

AIR FORCE AND NAVAL OFFICERS CGHS LTD

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(REGN NO.477/80)

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AFNO/09

16th August 2023

**MINUTES OF THE 44th ANNUAL GENERAL BODY MEETING OF
AIR FORCE & NAVAL OFFICERS CGHS LTD HELD AT 10:30 AM
ON 06 AUGUST 2023 AT THAPA MEMORIAL HALL**

1.0 CONVENING OF THE MEETING

1.1 The meeting was convened by the Management Committee under Section 31(1) of DCS Act 2003 and the Rules there under.

2.0 CHAIRMAN OF THE MEETING

2.1 The meeting was chaired by AVM (Retd) SK Sharma, President Managing Committee.

3.0 QUORUM OF THE MEETING

3.1 The provisions of clause 48 (3) of DCS Rules 2007 have been complied with regards to quorum for the meeting. Attending members were welcomed by Hony Secretary on behalf of Management Committee.

4.0 OPENING ADDRESS CUM ANNUAL REPORT BY THE MC.

4.1 In the beginning of the meeting, the customary annual report was read out by the President MC. The report covered the achievements and the various actions taken by the Society since last AGM. The status on the important issues, ongoing projects and the major projects that the society plans to undertake during the next one year or so were also covered in the report. It was brought out that the Audit Report and Balance Sheet along with the related documents and schedules, annual budget, brief on agenda points and copy of this report were circulated to the members through e-mail, whats app, website, notice boards (gate no.1) and hard copies (on request). Following points were covered in the report:-

- (a) Social Life in the Society.
- (b) Best society award for the society on 22nd Dec 2022.
- (c) Achievements of the Society



- (d) Power and Electricity.
- (e) Water Supplies.
- (f) Electric Installations.
- (g) Roads and Buildings' Maintenance.
- (h) Fire Services
- (i) Fiscal Management and Financial health of the society.
- (j) House Keeping
- (k) Security
- (l) Certificate of Completion.
- (m) Lifts Maintenance
- (n) Society Website.
- (o) Legal Cases.
- (p) Major Tasks Undertaken during the year.
- (q) Major tasks planned to be undertaken in next one year.

- 4.2 There were interventions by two / three members on the issue of Lifts AMC. Members pointed that there are overcharges in AMC during last year. President intimated that errors in AMC cost calculations appear to have been made by the vendor, M/S Kone. The vendor has agreed to the rectification of the mistake and refund of excess charges established after the completion of reconciliation process being undertaken. MC also stated that members will be kept informed about the progress.
- 4.3 The copy of the opening address cum annual report is placed at **Annexure 'A'** to the minutes.
- 5.0 Before the discussion on Agenda Points could start, Flt Lt SS Yadav stood up and intimated that he had taken up with MC and RCS for incorrect recording of minutes of earlier General Body Meeting and as per DCS Rules the objection should be read out in the current meeting, since he was not satisfied with the response of the management committee. After going through the rule, the objection was read out and explained by Flt Lt SS Yadav. MC explained that in its opinion adequate reply has been given. Since the member has referred the issue to RCS, MC will wait for the response from RCS and will act appropriately thereafter.
- 5.0 **DISCUSSIONS AND PASSING OF BALANCE SHEET AND FINAL ACCOUNTS FOR THE FINANCIAL YEAR 2022-23.**
- 5.1 The MC intimated that the Audit Report and Balance Sheet along with the related documents and schedules were circulated to the members. Hard copies were also made



available in society office for perusal as required. In audit report, there is no audit objection of concern. The financial status of the society related to reserves and investments is considered sound with current Fixed Deposits of over Rs 2.50 crores. MC also intimated that no observations on final accounts have been received from the members. Copy of Balance Sheet and allied documents is placed at **Annexure 'B'**.

5.2 Some members rose and stated that in view of the corrections required in the Balance Sheet it will not be appropriate to pass the balance sheet. There is sufficient time for last dates for submission of Balance Sheet to RCS. Some other members were of the opinion that errors discovered in final accounts, if any, can be corrected subsequently. There were heating discussions on passing of Balance sheet.

5.3 **Decision.** Finally, the house was requested to vote on passing of Audit Report and Balance Sheet. The Audit Report and Balance Sheet were accepted and passed with overwhelming voice vote.

6.0 PRESENTATION AND PASSING OF ANNUAL BUDGET.

6.1 The budget for next one year as compiled by the Management Committee was put into public domain and no comments have been received from the members. The salient features of the budget are as follows:-

(i) Annual inflation has been catered for in salaries, AMCs and services while arriving at budgeted figures.

(ii) Legal expenses are expected to remain high due to ongoing court cases where lawyers may have to be hired.

(iii) With the ageing of installations like transformers, sub-stations, DG Sets, Service roads, leaking roof and water pipelines the building and machinery maintenance expenditures are steadily going up.

(iv) The budget shows excess of expenditure of app Rs 133 per flat per month during next year.

(v) Copy of the budget is placed at **Annexure 'C'**.

6.2 When Management committee asked for approval of Budget some members rose up and stated that the tenure of the current MC is about to be completed and budget approval should be taken up after the elections. Some other member suggested that interim budget should only be passed in the AGM. Gp Capt YP Jindal, retired Accounts Officer explained as to why passing of budget cannot await. Holding another GB Meeting for this purpose also will not be appropriate.

6.3 **Decision.** Passing of the Annual Budget was put to vote and the budget was passed with overwhelming majority by raising of hands.



7.0 **REVISION OF MONTHLY MAINTENANCE CHARGES.**

- 7.1 MC brought out that the annual budget showed a deficit of Rs 133 per flat per month in order to offset the stated shortfalls; MC recommended an increase in monthly maintenance charges of Rs 100 per month per flat with immediate effect.
- 7.2 Some members stated that the increase in maintenance charges should be taken up by the next MC. On the other hand a number of members were of the view that the MC should not be starved of the maintenance funds and the maintenance funds should be raised by 150 or even 200 Rs per month. MC stated that for the time being Rs 100 will suffice and the new MC should take up with GBM for further revision if required.
- 7.3 **Decision.** The increase of Rs 100 per month per flat, across the board with immediate effect was unanimously approved by the house.

8.0 **GENERATING INCOME TAX RESERVE FUND AGAINST THE PENDING CASE.**

- 8.1 The Management Committee intimated the house that the Chartered Accountant (Auditor) has advised to generate IT reserve fund to cater for contingency of IT refunds not materializing. The proposal if agreed, would avoid the contingency of write off of amount in case the same is rejected by the IT authority. MC stated that it agrees with the CA being a sound accounting practice.
- 8.2 The point came for detailed discussions. Views and counter views were expressed by the members. After a prolonged discussion the resolution was put to vote.
- 8.3 **Decision.** It was decided by the overwhelming majority voice vote that status quo be maintained and IT recoveries or penalties be paid as and when it occurs.

