the Society has earned total income amounting to Rs. 2,57,42,196/- as compared to Rs. 2,57,36,250/- of last year.

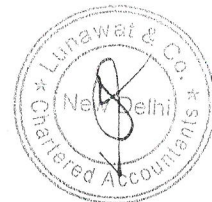
EXPENDITURE

The Society has incurred total expenditure of Rs. 2,67,08,826/- during the year as compared to Rs. 2,58,69,138/- of last year.

The society has made deduction towards Income tax (TDS) from payments to contractors, as well as professionals etc.

NOTE ON PUJA ACCOUNTS

Society is organizing cultural activities within its premises for society members only. These cultural activities mainly include Duga Puja, Saraswati Puja etc. All members actively participate in these activities. In view of keeping a transparency in the accounts of the society the management committee is maintaining separate books of accounts which contains receipts and payments made specifically only in these cultural activities. A Separate Bank Account is also maintained to keep all these transactions. Though few transactions made through society main bank account due to some technical issues like TDS deducted by vendor on Puja Activities etc are identified and shown in both books either receivable or payable.



PART-C

- 1 The society should take necessary steps to collect outstanding dues and interest for delayed payments from defaulting members
- 2 It is observed that few members have not taken membership of the society, it is suggested to the management committee to encourage those members who are eligible to take membership should come forward and take membership of the society
- 3 It is suggested that for Puja related activities (Cultural Event) society may take a separate PAN (Permanent Account number) under a separate charitable trust deed within the society members as trustees of office bearers so that it may further avail benefits of a trust
- 4 It is suggested to the Society to reduce the cash receipts and use alternative methods eg online banking, net banking etc to have effective and controlled system. Cash receipts more than Rs 5,000/- should be avoided
- 5 It is observed during the audit that in few cases expenses are booked and paid directly without passing journal entries for expenses booking. It is suggested to follow passing of journal entry and making payment through vendor s / service provider s account to have proper booking and payment trail in the books of accounts

We are thankful to the office bearers/staff members of the Society for extending cooperation during the audit

For Lunawat & Co.
Chartered Accountants
(FRN: 000629N)



CA Manoj Sarda
Partner
M. No: 096164
UDIN No:

Place: New Delhi
Dated:


Delhi EPDP Co-Operative Group Housing Society Ltd.
Dwarka, New Delhi - 110078
Balance Sheet as at 31st March 2023

LIABILITIES	(Figures in Rupees)				
	As at 31-03-2023	As at 31-03-2022	ASSETS	As at 31-03-2023	As at 31-03-2022
Share Capital	32,700	32,700	Fixed Assets (Note-5)		
Reserves & Other Funds			Land		
Reserve Fund	2,910,806	2,910,806	Common Area Assets (Note-5a)	46,147,507	46,147,507
Common Good Fund	317,410	312,010	Furnitures & Office Equipments (Note-5b)	17,627,376	12,767,085
Building Fund	122,657,983	122,657,983	Work in Progress	634,305	702,975
Building Maintenance Fund	9,411,425	8,979,425	Investments (At cost)	5,126,170	6,250,179
Building Replacement Fund	4,903,200	4,471,200	Investment in Shares with DCHFC	5,000	5,000
Depreciation Reserve Fund	11,880,000	10,476,000	FDR's with PNB	15,221,121	10,769,233
Structural Retrofitment Fund	7,208,000				
Asset Replacement Fund	1,207,800	1,207,800	Current Assets, Loans and Advances		
Current Liabilities & Provisions			Closing Stock of Spares	148,113	153,424
Advances from Residents (Note-1)	579,928	328,298	Closing Stock of Diesel	35,400	48,862
Security Deposits Payable (Note-2)	2,033,447	1,872,351	Dues Recoverable from Members / Residents (Note-6)	1,682,320	1,463,370
Recovery of Structural Audit Fee	72,359	72,359	Security Deposits (Consumption Deposit to DVB)	846,000	850,400
Expenses payable (Note-3)	303,021	249,285	Prepaid Expenses (Note-7)	187,443	192,500
Dakshinayan Puja	15,777		Other Advances & Receivables (Note-8)	769,853	47,004
Sundry Creditors (Note-4)	271,675	260,662	IDS Recoverable	74,163	61,041
Refund of Electricity Charges	723,722	1,184,627	Balance Subsidy Receivable from BSES	195,359	621,344
			Interest Receivable	5,140	3,032
			Cash & Bank Balances	3,943,791	
			Cash in Hand		
			Punjab National Bank	1,686	24,245
			ICICI Bank	1,908,546	1,401,266
			Excess of Expenditure over Income	443,054	1,010,973
			Balance Brought Forward from Previous year	72,496,067	72,363,177
			Add : Amt. Brought Forward from Income & Exp A/c	966,630	132,889
Total	164,521,254	155,015,506	Total	73,462,697	155,015,506

For Delhi EPDP Co-op. Group Housing Society Ltd.



Ashim Krishna Saha
Treasurer

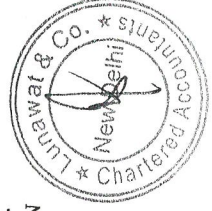
Date:
Place: New Delhi


Col. Satchit Kr. Basu (Retd.)
Secretary


Alok Mukhopadhyay
President

As per our separate report of even date
For Lunawat & Company
Chartered Accountants.
Firm Reg. No.: 000629N


(CA Manoj Sarda)
Partner
M.No.: 096164





Delhi EPDP Co-Operative Group Housing Society Ltd.
Dwarka, New Delhi - 1100, Society Ltd.