9.0 **CHANGE OF BANK FOR FIXED DEPOSITS FROM DELHI STATE COOPERATIVE BANK TO INDUSIND BANK.**

- 9.1 MC intimated the house that our existing Fixed Deposits were made with Delhi State Co-operative Bank since the interests on FDs taken with co-operative bank were exempt from IT for some time. Due to this reason we chose a co-operative bank, even though the bank does not instill the confidence of safety as compared to Govt or other scheduled banks. The interests from co-operative banks are now slightly lower, besides the risk factor. Hence there is great merit in changing the bank for FDs of the society. On analysis, MC is of the view that Indusind bank offers best interest rates with security. The comparison sheet had been circulated to the members. The changeover will not only provide better security of funds but also higher income on interest by 0.65 percent per year. The changeover will take place on each maturity and no short closing of FDs will take place.
- 9.2 Some members expressed the view that we should adopt 'safety first' measures and not worry about the small rate of interest. Hence PSU bank should be preferred for Fixed Deposits. Some members suggested the name of Punjab National Bank, since it is paying



the best interest rates among PSU Banks as on date. Wg Cdr ML Kapur suggested that the decision of selecting PSU Bank should be left to the Management Committee.

9.3 **Decision.** It was unanimously decided by the house that Management Committee is to decide the PSU Bank for the FDs of the society. The changeover is to take place on maturity of each FD.

10.0 **POINT BY MAJ GEN VENKATARAMAN. REDUCTION OF FINANCIAL POWERS OF MC FROM RS 1,00,000 TO RS 50,000.**

10.1 MC intimated the house that the member raising the point is settled in Chennai and is not available to brief the house on his point. Yet the MC is ready to debate the point. Member has stated that since the MC is repeatedly splitting the purchases to bring it within the financial powers of Rs 1,00,000, the financial powers of MC should be reduced to Rs 50,000. On request from the member, he has not been able to quote even one case where the **PURCHASE** has been split. Hence the proposal has no merit.

10.2 Brig VK Saxena took the stage and intimated that the current financial powers of the MC were fixed about 15 years back. Keeping the interim inflations into consideration the financial powers should be appropriately increased. Cmde VK Puri proposed that the financial powers be increased to 1.5 Lakhs. Some members proposed the revision to two lakhs Rs. At the end, MC stated that as on now MC is able to manage with the existing financial powers. MC will come back to the General Body as and when the requirement of revision comes up.

10.3 **Decision.** The house decided to reject the proposal of the member and agreed for the maintenance of Status quo.

11.0 **POINT BY GP CAPT VS GANDHI. CREATION OF CHILDREN FUND BY CONTRIBUTION OF RS 100 PER MONTH PER FLAT.**

11.1 Since the member raising the point was not available in the house and Management Committee was not in a position to explain the point, the house decided not to discuss the point any further.

12.0 **POINT BY FLT LT SS YADAV. VIOLATION OF PROVISIONS OF RULE 60 (1) BY THE MC.**

12.1 The member stated that MC has been processing the Purchase / works proposal by circulating among the select members for approval. Treasurer, an important member, is also omitted in the chain. The extracts of rule 60 (1) reads as follows:-

A committee of a co-operative society will discharge all the duties by means of resolutions passed at its meetings. No resolutions shall be passed by circulation to the members of the committee.



12.2 MC explained that it is of the firm opinion that routine purchase / repairs orders are no resolutions. Resolutions are discussed and passed on policy or major expenditure cases where discussions and decision making are desirable. It is the prerogative of MC to lay down the procedure for utilizing the financial powers. The procedure approved through a resolution in MC minutes on 28th June 2014, is as follows:-

In order to speed up the decision making process, the process of sending the demands register to all the members will cease with immediate effect. Once the demand is registered by the concerned member, it will be handed over to Secretary for scrutiny. Once recommended, it will be passed on to the President MC for approval. Once the procurement /expenditure is completed, it will be passed to treasurer for payment / accounting action.

12.3 Thus all routine purchases are only procedures and are being meticulously followed by the MC. MC is also of the view that treasurer is not required to be a member of proposal in purchase cases. Treasurer role is related to making payment only. In case each and every purchase is taken as a resolution, MC will need to meet many times daily. That certainly cannot be the spirit of Rule 60 (1).

12.4 **Decision.** Since the member has already made complaint to RCS, there is no point in discussing the issue in AGM. The MC stated that it will act on RCS opinion as and when the same is received.

13.0 POINT BY WG CDR ML KAPUR. BRIEFING THE HOUSE ON OUTCOME OF MEETING BETWEEN MC AND SUB-COMMITTEE ON REPAIR / REPLACEMENT OF PIPES.

13.1 The member stated that in the last SGM, it was decided by the house that the members of sub-committee for the addressing the problem of seepage and the MC should meet and sort out the differences and comeback to the house after 15 days to brief about the outcome of the meeting. The member wanted to know the progress on the SGM requirement.

13.2 The MC intimated that the meeting was duly held and minutes were also circulated to members through all available medium. During the meeting the sub-committee insisted on opening the 96 shafts (out of 144) at a cost of Rs 39.5 lakhs and leaving the future repairs to MC in case to case basis. As per sub-committee opening of 96 shafts and payment of stated amount to the short listed vendor was non negotiation. On the other hand MC was of the view that in case there is no replacement of pipes, opening the shafts for symmetry and better visibility is waste of money. Since sub-committee was insistent on its stand, a 'no go' situation emerged and there was no point in conducting an SGM. MC has also decided to go ahead with the piece meal repairs maintaining status quo. With the help of Capt Mohit Kapoor flat no 541, a new vendor has been found out who is cheaper by approximately Rs 1,700 per shaft and is willing to take up piecemeal jobs as well.



13.3 MC also intimated that the guidelines enumerated in the terms of reference issued to Sub-committee have not been fulfilled besides well settled accounting canons. MC cannot be a party to signing such documents.

14.0 **CONCLUSION**

17.1 Since there was no more listed Agenda point and it was also time for lunch members started moving out from the venue and the meeting was declared closed at 1350 hrs. The proceedings of AGM were video graphed as per guidelines of RCS and CD cassette containing recording is also being sent to RCS.

19.0 **Approval of These Minutes by Managing Committee**

These minutes were discussed in the meeting of the Managing Committee held on 16th August 2023 and approved for release.



(SK SHARMA)
Air Vice Marshal (Retd)
Chairman of the meeting



(KGR MENON)
Secretary
For Managing Committee

DISTRIBUTIONS:-

Members - Website / E-mail / What's App and notice board (gate no.1)

Copy to:-

Registrar of Co-operative Societies (SW) - BY EMAIL/SPEED POST
Parliament Street, New Delhi -110001
(With CD cassette containing video recording of AGM Meeting)



AIR FORCE & NAVAL OFFICERS CGHS LTD

AFNO / 09

06 August 2023

ANNUAL REPORT CUM OPENING ADDRESS BY MC
IN AGM ON 06 AUGUST 23

Dear Members,

1. The Management Committee feels greatly honored to present the last Annual Report of its tenure to the august members of the society. Covid 19 is gone and dusted and we all are living and celebrating life fully. To make up for the lost time, your MC has crowded the social calander by introducing cultural events like rain dances, Ganesh Chaturthi, Basant Panchmi, Teez Festival and Basakhi. MC is hopeful that the new MC will make the social life livelier by adding more events and colour to the events.
2. The last year has not been very kind to the residents of our society. We have lost as many as 09 members and their families since the last AGM. MC appeals to the members and residents to devote time to look after themselves and their dear ones. Please make full use of jogging track, open gym and yoga classes available within our premises.
3. The annual report covers the achievements and the actions taken by the Society since last AGM. The status of the important issues, ongoing projects and the major projects / tasks that the society plans to undertake during the next one year or so, will also be covered in the report. The Audit Report and Balance Sheet along with the related documents and schedules were circulated to the members. The salient features of these documents were covered in the brief on agenda points and have been included in the report as well. The copy of this report was also circulated to members. No comments from members were received on Audit Report.
4. In Dec 22, our society was adjudged as best housing society in Dwarka. The Dwarka Torch bearer award was presented to our society in a glittering ceremony on 17 December 22. There were over 250 societies in competition and performance was evaluated over 50 parameters. The celebration of prestigious award was conducted in the central lawns and was attended by over 250 enthusiasts. Earlier AFNOE had won a similar award on 17 Dec 2017 as well.
5. Towards managing future threats of Covid 19, we have total of five oxygen concentrators and two oxygen cylinders which are being periodically tested. Currently these medical equipments are being used in the cases of breathing problems by some residents. Two concentrators are in use today.
6. During the last 12 to 18 months the incomes from booking of Guest rooms, community centre, lifts advertisements, notice board advertisements, stalls and canopies have revived and are expected to remain good during next year as well. However the maintenance expenses, particularly on buildings and electrical machineries maintenance are gradually going up due to

ageing and above par inflations. In order to neutralize the pressure on maintenance funds, a nominal increase in the monthly maintenance charges is being proposed as a separate agenda point.

7. An appeal had been made to members to analyze audit report, balance sheet, annual budget, brief on agenda points and this annual report. The members' queries and question have been and are being addressed. Management Committee requests all the members to note down the observations and queries and the same will be taken up after the mandatory agenda has been completed. Members' points will be taken thereafter. Let us now start with AFNOE Specific Issues.

Electricity and Power

8. Close to 100% serviceability of LT and HT panels, transformers and DG sets has been maintained. Routine servicing of the two DG sets has been carried out. During last one year an amount of Rs 77,902 /= has been spent on repairs and maintenance of these assets. These installations have though completed their service life, are considered fit for at least five more years.

9. The societies of Dwarka have received advisory from Commission For Air Quality Management in National Capital Region and Adjoining Areas vide letter A-11018/01/2021-CAQM/35 dated 28 June 23, banning DG Sets for all purposes wef 01 Oct 23 and replace the DG Sets with dual fuel mode (Gas + Diesel) and retro-fitment of emission control devises to substantially lower the PM level. Our DG sets have already lived their useful life and the members will need to consider replacement of these DG sets with environment compliant generating sets. Federation is also taking up for exemption of societies due to very small usage of DG sets with very little power breakdown. Courts are also being approached to understand the Dwarka Societies viewpoint. We `need to wait for some time and take action based on situation as it develops.

10. During the routine maintenance of LT Panels, it was discovered that the earthing of the panels does not exist. It was quite surprising and could prove risky. Two panels were initially undertaken for installing earthing and when the work was found satisfactory, earthing of all the panels was undertaken.

11. Society has received claims of electricity subsidy pertaining to the period up to 31st March 2023 for flats consuming up to 400 units in a month. The refunds have also been made to all the residents as per claims / entitlements.

Water Supplies

12. The society has been able to manage zero water bills during the last year as well. In order to maintain zero billing we need to continue with our efforts to conserve water. The original cast iron / mild steel water pipelines are corroding and have started leaking. The repairs or replacement to these pipes is an expensive affair. A sub-committee was formed to look into the whole ambit of leaking pipes in the shafts. Their findings that the existing pipes are sturdy and

there is no need for immediate replacement of these pipes have been accepted. The recommendation that the MC should attend to leaking pipelines in piecemeal manner, on as required basis is also being implemented. MC is of the firm view that opening 96 out of 144 shafts is waste of money, when the life of existing pipes is expected to be 50 to 70 years more.

Roads and Building Maintenance

13. The structural safety audit of our society was carried out two years back and the report was put in the public domain and is still available in the society website. As per report our buildings are safe from structural point of view and are capable of withstanding high intensity earth quakes. However a small number of the pillars and columns have been adversely affected due to seepage of waters. Structural safety audit is proposed to be repeated after two to three years and strengthening of load bearing components should be undertaken, if required.

14. Unauthorized constructions and extensions without pillars and beam support can impact the balance and structural safety of the towers. MC appeals to all the members not to modify the basic structure with non-compoundable violations (beams and pillars) and not to fall for greed of gaining a few square feet area at the cost of structural safety.

15. The main service road from main gate to rear gate has broken at a number of places and need to be repaired properly. This task will be undertaken after monsoon and actual damage assessed. If required, portion of service road will be done up with readymade concrete cement mix (as was done for the patches in front of main gate and rear gate). MC will come back to the house if funds requirements exceed its financial powers.

16. The fire system and appliances are fully serviceable and tested through a fire drill about three month back. Water hoses and couplings are fully functional. The filling of small appliances has also been taken up.

17. The water proofing of the terraces is gradually giving way at a number of places, due to ageing and non concretization at initial stage, resulting in leakages in top floor flats. The damaged roofs are being repaired in a piecemeal manner. This is a short term solution. At some point of time in near future, relaying of terraces will have to be considered by honourable members. It is going to be a major project.