Receipt & Payment Account For the year ended 31st March 2023

RECEIPTS	Year ending 31-03-2023	Year ending 31-03-2022	PAYMENTS	Year ending 31-03-2023	Year ending 31-03-2022
<u>Opening Balance</u>					
Cash in hand	24,245	2,947	AMC-Lifts & Other Assets	1,292,862	898,474
Bank Accounts	2,412,238	1,070,305	Legal & Professional Charges	189,070	110,322
			Salary and Overtime to Staff	2,695,717	2,651,284
Parking Charges Recovered	12,750	5,900	Printing & Stationery	21,103	45,856
Interest Received on SB Accounts	46,593	43,233	General Body Meeting Expenses	90,980	88,981
Interest Received on FDR's	30,870	20,074	Repair & Maintenance	2,100,090	2,494,844
Misc. Income	1,095,112	684,995	Social Events	84,814	9,240
Ground Rent Recovered	297,985	-	Library Expenses	1,008	-
Share Capital Money Received	990	440	Horticulture	20,410	-
Common Good Fund Received	4,500	2,000	Misc. Expenses	35,212	-
Security Deposits Received	542,327	2,000	Ground Rent Paid	597,667	63,996
FDR Matured	12,652,614	320,250	Security Deposits Returned	328,924	312,934
Dakshinayan Puja Samity (Net)	121,134	189,000	IDS Deposited during the year	128,926	391,702
Income Tax Refund Received	23,930	2,000	Investment in FDR's (PNB)	16,601,000	126,231
Misc. Income-Puja Samity	16,000	69,020	Sundry Advance paid	150,785	2,568,000
Receipt from Members	31,379,621	25,004,538	Insurance Charges	185,000	35,000
			Electricity Charges	12,700,110	195,792
			House Keeping	580,416	11,242,262
			Furniture Purchased	55,133	609,575
			Computer Monitor Purchased	-	-
			Audit Fee paid for previous year	21,495	11,800
			Structural Safety Audit Fee	-	21,595
			CCTV Cameras & Accessories	-	429,000
			Office Maintenance	-	-
			Bank Charges	13,670	11,210
			Postage & Courier	6,024	166,716
			Local Conveyance	3,491	7,121
			Security Services	11,510	-
			Telephone Charges	2,535,095	-
			Mobilisation Advance to Anil K Sharma	7,836	2,479,922
			Performance Security - M.Tech Waterproofing	1,000,000	6,361
			Performance Security-Ashana Construction	98,000	-
			Retrofitment Work in Progress	59,198	-
			Advance to Staff	4,592,077	-
			<u>Closing Balance</u>	100,000	-
			Cash in hand	1,686	24,245
			Bank Accounts	2,351,600	2,412,238
	48,660,910	27,414,702		48,660,910	27,414,702

For The Delhi EPDP Co-operative Group Housing Society Limited


Ashim Krishna Saha
Treasurer


Col. Satchit Kr. Basu (Retd.)
Secretary


Alok Mukhopadhyay
President

As per our separate report of even date
For Lunawat & Company
Chartered Accountants.
Firm Reg. No. 000629N



(CA Mahoj Sarda)
Partner
M.No.: 096154

Delhi EPDP Co-Operative Group Housing Society Ltd.

Dwarka, New Delhi - 110078

Income and Expenditure Account for the year ended 31st March 2023

		(Figures in Rupees)		
		Year Ending 31-03-2023	Year Ending 31-03-2022	Year Ending 31-03-2022
EXPENDITURE				
General Maintenance Charges		2,806,558	2,667,816	9,504,000
Salary and Overtime to Staff	21,424		39,766	335,200
Administrative Expenses	3,686		3,301	409,200
Printing & Stationery	11,880		12,415	
Postage & Courier	220,470		97,456	
Local Conveyance	608,892		579,900	
Legal & Professional Charges	2,521,955		2,498,200	
House Keeping	13,343		27,072	
Security Services	3,499,649		2,551,882	
Office Maintenance	9,108		5,609	
Repair & Maintenance	105,866		12,135	
Telephone Charges	91,290		97,581	
Social Events	34,597		23,485	
Expenses on General Body Meetings	1,008		-	
Audit Fees	20,410		23,020	
Library	4,953		2,240	
Horticulture		7,168,531		
Bank Charges				
Common Area Expenses		1,490,948	56,407	
Electricity Charges	1,489,594		1,286,834	
Diesel Charges	1,354		7,726	
Insurance Charges		11,466,037	9,992,846	
Electricity Charges		13,176,882	12,359,002	13,176,882
Water Charges		-	3,000	
Diesel Charges	12,108		30,638	
Insurance Charges	190,507		442,320	
Misc. Expenses	64,181		10,585	
Depreciation	1,500,758		1,523,073	
Ground Rent Paid	297,985		312,934	
Balance Write off	41		122	
Corona Expenses	-		95,835	
Repair of Boundry Wall Expenses	-		1,098,783	
Co-operative Education Fund	327		-	
Total		26,708,826	25,869,138	26,708,826
				Total
				25,869,138
				13,176,882
				-
				176,656
				1,157,744
				782,875
				297,985
				86
				-
				90
				29,928
				966,630
				11,012
				132,889

For Delhi EPDP Co-op. Group Housing Society Ltd.

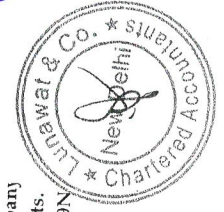
(Signature)
Ashim Krishna Saha
Treasurer

(Signature)
Col. Satchit Kr. Basu (Retd.)
Secretary

(Signature)
Alok Mukhopadhyay
President

As per our separate report
For Lunawat & Company
Chartered Accountants.
Firm Reg. No. 400629N

(Signature)
(CA Manoj Sardar)
Partner
M.No.: 096164



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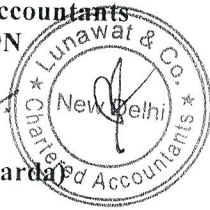
DELHI EPDP CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

Plot No 14, Sector 4, Dwarka, New Delhi – 110078

Significant Accounting policies & Notes to Accounts forming part of the Annual Accounts for the year ended 31st March 2023

1. The financial statements have been prepared in accordance with Indian Generally Accepted Accounting Principles (GAAP) under historical cost convention on the accrual basis of accounting and comply with accounting standards
2. Fixed Assets are shown at written down value.
3. Depreciation on Fixed Assets has been provided on written down value method as per rates prescribed under Income Tax Act 1961.
4. Previous year figures have been re-grouped/re-arranged wherever necessary.