18. The central and other parks are being continuously upgraded by increasing the green areas and we are proud to be living in the one of the greenest societies of Dwarka. During last one year the focus has been on planting fruit trees in order to attract more birds. The gardening is undertaken, primarily with bore well water. The societies have received instruction that now even the pruning of trees will be undertaken by forest department. Cutting / pruning of trees without written permission is now non-bailable offence with very heavy financial penalties.

Fiscal Management and Financial Status of the Society.

19. Post installation of lifts, the fixed deposits have again risen to Rs 2.50 crores including accrued interest. The society can meet certain cost intensive projects if and when approved by

the house. While the status of reserve funds and investments is considered satisfactory, the maintenance funds are expected to go under some pressure due to reasons already stated.

20. In the previous audit report the Chartered Accountant had noted that an amount of Rs 6,41,108 (six lakhs forty one thousand and one hundred and eight only), pertaining to refunds against assessment year periods from 2005-06 to 2011-12 is non recoverable, being time barred. This point was discussed during last AGM as well and house had directed MC to take up with RCS for clearing the amount as bad debt. The matter was taken up with the RCS but no response came. On rethinking the MC is of the view that this amount should not be treated as bad debt since the liability was never accepted by the Income Tax Department. In two cases, the IT return was also not available with the IT department. Hence MC has cleared this amount of Rs 6,41,108 against the income and expenditure account for 2022-23 in consultation with CA.

21. Our Income tax return of assessment year 2015-16 came up for scrutiny and a claim of Rs 12,68,070 (Twelve lakhs sixty eight thousand and seventy only) was slapped on the society. Anomaly in calculations of Income tax calculations were pointed out which is partly correct. We have responded through CA with revised calculations and balance sheet and we are hopeful of getting relief from the appellate body. We have a fairly strong case for refund of major portion of the claim. Covid 19 has delayed the decision of our case. The Auditor has advised that a reserve should be generated in books of accounts to offset the amount of claim in case the relief is not agreed by appellate body. The reserve is proposed to be created in the accounts of 2023-24 onwards.

House Keeping

22. The housekeeping standards have improved marginally after housekeeping staff taken on society rolls. The process of segregation of garbage and processing of solid wastes is planned to be restarted. The segregation will be at flat level and detailed instructions will be issued shortly. Our standard of cleanliness came for appreciation during assessment for selecting best society.

Security.

23. During the security audit of the Dwarka societies by ACP Dwarka and his staff, our security set up of the society was found satisfactory. By the grace of God, we did not have any event of theft or housebreak during last seven years. But there is no place for complacency and the residents are requested to make their flats entry, temper proof. The strengthening of front doors and locking system in particular is recommended.

24. Access control system installed about one and a half years back and CCTVs are working satisfactorily and are being monitored.

25. Our old front gate barrier had lived its useful life and has been replaced with new state of the art equipment within the financial powers of MC. The rear gate boom barrier has temporarily become unserviceable due to ingress of water due to monsoon rains. It should be functional in next few days time.

Certificate of Completion

26. The members have been briefed, from time to time, about the status of court case filed by some of the members in 2018, where MC is also a respondent. The situation has become more complicated due to non compoundable constructions existing in over 150 flats as per data collected by DDA. The society has stated in the court that it will implement the orders of honorable court or any other competent agency. In the interim period, some owners of first floor flats have also approached the court to include them also as an interested party. The next hearing of the case is on 30 Aug 23. The details will be shared with the members after hearing. Till now the MC has been attending to the courts by itself, however MC may have to hire a lawyer to represent the case since it is not possible for MC members to attend court proceedings. MC members are not knowledgeable on DDA and court procedures as well. Going by the progress of last five years, the verdict of the case may take some time.

Lifts Maintenance

27. The 24 lifts were installed between the period 20 Nov 18 to 01 Dec 19. As directed by the General Body, comprehensive AMC was entered for maintenance of lifts with OEM, M/S Kone, with a commitment for five years with an annual price escalation of six percent per year. The terms and conditions and other details of the agreement were briefed to the members through meetings and circulars. The serviceability of the new lifts has been close to 100% and the services of OEM for AMC are considered satisfactory. While the AMC amount has been correctly billed for first three years by M/S Kone, there appears to be an error in invoices raised 01 April 23 onwards after consolidation process. The details are being reconciled jointly and M/S Kone has agreed to reimburse the amount due to wrong calculations. The reconciliation will take about ten days time. MC will inform members about the outcome.

28. The revision of AMC is falling due shortly. MC is of the opinion that lift is a safety and essential service and long term maintenance agreement, for three to five years should be entered with OEM only. We had been penny wise in maintenance of previous Bharat Bijli lifts and the consequences are well known to members. The MC will form a sub-committee to renegotiate the terms of agreement and come back to house since monthly amount payable will be beyond the financial powers of MC.

29. About three months back, a false alarm had been raised by a child stating that the lift had a free fall when power had gone off. On checking of the lift, it appeared to be a case of Automatic Rescue Device (ARD), a safety feature, taking over, on power breakdown, with a slight jerk which is normal.

Society Website.

30. The new society website with the domain name afnocghs.com (very simple to remember) had been launched more than a year back and is working satisfactorily. No expenditure other than fees for obtaining domain name for a period of three years has been

incurred. The website has been developed free of cost with local talent. All the essential informations required by members related to the society are incorporated in the website and information updated from time to time. Members are requested to visit the website regularly to keep them upto date with the society affairs.

Legal Cases

31. There are two legal cases pending in the court. One relates to COC has already been covered. The second case relates to increase of maintenance charges by Rs 200 per month during Covid 19 period. Both the cases have been initiated by the members with MC as respondent. The house had permitted hiring of lawyer to defend the cases. But keeping the financial interest of the society under consideration, the cases are currently being contested by the MC only otherwise the legal fees would have been about Rs 05 lakhs easily. But this may not continue for long. The MC is not having knowledge of finer legal nuances and court procedures. MC also has no knowledge of associated laws and thus may not be able to contest the case appropriately. Hence hiring of competent legal services may become a necessity and will be resorted to as required.

Tasks Undertaken During Last One Year

32. Following Major tasks were undertaken:-

- (a) Distemping of common areas at a cost of Rs 14,18,120 against financial approval of Rs 15 lakhs.
- (b) Replacement of old Boom Barrier at main gate with a new one at a net price of Rs 57,000.
- (c) Procurement of plastic chairs, plastic tables and dust bins at a price of Rs 59,216.
- (d) Repair and maintenance of DG Sets, Transformers and electric sub-station at a price of Rs 77,902.
- (e) Earthing of LT Electric Panels in meter rooms and electric sub-station at a price of Rs 2.5 Lakhs by buying materials and hiring labour.

Major Tasks For Ensuing Year.

33. The normal maintenance activities will be undertaken within the financial powers of the Management Committee. Following major tasks are proposed to be undertaken during next one year. MC will come back to the general body wherever the expenditure would exceed MC's financial powers.

- (a) **Entering a New 03 to 05 Years Agreement With OEM For Lifts Maintenance.**
The existing agreement is falling due for renewal. MC will compose a sub-committee to negotiate agreement for next three to five years hopefully with advantage to society. The

members will be kept informed of the progress. MC thereafter will come back to general body for approval of the proposal.

(b) **Another Attempt At Solar Power System.** During last 03 - 04 years the prices of electric Power have gone up by approximately 02 Rs per unit. The new power rates come to approximately Rs 08.00 per unit after taking fixed charges, increase in levies and recent increase in tariffs into account. This makes solar systems viable once again, even though price of solar system has gone up by 30 to 40% in the interim period. MC will form a sub-committee and put up proposal for approval of the house. Source of funding will also be covered in the proposal.

(c) **Repairs to Damaged Rooftops.** The roof top terraces and walls have developed cracks at places and bricks have become loose. The temporary repairs is planned to be undertaken under MC financial powers from maintenance funds by hiring labour and procuring materials in staggered manner.

(d) **Overhead Tank Water Overflow Control System.** Currently overflow of water from overhead water tanks takes place since there is no electronic system to control the same. In past we tried to use a simple alarm system but it did not work. Quotations will be obtained from India Mart Vendors and put up to house for approval, with a firm proposal.

Conclusion

34. In the end, the Management Committee would like to thank all the members who have spared their valuable time to attend the meetings and for the patient hearing and support provided during our complete tenure. MC is particularly thankful to the silent majority who were encouraging and appreciative of selfless social service provided by MC Members. The instinctive support and the unity shown in fighting Covid 19 will always be remembered by MC Members. We wish good health and prosperity to all the members and are confident that the future MCs will further build up on hard work and sweat of previous and current Management Committees. Packed social calender waits for all of us in the days to come and MC appeals all members and residents to join and enjoy.

35. At the end may I request the members to be brief while addressing the house on any subject?



AUDITOR'S REPORT

To,

THE MEMBERS

AIR FORCE & NAVAL OFFICERS CO-OPERATIVE GROUP HOUSING SOCIETY LTD.
PLOT NO.11, SECTOR-7, DWARKA, SOUTH WEST DELHI-110075

We have audited the accompanying Financial Statements of **AIR FORCE & NAVAL OFFICERS CO-OPERATIVE GROUP HOUSING SOCIETY LTD.** as at 31st March,2023 together with the Income & Expenditure Account and also the Receipts & Payments Account of the Society for the year ended on that date annexed thereto; these financial statements are the responsibility of the Society's Managing Committee. Our Responsibility is to express an opinion on these financial statements based on our audit.

We conclude our Audit in accordance with auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material mis-statement. An Audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

Further, We Report that: -

- a. We have obtained all the information and explanations, Which, to the best of our knowledge and belief, were necessary for the purpose of our audit.
- b. In our opinion, the Society, as required under the Act, Rules and the by-Laws have kept proper books of account, so far, as appears from our examination of these books.
- c. The Balance Sheet, Income & Expenditure Account and Receipts & Payments Account dealt with by this report are in agreement with the books of accounts and drawn up in conformity of the law.
- d. In our opinion, and to the best of our information and according to the explanations given to us, the Balance Sheet, Income & Expenditure Account and Receipts & Payments Account dealt with by this report comply with the accounting standards and Generally Accepted Accounting Principles (GAAP) referred to in section 145 of the Income Tax Act-1961.
- e. Subject to our comments, if any, given in Part-C of the Report, there has not been any material impropriety or irregularity in the expenditures incurred or in the realization of money due to society.





RAJ L KUMAR & COMPANY
CHARTERED ACCOUNTANTS

Address:-RZF-1044, Guru Nanak Marg, Raj Nagar Part-2,
Palam Colony New Delhi-110077
Contact No. (M): +91-0-9911756073
E-mail: carajkumar1989@gmail.com



- f. On the Basis of Written representations received by us from the office Bearers of the Governing Body of the Society and taken on record by the Managing Committee/Governing Body of the Society, We Report that none of the Office Bearers of the Society suffers from any disqualification contained in section 41 read with rule 54 & 55 of The Delhi Co-Operative Societies Act-2003 and The Delhi Co-Operative Societies Rules-2007 as on 31st March,2023

In Our Opinion and to the best of our information and according to the explanations given to us, the said accounts of the Society, give the information required by The Delhi Co-operative Societies Act-2003 and The Delhi Co-operative Societies Rules-2007, in the manner so required and give a true and fair view in conformity with the accounting principals Generally accepted in india.

1. In Case of the Balance Sheet, of the state of affairs of the society as at 31st March,2023
2. In Case of the Income & Expenditure Account, of the Excess of Expenditure over Income of the Society for the year ended on that date.
3. In Case of the Receipts & Payments Account of the total Receipts and Payments made during the year under review of the Society.

Further to our comments in the paragraphs above, as required by the Registrar of Co-operative Societies, Delhi. We attach herewith a statement on the matters to be specifically commented upon Part-A, Part-B, and Part-C of our Audit Report.

For RAJ L KUMAR & COMPANY
Chartered Accountants
FRN: 025619N

Raj Kumar

CA.RAJ KUMAR
(Partner)
M.No.525512



Place: New Delhi
Date: 10/07/2023

UDIN :- 23525512BGQFER5530

SPECIFIC COMMENTS OF THE AUDITORS IN PART-A, PART-B AND PART-C

PART-A

Previous audit objections and their compliance: -

As Per Information & Explanations given to us the Society has taken corrective steps to comply with objections/suggestions made in the previous audit.

PART-B

- a) The Society is functioning from its registered Office at Plot No.11, Sector-7,Dwarka, South West Delhi -110075.We have not come across any case where the members of the Society were not allowed to inspect the documents of the Society including the audit Report as per the provisions of Rule 36 of the Delhi Co-operative Societies Rules 2007.Our Specific comments on each item of the Income and Expenditure Account, the Balance Sheet and the relevant controlling Statements are given as under :-

1. Share Capital: - Rs. 37,500.00

The Society has issued 1 Share of Rs. 100.00 each fully paid up, to the 375 Members of the Society. There were 13 Nos. of membership transferred to the Purchasers of the Flats in the Society during the year under review. (Previous Year- Rs. 37,500.00)

2. Land & Construction Money :- 30,94,25,759.50

Amount has been received from the members of the Society for purchase of land from the Delhi Development Authority (DDA) & Construction of building thereon. (Previous Year Rs. 30,94,25,759.50) The Society has incurred an amount of Rupees. 272,78,165.00 for the Purchase of Land from the Delhi Development Authority (DDA) and Rs.28,21,47,594.50 for Construction of the building thereon. There was no change in both accounts during the year under review.