For Lunawat & Co.
Chartered Accountants
RN: 000629N



(CA Manoj Sardar)
Partner
M.No.096164
UDIN:

For Delhi EPDP Cooperative Group Housing Society Limited


Treasurer


Secretary


President

Place: New Delhi
Date:

Delhi EPDP Co-Operative Group Housing Society Ltd.
Dwarka, New Delhi - 110078

Annexures to Balance Sheet as on 31 March 2023

Security Deposit Payable

(Note-2)

(Figures in Rupees)

Sr No	Particulars	Amount as on 31-03-2023	Amount as on 31-03-2022
1	Performance Security	-	208,206
2	Tenant's Security - (Detailed Note-2 (2a))	1,564,295	1,468,645
3	Contractor's Security	235,500	195,500
4	PS - Anil Kumar Sharma	185,852	-
5	PS - Cortex Construction Solutions	47,800	-
	Total	2,033,447	1,872,351

Expenses Payable

(Note-3)

Sr No	Particulars	Amount as on 31-03-2023	Amount as on 31-03-2022
1	Salary Payable	218,484	225,800
2	Audit Fee Payable	34,597	23,485
3	Professional Expenses Payable	12,000	-
4	TDS Payable	37,613	-
5	Cooprative Education Fund Payable	327	-
	Total	303,021	249,285

Sundry Creditors


(Note-4)

Sr No	Name of the Creditor	Amount as on 31-03-2023	Amount as on 31-03-2022
1	Baba Paint and Hardware Store	21,414	-
2	Sunrise Security Services	196,416	205,320
3	Devender Pial	50,234	47,842
4	Mangal Agencies Pvt. Ltd.	3,611	-
5	Kalra Electricals	-	7,500
	Total	271,675	260,662


(Treasurer)


(Secretary)


(President)


(Auditor)

(Note-5)

Delhi EPDP Co-Operative Group Housing Society Ltd.

FIXED ASSETS

S.No.	Particulars	W.D.V. as on 01-Apr-2022	Additions during the year		Sale/ Deleted during the year	Total as on 31-Mar-2022	Rate	Depreciation	W.D.V. as on 31-Mar-2023
			Upto 30-Sep-2022	After 30-Sep-2022					
1	Land	4,61,47,507	-	-	-	4,61,47,507	0%	-	4,61,47,507
2	Retrofitment Work	-	10,500	51,15,670	-	51,26,170	0%	-	51,26,170
3 (a)	Common Area Assets (a)	38,26,067	-	-	-	38,26,067	15%	5,73,910	32,52,157
3 (b)	Common Area Assets (b)	42,53,455	-	-	-	42,53,455	10%	4,25,346	38,28,109
3 (c)	Common Area Assets (c)	46,87,563	-	62,50,179	-	1,09,37,742	5%	3,90,632	1,05,47,110
	<u>Other Fixed Assets</u>								
4	Furniture & Fixture	50,923	4,945	30,000	-	85,868	10%	7,087	78,781
5	Computers	11,843	-	-	-	11,843	40%	4,737	7,106
6	Website and Tally Software	19,259	-	-	-	19,259	25%	4,815	14,444
7	Electrical & Misc.Items	6,05,492	12,200	-	4,945	6,12,747	15%	91,912	5,20,835
8	Office Equipments	15,458	-	-	-	15,458	15%	2,319	13,139
	TOTAL	5,96,17,567	27,645	1,13,95,849	4,945	7,10,36,116		15,00,758	6,95,35,358

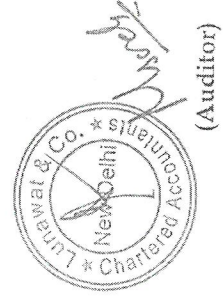
Previous Year	6,11,40,640	-	-	-	15,23,073	5,96,17,567
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Note: Separate details of Fixed Assets from Sr no 3(a) to 3(c) and from Sr no 4 to 8 are annexed in detailed format


(Treasurer)


(Secretary)


(President)



(Auditor)

Delhi EPDP Co-Operative Group Housing Society Ltd.

(Note-3 (a) to 3c)

Detail of Common Area Assets as on 31st March 2023 (from Sr no 3a to 3c)