3. Sundry Creditors: - 12,41,524.00

The number of sundry Creditors of the Society as on 31.03.2023 was Rs.12,41,524.00 (Previous Year- Rs. 6,54,637.00)

4. Cash & Bank Balances :-

-Cash in Hand as on 31.03.2023 was Rs.11,084.00 (Previous Year Rs.16,398.00) as Certified by the Management.

-Bank Balances with: -

S.No.	Name of the Bank Branch	Account No.	Amount in Rs.
1	The Delhi State Co-operative Bank Ltd., WZ-3,Umdesh Bhawan, Main Palam Road, Palam, South West Delhi-	SB-020007000079	6,568.75



	110077		
2.	Union Bank of India., Sector 6, Dwarka, New Delhi-110075	SB-210322010000500	24,29,841.72

5. **Income & Expenditure Account** :- Rs.31,03,544.85

During the year under review the society has suffered Excess of Expenditure over Income (Loss) of Rs. 31,03,544.85 after provision on account of Depreciation for Rs.30,04,183.00. (Previous year Loss Rs.23,37,618.10)

6. **Salary & Wages- Rs.49,76,088.00**

During the period under review, the society has paid a sum of Rs. 49,76,088.00 to the various staff working as full time /Part time basis (Previous year – Rs. 46,41,654.00). During the year under review, it is found that an increase salary of 5% under all society staff comprising of office staff, Electricians, Gardeners, Care Taker GH/CC, Security Personnel and HK Staff is made on the basis management committee meeting held on 23rd & 24th November, 2022.

7. **Maintenance Charges:** - Rs. 82,19,550.00

During the period under review, the society has received a sum of Rs.82,19,550.00 from the members of the society (Previous Year – Rs. 75,48,150.00) as Repair & Maintenance Charges and paid a sum of Rs. 55,70,508.00 as per Annuxure-22 (Repair & Maintenance Building), as per Annexure -23 (Repair & Maintenance -Machinery) & White Wash Expenses (Previous Year – Rs. 33,12,445.00).

8. **Power & Fuel Charges:-** Rs.1,91,69,499.20

During the period under review, the society has received a sum Rs. 1,91,69,499.20 as Power & Fuel Charges (Previous year Rs.1,78,10,739.29) and paid a sum of Rs. 1,91,69,499.20 as per Annexure-19 (Previous year Rs. 1,78,10,739.29)

9. a) Other items of the Balance Sheet and Income & Expenditure account are self-Explanatory

b) The Society regularly reconciles its Bank Accounts. The Balances of the Outside Parties, the Members at the end of the year is, however, subject to their confirmation and consequent adjustment, if any.

c) The Society has raised demand(s) for regular obligations of the Members as Maintenance Charges, Electricity Charges and other Recoveries. Further, it has not made any borrowings during the year under audit.

d) Sub-clause (d) of this part is not applicable to the society.

e) The Society has not given any loans to any of the Parties during the year under audit being a Group Housing Society.

f) The Managing Committee has implemented/carried out the decisions of the General Body in letter & Spirit, Keeping in view the best interests of the Members of the Society and in accordance with the Cooperative Principles.





RAJ L KUMAR & COMPANY
CHARTERED ACCOUNTANTS

Address:-RZF-1044, Guru Nanak Marg, Raj Nagar Part-2,
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E-mail: carajkumar1989@gmail.com



- g) The nature and the number of disputes by/against the society have been listed in the Certificate issued by the Management of the Society & attached with this report.
- h) For the details of the claims against the members and the outside parties, refer to the defaulting Members list and the Balance sheet respectively.
- i) Sub-clause (i) of this part is not applicable to the society.
- j) The 43rd Annual General Body Meeting was held on 04.09.2022 and last Election was held on 04.10.2020. A list of the Managing Committee Members as on 31.03.2023 is enclosed.
- k) Total Number of Members as on 31.03.2023 was 375. 13 Nos. of Member had resigned and 13 new Members had joined during the year under Audit on account of sales of their Flats in the Society. A complete list of the members with their ledger balances as on 31.03.2023 is enclosed.
- l) As per the certificate obtained from the Office Bearers of the Society and attached herewith. They do not suffer from the disqualification(s) contained in Sections 41 of the Delhi Co-operative Societies Act,2003, read with rule 54 & 55 of the Delhi Cooperative Societies Rules - 2007.
- m) The Society makes Budget for expenses.
- n) There are no Cash-Credit Limits of Loans extended by the Society. The Fixed Assets of the Society mainly constitute the land and the Building, which of course are reviewed periodically.
- o) The Certificate from the Custodian of the Records of the Society regarding the possession of the documents and the cash has been obtained and are attached herewith.
- p) The details of the various Banks Accounts of the Society along with the Securities and their value are given in the Balance Sheet and their Balance confirmation Certificates are also attached.
- q) There are number of unresolved legal cases pending before different authorities. List of following legal cases are as follows

S.No.	Name of Cases	Jurisdiction	Issue	Present condition & comments of MC
1	Society V/S S S Yadav along with Other Members	Delhi Cooperative Tribunal	Whether increase under Maintenance Charges by Rs. 200/- Pm dated 03.06.2020 is legally valid or not	An Appeal No. 140 of 2022/DCT is filed and final decision is pending as on date
2	Society V/s DDA	DELHI HIGH COURT	Completion Certificate from	Case No. 1766/2018 is filed and final decision is





RAJ L KUMAR & COMPANY
CHARTERED ACCOUNTANTS

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Contact No. (M): +91-0-9911756073
E-mail: carajkumar1989@gmail.com



			DDA	pending as on date
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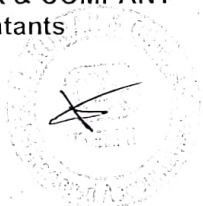
- r) Previous Year's Figure have been Re-grouped, Rearranged or Re-casted wherever considered necessary to make them comparable to this year's classification.

PART-C

1. Written Confirmation of Balances from the Members should be obtained at least once in a year.
2. According to our verification & as per information & Explanations given to us, It is Recommended that the Society had adjusted some old balances Like Recurring Deposit, SHORI S.B & Co. etc. is standing from Long Period of time and found Non-Recoverable/Payable at the time of Verification.
3. An Income Tax Case for A.Y 2015-16 is under Review with Income Tax Department, It is Recommended that a Income tax Provision should be made in books for future contingent Liability.
4. All the payment of Expenditure should be made with compliance of Section 40A(3) of Income Tax Act,1961.