Sl. No.	Particulars	Rate of Depreciation	W.D.V. as on 01-Apr-2022	Additions for more than 180 days	Additions for less than 180 days	Deletion during the year	Balance as on 31-Mar-2023	Depreciation			W.D.V. as on 31-Mar-2023
								For more than 180 days	For less than 180 days	Total Depreciation	
	Common Area Assets 3 (a)		38,26,067	-	-	-	38,26,067	5,73,910	-	5,73,910	32,52,157
1	Lift	15%	20,65,925	-	-	-	20,65,925	3,09,889	-	3,09,889	17,56,036
2	Fire Fighting System & Battery	15%	6,13,337	-	-	-	6,13,337	92,001	-	92,001	5,21,336
3	Tubewell	15%	58,102	-	-	-	58,102	8,715	-	8,715	49,387
4	UPVC Pipes	15%	1,44,871	-	-	-	1,44,871	21,731	-	21,731	1,23,140
5	Telephone System	15%	91,932	-	-	-	91,932	13,790	-	13,790	78,142
6	New Batteries	15%	2,755	-	-	-	2,755	413	-	413	2,342
7	Common Area Light Fittings	15%	1,25,332	-	-	-	1,25,332	18,800	-	18,800	1,06,532
8	External Electrification (DG Set, Transformers, HT & LT Panels) including batteries	15%	6,89,321	-	-	-	6,89,321	1,03,398	-	1,03,398	5,85,923
9	Pump Set	15%	23,745	-	-	-	23,745	3,562	-	3,562	20,183
10	Water Meters	15%	10,747	-	-	-	10,747	1,612	-	1,612	9,135
	Common Area Assets 3 (b)		42,53,455	-	-	-	42,53,455	4,25,346	-	4,25,346	38,28,110
11	Security Rooms & Office	10%	18,388	-	-	-	18,388	1,839	-	1,839	16,549
12	Water Harvesting	10%	3,42,414	-	-	-	3,42,414	34,241	-	34,241	3,08,173
13	Fire Doors	10%	82,787	-	-	-	82,787	8,279	-	8,279	74,508
14	Basements	10%	6,55,296	-	-	-	6,55,296	65,530	-	65,530	5,89,766
15	Kota Stones for Common Area & Stair cases	10%	2,03,926	-	-	-	2,03,926	20,393	-	20,393	1,83,533
16	DG Room Acoustic	10%	28,232	-	-	-	28,232	2,823	-	2,823	25,409
17	Boundary Walls, Roads & Sub-Station	10%	6,69,060	-	-	-	6,69,060	66,906	-	66,906	6,02,154
18	Common Bathroom at Gate No.1	10%	62,738	-	-	-	62,738	6,274	-	6,274	56,464
19	Sweeper Trolley	10%	4,559	-	-	-	4,559	456	-	456	4,103
20	Water Proofing Work & Water Tank Podastal Work	10%	20,21,518	-	-	-	20,21,518	2,02,152	-	2,02,152	18,19,366
21	Water and Sewerage	10%	1,64,537	-	-	-	1,64,537	16,454	-	16,454	1,48,083
	Common Area Assets 3 (c)		46,87,563	-	62,50,179	-	1,09,37,742	2,34,378	1,56,254	3,90,632	1,05,47,110
22	Common Area Civil Work	5%	46,87,563	-	62,50,179	-	1,09,37,742	2,34,378	1,56,254	3,90,632	1,05,47,110
	Total Common Area Assets 3 (a to (c))		1,27,67,085	-	62,50,179	-	1,90,17,264	12,33,634	1,56,254	13,89,888	1,76,27,376

(Treasurer)

(Secretary)

(President)

(Auditor)

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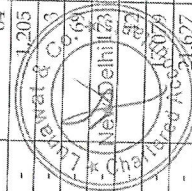
Delhi EPDP Co-Operative Group Housing Society Ltd.

(Note-3 (4 to 8))

Detail of Other Fixed Assets as on 31st March 2023 [from Sr no 4 to 8]

Particulars	Depn Rate	ADDITIONS				DEPRECIATION				Total depreciation	As on 31-Mar-2023
		W.D.V. as on 01-Apr-2022	For more than 180 days	For less than 180 days	Deleted during the year	Balance as on 31-Mar-2023	For more than 180 days	For less than 180 days			
			days	days			days	days			
Furniture & Fixtures (4)											
Old Furniture & Equipment	10%	50,923	4,945	30,000	-	85,868	5,587	1,500	7,087	78,781	
Computer table	10%	3,029	-	-	-	3,029	303	-	303	2,726	
Garden benches	10%	447	-	-	-	447	45	-	45	402	
Chairs	10%	4,858	-	-	-	4,858	486	-	486	4,372	
Examination table	10%	3,466	-	30,000	-	33,466	347	1,500	1,847	31,619	
Steel Almira	10%	710	-	-	-	710	71	-	71	639	
Misc Items	10%	8,955	-	-	-	8,955	896	-	896	8,060	
Filing Cabinet	10%	1,833	-	-	-	1,833	183	-	183	1,650	
Wall Unit	10%	2,482	-	-	-	2,482	248	-	248	2,234	
Wooden Almira	10%	3,911	-	-	-	3,911	391	-	391	3,520	
Book Shelves	10%	3,895	-	-	-	3,895	390	-	390	3,506	
Showcase	10%	1,533	-	-	-	1,533	153	-	153	1,380	
Office Table Wooden	10%	309	-	-	-	309	31	-	31	278	
Wooden Cabinet	10%	1,638	-	-	-	1,638	164	-	164	1,474	
Garbage Cart	10%	1,112	-	-	-	1,112	111	-	111	1,001	
Smartcare Stretcher	10%	5,317	-	-	-	5,317	532	-	532	4,785	
Wheelchair	10%	4,274	-	-	-	4,274	427	-	427	3,847	
Convex Mirror	10%	3,154	-	-	-	3,154	315	-	315	2,839	
Computers (5)			4,945	-	-	4,945	495	-	495	4,451	
Computer & Printer (Old)	40%	11,843	-	-	-	11,843	4,737	-	4,737	7,106	
UPS	40%	75	-	-	-	75	30	-	30	45	
Printers	40%	1,399	-	-	-	1,399	560	-	560	839	
Computer New	40%	5	-	-	-	5	2	-	2	3	
External Hard Disk	40%	10,282	-	-	-	10,282	4,113	-	4,113	6,169	
Website and Tally Software (6)											
Website of Society	25%	82	-	-	-	82	33	-	33	49	
Tally Software	25%	19,259	-	-	-	19,259	4,815	-	4,815	14,444	
Electrical and Misc. Items (7)											
Inverter	15%	4,449	-	-	-	4,449	1,112	-	1,112	3,337	
Gym Equipment	15%	14,810	-	-	-	14,810	3,703	-	3,703	11,108	
Air Conditioner	15%	6,05,492	12,200	-	4,945	6,12,747	91,912	-	91,912	5,20,835	
Testing Meggar	15%	137	-	-	-	137	21	-	21	116	
Fans	15%	1,527	-	-	-	1,527	229	-	229	1,298	
Cooler Pump	15%	12,260	-	-	-	12,260	1,839	-	1,839	10,421	
Room Heater	15%	563	-	-	-	563	84	-	84	479	
Refrigerator	15%	8,035	-	-	-	8,035	1,205	-	1,205	6,830	
Electric Blower	15%	18	-	-	-	18	3	-	3	15	
72 CDL Crompton for Society	15%	457	-	-	-	457	69	-	69	388	
3 Phase Auto Changer	15%	1,153	-	-	-	1,153	173	-	173	980	
Convex Mirror	15%	281	-	-	-	281	42	-	42	239	
	15%	1,13,857	-	-	-	1,13,857	17,079	-	17,079	96,778	
	15%	1,44,178	-	-	-	1,44,178	21,627	-	21,627	1,22,551	
	15%	4,945	-	-	4,945	-	-	-	-	-	