For RAJ L KUMAR & COMPANY
Chartered Accountants
FRN: 025619N

Raj Kumar



CA. RAJ KUMAR
(Partner)
M.No.525512

Place: New Delhi

Date: 10/07/2023

UDIN: 23525512BGQFER5530

AIRFORCE & NAVAL OFFICERS CO-OPERATIVE GROUP HOUSING SOCIETY LTD.
PLOT NO.-11, SECTOR-7, DWARKA, SOUTH WEST DELHI, DELHI-110 075
BALANCE SHEET AS AT 31ST MARCH 2023

PREVIOUS YEAR	LIABILITIES	CURRENT YEAR	PREVIOUS YEAR	ASSETS	CURRENT YEAR
37500.00	CAPITAL ACCOUNT SHARE CAPITAL	37500.00	309320952.00	FIXED ASSETS GROSS BLOCK LESS DEPRECIATION (ANNEXURE-5)	306484120.00
-7865954.16	RESERVES & SURPLUS INCOME & EXPENDITURE ACCOUNT	-10965499.01		INVESTMENTS (AT COST)	
17920654.13	BUILDING DEVELOPMENT FUND	20170654.13	21758477.00	FIXED DEPOSITS (ANNEXURE-6)	23870256.00
16522548.39	GENERAL RESERVE FUND (ANNEXURE-1)	16522548.39		CURRENT ASSETS, LOANS & ADVANCES	
	DEPOSITS FROM MEMBERS			CURRENT ASSETS	
309425759.50	MEMBERS DEPOSIT FOR CONSTRUCTION	309425759.50	16398.00	CASH IN HAND	11084.00
	CURRENT LIABILITIES & PROVISIONS		1508629.12	BANK BALANCES (ANNEXURE-7)	2436410.47
662929.00	SECURITY DEPOSITS (ANNEXURE-2)	679042.00	1827613.00	DUE FROM MEMBERS (ANNEXURE-8)	1483477.00
654637.00	SUNDRY CREDITORS (ANNEXURE-3)	1241524.00	286464.00	DUE FROM OTHERS (ANNEXURE-9)	119660.00
564950.00	PROVISIONS (ANNEXURE-4)	129515.00	0.00	PREPAID EXPENSES	82049.00
778677.44	MEMBERS SUBSIDY ACCOUNT	765670.48		LOANS & ADVANCES	
			1149800.00	ADVANCES (ANNEXURE-10)	1232200.00
			5000.00	IMPREST WITH GARDEN MEMBER	10000.00
			10000.00	IMPREST WITH ESTATE SUPERVISOR	10000.00
			1674813.18	TDS RECEIVABLE	1161244.18
			16008.00	TCS RECEIVABLE	27368.80
			1127547.00	BSES SUBSIDY RECEIVABLE ACCOUNT	1074845.04
338701701.30		338002714.49	338701701.30		338002714.49

Note :- A contingent Liability of Rs. 1180574 is shown as per Income Tax portal on Balance Sheet Date on account of an Income Tax Case for A.Y 2015-16 which is under Review with Income Tax Department

Auditors Report

As per our separate Report of even date attached
 For RAJ L KUMAR & COMPANY
 Chartered Accountants
 FRN-025619N

Raj Kumar
 CA-RAJ KUMAR
 Partner
 M. No.-525512
 UDIN - 23025512BGQFER5530

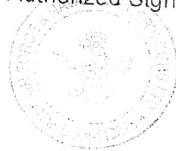
Place: -New Delhi
 Date: -10/07/2023



Misra
 Treasurer
 Mrs Manita Misra
 Treasurer
 AFNO CGHS Ltd.

For Air Force & Naval Officers Cooperative Group Housing Society Limited

SK Sharma
 Hony. Secretary
 Secretary
 Authorized Signatory



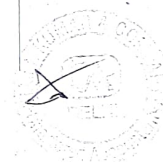
President
SK Sharma
 (SK Sharma)
 Air Vice Marshal (Retd)
 President
 AFNO CGHS Ltd.

AIRFORCE & NAVAL OFFICERS CO-OPERATIVE GROUP HOUSING SOCIETY LIMITED.
PLOT NO.-11, SECTOR-7, DWARKA, SOUTH WEST DELHI, DELHI-110 075

Receipts & Payments Account as on 31/03/2023

Receipts	Amount		Payments		Amount
Opening Balance			Current Liabilities		
Delhi State Cooperative Bank Ltd.-Savings A/c.	900.00		Provisions		
Delhi State Cooperative Bank Ltd.-SB-020007000079	50545.75		Audit Fee Payable	63778.00	63778.00
Yes Bank Limited	154204.37				
Union Bank of India	1302979.00		Fixed Assets		
Cash-in-hand	16398.00	1525027.12	Fixed Assets	178255.00	178255.00
Current Liabilities			Investments		
Building Development Fund	2250000.00		Fixed Deposits	666538.00	666538.00
BSES Subsidy Receivable	52701.96				
Recoverable from Members	344136.00		Current Assets		
Sundry Debtors (Other then Members)	166804.00		Loans & Advances		
Sundry Creditors	586887.00		Professional Charges Payable	13500.00	
Security Deposit	16113.00	3416641.96	Advances to Staff	12500.00	
Indirect Incomes			Advances to Other	74900.00	
MAINTENANCE CHARGES	8219550.00		Member Subsidy	13006.96	
ELECTRICITY CHARGES NET	19073777.00		Salary Payable	431102.00	
COMMUNITY CENTRE	171590.00		PREPAID EXPENSES	82049.00	627057.96
GUEST HOUSE BOOKING CHARGES	173934.00		Indirect Expenses		
CAR PARKING CHARGES	542500.00		ANNUAL FEES - FEDERATION	2000	
INSURANCE CHARGES	129750.00		MISCELLANEOUS EXPENSES	149271	
RENT RECEIVED	818908.00		POWER & FUEL CHARGES	19169499	
COVID -19 CHARGES RECEIVED	5292.00		FESTIVAL EXPENSES	133335	
MISCELLANEOUS INCOME	644363.70		GARDENING EXPENSES	167772	
ADMISSION FEE	160.00		INSURANCE CHARGES	47596	
TRANSFER FEES RECEIVED	8000.00		LEGAL & PROFESSIONAL FEE	148972	
GARDEN MAINTENANCE SUBSIDY RECEIVED	530673.00		MEETING EXPENSES	37476	
INTEREST ON SAVING BANK	51015.00		OTHER OFFICE EXPENSES	127135	
INTEREST ON BSES SECURITY DEPOSIT	56300.00		WHITE WASH EXPENSES	1418120	
INTERCOM CHARGES	111850.00	30537662.70	REPAIR & MAINTENANCE BUILDING	2874527	
			REPAIR & MAINTENANCE -MACHINERY	1277861	
			SALARY & WAGES	5748947	