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Particulars	Depn Rate	ADDITIONS				DEPRECIATION		Total depreciation	As on 31-Mar-2023
		W.D.V. as on 01-Apr-2022	For more than 180 days	For less than 180 days	Deleted during the year	For more than 180 days	For less than 180 days		
		Balance as on 31-Mar-2023							
Accessories for Sound System	15%	6,524	-	-	-	979	979	5,545	
CCTV Camera 2 Nos & System	15%	52,391	-	-	-	7,859	7,859	44,532	
CCTV Camera & System	15%	79,053	-	-	-	11,858	11,858	67,195	
Ahuja Sound System	15%	51,983	-	-	-	7,797	7,797	44,186	
OWK 4002 INSEXT KILLER OVASTER	15%	1,488	-	-	-	223	223	1,265	
10 H.P. Booster Motor (Kriloskar Monbioc Pump)	15%	16,119	-	-	-	2,418	2,418	13,701	
1.5 H.P. Booster Motor (Kriloskar Monbioc Pump)	15%	-	12,200	-	-	1,830	1,830	10,370	
Clamp Meter	15%	1,240	-	-	-	186	186	1,054	
Welding Machine	15%	3,687	-	-	-	553	553	3,134	
Vacuum Cleaner	15%	3,407	-	-	-	511	511	2,896	
Electric Kettle	15%	509	-	-	-	76	76	433	
Fan Room Heater	15%	1,679	-	-	-	252	252	1,427	
Wall Fans (5 nos)	15%	3,273	-	-	-	491	491	2,782	
Glove Light	15%	7,246	-	-	-	1,087	1,087	6,159	
LED Flood Lights 150watt	15%	16,508	-	-	-	2,476	2,476	14,032	
LED Lights	15%	19,548	-	-	-	2,932	2,932	16,616	
CCTV Camera	15%	-	-	-	-	-	-	-	
Ceiling Fan at Gate No.1	15%	975	-	-	-	146	146	829	
CCTV Rack & Dome	15%	14,502	-	-	-	2,175	2,175	12,327	
Cricket Net	15%	6,937	-	-	-	1,041	1,041	5,896	
Other electricals and Misc. Items	15%	31,012	-	-	-	4,652	4,652	26,360	
Office Equipment (8)	15%	15,458	-	-	-	2,319	2,319	13,139	
Paper Shredder	15%	1,283	-	-	-	192	192	1,091	
POS Machine	15%	8,950	-	-	-	1,343	1,343	7,608	
Telephone instrument	15%	4,440	-	-	-	666	666	3,774	
Water Filter	15%	785	-	-	-	118	118	667	
Total		6,83,716	17,145	30,000	4,945	1,04,555	1,06,055	6,19,861	

(Auditor)
 Chartered Accountants
 * New Delhi *
 * Lunawat & Co. *

(President)

(Secretary)

(Treasurer)

Delhi EPDP Co-Operative Group Housing Society Ltd.
Dwarka, New Delhi - 110078

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Annexures to Balance Sheet as on 31 March 2023

Prepaid Expenses

(Note-7)

Sr No	Particulars	Amount as on 31-03-2023	Amount as on 31-03-2022
1	Insurance for Common Assets	1,84,493	1,92,500
2	AMC for Genset	2,950	-
	Total	1,87,443	1,92,500

Sundry Advances and Receivables

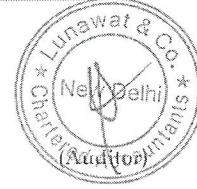
(Note-8)

Sr No	Particulars	Amount as on 31-03-2023	Amount as on 31-03-2022
1	Anil Kumar Sharma	7,00,000	-
2	Subhash Chander	1,109	5,784
3	Rajesh Kothari	8,000	-
4	Dev Raj	16,800	-
5	Iron Lifters	16,094	3,842
6	Dakshinayan Puja Samiti	-	3,155
7	MTNL	1,326	24,360
8	Mother Dairy	117	6,432
9	Adonmo Private Limited	(6,980)	-
10	Safal	9,888	3,431
11	M.Qayam-Ud-Din	10,000	-
12	Dance Classes	13,500	-
	Total	7,69,853	47,004


(Treasurer)


(Secretary)


(President)



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Delhi EPDP Co-Operative Group Housing Society Ltd.
Dwarka, New Delhi - 110078

Annexures to Income and Expenditure as on 31 March 2023

Miscellaneous Income

(Note-9)

Sr No	Particulars	Amount as on 31-03-2023	Amount as on 31-03-2022
1	Sale of Scrap	3,30,783	1,45,468
2	Rent Received	3,75,656	2,28,636
3	Miscellaneous Receipts	4,51,305	2,30,804
	Total	11,57,744	6,04,908

Interest Received

(Note-10)

Sr No	Particulars	Amount as on 31-03-2023	Amount as on 31-03-2022
1	Interest Received From SB Accounts	48,701	46,265
2	Interest Received From Fixed Deposits	5,93,755	4,88,342
3	Late Payment Charges from Members	79,287	1,21,147
4	Interest From Others	61,132	-
	Total	7,82,875	6,55,754


(Treasurer)


(Secretary)


(President)



DAKSHINAYAN PUJA SAMITY
Plot no 19, Sector-4, Dwarka, New Delhi - 110078


Balance Sheet as at 31st March 2023

		(Figures in Rupees)	
		As at 31-03-2023	As at 31-03-2022
LIABILITIES	ASSETS		
Capital Account	Fixed Assets (Note-1)	184,593	217,169
Current Liabilities	Current Assets		
TDS Payable	Sundry Debtors	21,280	21,280
Expenses payable	TDS deducted from us	-	6,919
Delhi EPDP CHGS Ltd	Loans and Advances	-	32,067
Profit and Loss Account	Delhi EPDP CHGS Ltd	15,777	-
Opening Balance	Investment		
Add: Excess of Income Over Expenses	FDR	1,451,071	1,385,411
	<u>Cash & Bank Balances</u>		
	Cash in Hand	-	-
	Cash at Banks	142,835	13,835
Total	Total	1,815,556	1,676,681

For Delhi EPDP Co-op. Group Housing Society Ltd.

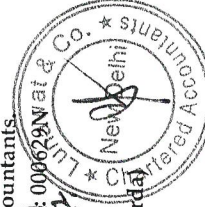

Ashim Krishna Saha
Treasurer

Date:
Place: New Delhi


Col. Satjit Kr. Basu (Retd.)
Secretary


Alok Mukhopadhyay
President

As per our separate report of even date
For Lunawat & Company
Chartered Accountants.
Firm Reg. No: 000629
New Delhi
(CA Manoj Sardar)
Partner
M.No.: 096164



DAKSHINAYAN PUJA SAMITY
Plot no 19, Sector-4, Dwarka, New Delhi - 110078
Receipt & Payment Account For the year ended 31st March 2023

		(Figures in Rupees)	
RECEIPTS	Year ending 31-03-2023	Year ending 31-03-2022	Year ending 31-03-2022
<u>Opening Balance</u>			
Cash in hand	-	12,865	2,96,992
Bank Accounts	13,835	75,909	-
Durga Puja			
Stalls	6,06,350		15,648
Advertisement	1,46,662	25,000	-
Banners	1,27,830		4,01,388
Coupons	1,05,750		-
Sponsors	4,96,560	29,750	2,65,289
Subscriptions	6,92,714	2,61,500	-
Pranami	1,05,763	6,20,155	-
Interest Received from SB a/c	3,831	63,668	-
Saraswati Puja		3,299	-
Coupons	-	49,107	43,211
Pranami	13,074	7,255	52,067
Loans and Advances Received	32,067	10,660	5,068
PAYMENTS			
Durga Puja			
Organization/Pandal Decoration			6,29,607
Cultural			4,21,900
Protima			45,000
Immersion			14,516
Sports			28,203
Bhog			5,24,225
Administrative & Establishment Expenses			73,353
Puja			2,31,992
Ananda Mela			7,817
Security			81,686
Social Media Expenses			35,400
Saraswati Puja			
Organization/Pandal Decoration			-
Prasad			-
Protima			10,800
Bhog			54,869
Puja			20,532
Indirect Expenses			
Bank Charges			1,738
Interest on Late payment of TDS			16
GST deposited			14,292
Accounting Charges			2,500
Paid to Creditors (Opening)			-
Paid to Delhi EDPD (Net Opening)			3,155
Loans and Advances paid			-
Closing Balance			
Cash in hand			-
Bank Accounts	1,42,835		13,835
	23,44,436	11,59,168	11,59,168

For The Delhi EPDP Co-operative Group Housing Society Limited

As per our separate report of even date


For Lunawat & Company
Chartered Accountants.

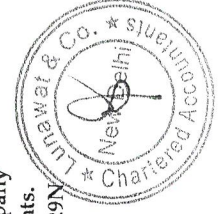
Firm Reg. No. 000629N

(CA Manoj Sarda)
Partner
M.No.: 096164


Ashim Krishna Saha
Treasurer


Col. Satchit Kr. Basu (Retd.)
Secretary



Alok Mukhopadhyay
President




DAKSHINAYAN PUJA SAMITY
Plot no 19, Sector-4, Dwarka, New Delhi - 110078
Income and Expenditure Account for the year ended 31st March 2023

(Figures in Rupees)			
Expenditure	Year Ending 31-03-2023	Year Ending 31-03-2022	Year Ending 31-03-2022
Durga Puja			
Organization/Pandal Decoration	6,30,180	2,96,992	-
Cultural	4,21,900	-	20,000
Protima	45,000	15,648	-
Inmersion	14,516	-	29,000
Sports	28,203	4,01,388	2,61,500
Bhog	5,24,225	-	6,20,155
Administrative & Establishment Expenses	73,353	2,65,289	63,668
Puja	2,31,992	-	72,948
Ananda Mela	7,817	-	69,187
Security	81,686	-	3,299
Social Media Expenses	35,400	-	-
Saraswati Puja			
Prasad	-	52,067	49,107
Protima	10,800	5,068	7,255
Bhog	54,869	-	-
Puja	20,532	-	-
Indirect Expenses			
Bank Charges	1,676	572	-
Interest on Late payment of TDS	16	200	-
GST deposited	14,292	-	-
Depreciation	32,576	38,325	-
Accounting Charges	-	2,500	-
Excess of Income Over Expenditure	1,43,957	45,122	-
Total	23,72,990	11,23,171	11,23,171
Income			
Durga Puja			
Stalls	-	6,06,350	-
Advertisement	-	1,47,000	-
Banners	-	1,29,000	-
Coupons	-	1,05,750	-
Sponsors	-	4,96,560	-
Subscriptions	-	6,92,714	-
Pranami	-	1,05,763	-
Interest Received from FDR	-	72,948	-
Interest Received from SB a/c	-	3,831	-
Saraswati Puja			
Sponsors	-	-	49,107
Coupons	-	-	7,255
Pranami	-	13,074	-
Excess of Expenditure over Income			
Total	23,72,990	23,72,990	11,23,171

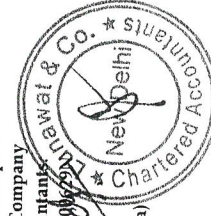
For Delhi EPDP Co-op. Group Housing Society Ltd.


Ashim Krishna Saha
Treasurer


Col. Satish Kr. Basu (Retd.)
Secretary


Alok Mukhopadhyay
Preside

As per our separate report
For Lunawat & Company
Chartered Accountants
Firm Reg. No.: 096164
(CA Manoj Sarda)
Partner
M.No.: 096164



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DAKSHINAYAN PUJA SAMITY

FIXED ASSETS

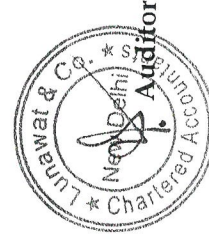
(Figures in Rupees)

S.No.	Particulars	W.D.V. as on 01-Apr-2022	Additions during the year		Sale/ Deleted during the year	Total as on 31-Mar-2022	Rate	Depreciation	W.D.V. as on 31-Mar-2023
			Upto 30-Sep-2022	After 30-Sep-2022					
	Electric and Misc Items								
1	Decorative Lights	20,367	-	-	-	20,367	15%	3,055	17,312
2	Lamp Stand	4,085	-	-	-	4,085	15%	613	3,472
3	Stairs and Table	6,817	-	-	-	6,817	15%	1,023	5,794
4	Yagyakund	3,007	-	-	-	3,007	15%	451	2,556
5	CCTV Camera and Accessories	1,15,468	-	-	-	1,15,468	15%	17,320	98,148
	Electric and Misc Items								
1	Utensils Plates	16,139	-	-	-	16,139	15%	2,421	13,718
2	Utensils Aluminium Patila LID	19,839	-	-	-	19,839	15%	2,976	16,863
3	Utensils Steel Serving Tub with LID	11,347	-	-	-	11,347	15%	1,702	9,645
4	Gas Burners with Accessories	2,724	-	-	-	2,724	15%	409	2,315
5	Portable Wash Basin	17,376	-	-	-	17,376	15%	2,606	14,770
	TOTAL	2,17,169	-	-	-	2,17,169		32,576	1,84,593


 Secretary


 Treasurer


 President





DELHI EPDP CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

Registration No. 593 G/H (New) | GST NUMBER : 07AAAAD3724F1Z6

Annexure C2

DELHI EPDP CGHS LTD., DWARKA, NEW DELHI

**Action Taken / Compliance Report on the Observations
of the Auditors on the Accounts for the year 2022-23**

	Observations of the Auditors	Comments / Compliance Report
1.	The society should take necessary steps to collect outstanding dues and interest for delayed payments from defaulting members.	Being complied . All members having outstanding amount have been sent Notices/letters.
2.	It is observed that few members have not taken membership of the society, it is suggested to the management committee to encourage those members who are eligible to take membership should come forward and take membership of the society.	Suggestion noted. Notice has been issued to the non-members to obtain membership of the society.
3.	It is suggested that for Puja related activities (Cultural Event) society may take a separate PAN (Permanent Account number) under a separate charitable trust deed within the society members as trustees of office bearers so that it may further avail benefits of a trust.	Suggestion noted. The advantages & dis-advantages of this activity has been asked from Auditor. This will be analyzed and action initiated.
4.	It is suggested to the Society to reduce the cash receipts and use alternative methods eg online banking, net banking etc to have effective and controlled system. Cash receipts more than Rs. 5,000/- should be avoided.	Cash receipts more than Rs. 5,000/- is prohibited.
5.	It is observed during the audit that in few cases expenses are booked and paid directly without passing journal entries for expenses booking. It is suggested to follow passing of journal entry and making payment through vendor's / service provider's account to have proper booking and payment trial in the books of accounts.	Only few urgent payments were made without making journal entry as an exception. However, they were subsequently ratified. Point noted for compliance.

**Col Satchit Kumar Basu (Retd.)
Secretary**

DAKSHINAYAN

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ANNEXURE-D

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आज़ादी का
अमृत महोत्सव

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DELHI JAL BOARD: GOVT. OF NCT DELHI
OFFICE OF THE DY. SE (RWH)
ROOM NO-208, VARUNALAYA PH-I,
KAROL BAGH, NEW DELHI-110005
Email: rainwaterharvesting2013@gmail.com

No.DJB/O.A. 147(Notice)/DY.SE (RWH)/2023/1297

Dated:-04.05.2023

To,

The President/ General Secretary/Administrator,
Dakshinayan Delhi EEPDP CGHS Ltd.,
Plot No-19, Sector-4, Dwarka, New Delhi-78

Subject: Notice in the matter of Hon'ble NGT in E.A. No. 04/2023 in O.A. No. 147/2021 titled as "Mahesh Chandra Saxena Vs. The Chief Secretary, GNCTD & Ors".

As per the directions of Hon'ble NGT in the matter of O.A No. 147/2021 titled Mahesh Chandra Saxena Vs the Chief Secretary, Govt. of NCT of Delhi & Ors. Inspection of RWH System has been made in the societies by the Joint Committee of DJB, DPCC along with applicant. A public notice was notified/ published in various newspapers on 14.02.2023 with the advisory that only roof top RWH should be connected to RWH system and all other waste water from balcony, washing and paved/ parking area should be separated from the RWH system. All concerned were directed to implement the above provision by 31.03.2023 positively falling which action shall be taken as per DJB norms.

But during inspection of your premises, the sample lifted has/ have been found contaminating the ground water which is highly objectionable and against

Delhi EPDP CGHS Ltd.
Received Sl. No. 63
Date 09/05/2023
President/Secy

02

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the norms. In the matter you are hereby directed to submit your compliance report to the undersigned within 15 days time i.e. 21.05.2023, failing which the action deemed fit will be initiated against the society under the provisions of relevant Environment protection act and DJB norms.

With Regards


Dy.SE (RWH)-I



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आज़ादी का
अमृत महोत्सव

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DELHI JAL BOARD: GOVT. OF NCT DELHI
OFFICE OF THE DY. SE (RWH)
ROOM NO-208, VARUNALAYA PH-I,
KAROL BAGH, NEW DELHI-110005
Email: rainwaterharvesting2013@gmail.com

No.DJB/O.A. 147(Notice)/DY.SE (RWH)/2023/1082
To,

Dated:-22.06.2023

The President/ General Secretary/Administrator,
Dakshinayan Delhi EEPDP CGHS Ltd.,
Plot No-19, Sec-4, Dwarka,
New Delhi-110078

Subject: Notice in the matter of Hon'ble NGT in E.A. No. 04/2023 in O.A. No. 147/2021 titled as "Mahesh Chandra Saxena Vs. The Chief Secretary, GNCTD & Ors".

May kindly refer this office letter dated 04.05.2023 wherein it was emphasized that the direction as per public notice dated 14.02.2023 be implemented on ground specifying that only roof top rain water should be connected to RWH system and all other waste water from balcony, washing and paved/ parking area should be separated from the RWH system. You were directed to implement the above provision positively and submit the compliance report to the undersigned by 21.05.2023.

In this matter you are hereby again directed to submit your compliance report to the undersigned by 15.07.2023, failing which the action as deemed fit

Delhi EPDP CGHS Ltd.
Received Sl. No. 81
Date 27-06-2023
Sfd

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will be initiated against the society under the provisions of relevant Environment protection act and DJB norms.

4/4

With Regards



Dy.SE (RWH)-I

Draft Work Programme for the year 2023 – 25
(and remaining period of current year)

- 1) Replacement of 2 x 200 KVA DG Sets.
- 2) Redesigning & implementation, if required of Rain Water Harvesting System.
- 3) Retrofitment if new cracks are observed.
- 4) Grit Repairs as ongoing project.
- 5) Kitchen Shafts – Change of Old Pipes as required basis.
- 6) Refurbishment of Tank Pedestal when replaced.
- 7) Repair & Plastering of Parapet Wall after extension, if approved.
- 8) Limited Internal Road Repair
- 9) Replacement of Old C.I. to PVC pipes on as required basis
- 10) Repair of Staircase Waist Slab on as required basis.
- 11) Progress Extension Work, if approved
- 12) Progress Solar Street Light, if Pilot project is successful.
- 13) Replacement of old overhead tanks, as per requirement

NB : Managing Committee will prioritize & add as per requirement.

Funds from BRF & BMF will be used if specific fund is not approved during AGM.

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PROPOSED BUDGET FOR THE FINANCIAL YEAR 2024-25

EXPENDITURE	Budget for 2022-23	Expenditure 2022-23	Approved Budget for 2023-24	Proposed Budget for 2024-25
Expenditure				
Salary and Overtime allowance to staff	2,924,250	2,806,558	2,924,250	2,974,951
Printing and Stationert	36,000	21,424	36,000	36,000
Postage and Courier	5,000	3,686	7,500	5,000
Local Convayance	10,000	11,880	15,000	15,000
Legal and Professional Charges	60,000	220,470	60,000	100,000
Housekeeping	693,000	608,892	632,000	669,920
Security Services	2,887,500	2,521,955	2,692,000	2,853,520
Office Maintenance	30,000	13,343	30,000	30,000
Repair and Maintenance	2,500,000	3,499,649	2,800,000	3,000,000
Telephone Charges	10,000	9,108	9,000	9,000
Social Event Expenses	100,000	105,866	100,000	106,000
Expenses on Gen Body Meeting	60,000	91,290	100,000	100,000
Audit Fees	30,000	34,597	45,000	45,000
Library	5,000	1,008	5,000	5,000
Horticulture	25,000	20,410	25,000	25,000
Gymnasium	-	-	-	-
Bank Charges	10,000	4,953	5,000	5,000
Misc. Expenses	10,000	64,181	10,000	50,000
COMMON AREA EXPENSES				
Electricity Charges	1,200,000	1,489,594	1,200,000	1,200,000
Water Charges	20,000	-	20,000	20,000
Diesel Consumption	10,000	13,511	15,000	10,000
Insurance Charges	20,000	-	15,000	15,000
	10,645,750	11,542,375	10,745,750	11,274,391
Electricity Charges	10,500,000	13,176,882	10,500,000	10,500,000
Diesel Charges	80,000	12,108	80,000	80,000
Insurance Charges	500,000	190,507	200,000	200,000
Provision for Depreciation	1,500,000	1,500,758	1,350,000	1,250,000
Contingency				
Ground Rent	350,000	297,985	300,000	300,000
Total Expenses	23,575,750	26,720,615	23,175,750	23,604,391
INCOME/RECEIPTS				
General Maintenance Charges	9,504,000	9,504,000	9,505,000	9,504,000
Addl Maintenance charges from Tenants	360,000	270,400	277,200	300,000
Parking Charges	450,000	345,550	330,900	350,000
Electricity Charges	10,500,000	13,176,882	10,500,000	10,500,000
Water Charges	-	-	-	-
Diesel Consumption	80,000	-	80,000	80,000
Insurance charges	500,000	176,656	200,000	200,000
Misc Income	500,000	1,157,744	600,000	850,000
Interest and late payment charges	750,000	782,875	735,000	800,000
Ground Rent	350,000	297,985	300,000	300,000
Total Income	22,994,000	25,712,092	22,528,100	22,884,000
Excess of expenditure over income	581,750	966,630	647,650	720,391
	23,575,750	26,720,615	23,175,750	23,604,391

Note : General Body empower the Managing Committee for the unspent amount from one fund to utilize in another fund. In case of a particular fund of approx. 6% is accepted.