Secretary
Authorized Signatory



		TELEPHONE & COMMUNICATION EXPENSES	18450	
		WATER CHARGES	4484	
		BANK CHARGES	5602	
		TAXES	152377	
		CO-OPERATIVE EDUCATION FUND	375	
		COVID EXPENSES	12409	31496208.35
		Closing Balance		
		Delhi State Cooperative Bank Ltd.- Savings A/c.	0.00	
		Delhi State Cooperative Bank Ltd.-SB-020007000079	6568.75	
		Yes Bank Limited	0.00	
		Union Bank of India	2429841.72	
		Cash-in-hand	11084.00	2447494.47
Total	35479331.78	Total		35479331.78

Auditors Report

As per our separate Report of even date attached
For RAJ L KUMAR & COMPANY
Chartered Accountants
FRN-025619N

CA-RAJ KUMAR
Partner

M. No.-525512

UDIN - 23525512BC7QFER5530

Place: -New Delhi

Date: - 10/07/2023



Mamta Misra
Treasurer.
Mrs Mamta Misra
Treasurer
AFNO CGHS Ltd.



For Air Force & Naval Officers Cooperative Group Housing Society Limited

Sharma
Joint Secretary
Secretary
Authorized Signatory

SK Sharma
President
(SK Sharma)
Air Vice Marshal (Retd)
President
AFNO CGHS Ltd.

AIR FORCE & NAVAL OFFICERS CO-OPERATIVE GROUP HOUSING SOCIETY LTD.
 PLOT NO.-11, SECTOR-7, DWARKA, SOUTH WEST DELHI, PIN-110 075
INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDING 31ST. MARCH-2023

PREVIOUS YEAR	EXPENDITURE	CURRENT YEAR	PREVIOUS YEAR	INCOMES	CURRENT YEAR
6500.00	TO ANNUAL FEES - FEDERATION	2000.00	7548150.00	BY MAINTENANCE CHARGES (ANNEXURE-11)	8219550.00
156636.25	TO MISCELLANEOUS EXPENSES (ANNEXURE -17)	149271.00	17745368.00	BY ELECTRICITY CHARGES NET (ANNEXURE-12)	19073777.00
3512010.00	TO DEPRECIATION (ANNEXURE-5)	3004183.00	20555.00	BY COMMUNITY CENTRE INCOME (ANNEXURE-13)	171590.00
17810739.29	TO POWER & FUEL CHARGES-(ANNEXURE-18)	19169499.20	66830.00	BY GUEST HOUSE BOOKING CHARGES (ANNEXURE-14)	173934.00
4015.00	TO FESTIVAL EXPENSES (ANNEXURE-19)	133335.00	616850.00	BY CAR PARKING CHARGES	542500.00
116221.00	TO GARDENING EXPENSES (ANNEXURE-20)	167772.00	414579.44	BY INTEREST RECEIVED- (ANNEXURE-15)	1552556.00
175818.00	TO INSURANCE CHARGES	47596.00	176250.00	BY INSURANCE CHARGES	129750.00
383952.00	TO LEGAL & PROFESSIONAL FEE	148972.00	774231.00	BY RENT RECEIVED FROM SHOPS (NON MEMBERS)	818908.00
19115.00	TO MEETING EXPENSES	37476.00	0.00	BY COVID -19 CHARGES RECEIVED	5292.00
102882.00	TO OTHER OFFICE EXPENSES (ANNEXURE-21)	127135.00	624821.00	BY MISCELLANEOUS INCOME (ANNEXURE-16)	644363.70
0.00	TO WHITE WASH EXPENSES	1418120.00	20.00	BY ADMISSION FEE	160.00
2263579.00	TO REPAIR & MAINTENANCE BUILDING (ANNEXURE-22)	2874527.00	1000.00	BY TRANSFER FEES RECEIVED	8000.00
1048866.00	TO REPAIR & MAINTENANCE -MACHINERY (ANNEXURE-23)	1277861.00	740779.00	BY GARDEN MAINTENANCE SUBSIDY RECEIVED	530673.00
4641654.00	TO SALARY & WAGES (ANNEXURE-24)	4976088.00	46875.00	BY INTERCOM CHARGES RECEIVED	111850.00
743733.00	TO HK STAFF SALARY	772859.00			
10949.00	TO TELEPHONE & COMMUNICATION EXPENSES (ANNEX-25)	18450.00	2337618.10	BY EXCESS OF EXPENDITURE OVER INCOME	3103544.85
0.00	TO WATER CHARGES (ANNEXURE-26)	4484.00			
2731.00	TO BANK CHARGES	5602.35			
63178.00	TO AUDITORS REMUNERATION	69178.00			
3829.00	TO TAXES(TDS)	17244.00			
375.00	TO CO-OPERATIVE EDUCATION FUND	375.00			
16919.00	TO COVID EXPENSES	12409.00			
0.00	TO INCOME TAX	641108.00			
30225.00	TO WRITE OFF	10904.00			
31113926.54	GRAND TOTAL	35086448.55	31113926.54	GRAND TOTAL	35086448.55
-5528336.06	TO BALANCE B/F.	-7865954.16	2337618.10	BY EXCESS OF EXPENDITURE OVER INCOME	3103544.85
			0.00	BY TDS NOT RECEIVABLE(PREVIOUS YEARS)	0.00
			0.00	BY GENERAL RESERVE FUND	0.00
			-7865954.16	BY BALANCE C/F.	-10969499.01
-5528336.06		-7865954.16	-5528336.06		-7865954.16

Auditors Report

As per our separate Report of even date attached
 For RAJ L KUMAR & COMPANY
 Chartered Accountants
 FRN-025619N

CA-RAJ KUMAR
 Partner

M. No.-525512
 UDIN -23525512BGG@FER5530

Place: -New Delhi
 Date: - 10/07/2023



revised
 Mrs. Meera Misra
 Treasurer
 AFNO CGHS Ltd.



For Air Force & Naval Officers Cooperative Group Housing Society Limited

Adheman
 Hony. Secretary
 Secretary
 Authorized Signatory

SK Sharma
 President
 Air Vice Marshal (Retd)
 President
 AFNO CGHS Ltd.

AIRFORCE & NAVAL OFFICERS CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

PLOT NO.- SECTOR-7, DWARKA, SOUTH WEST DELHI, DELHI-110 075

INCOME & EXPENDITURE ACCOUNT(NON MEMBERS) FOR THE YEAR ENDING 31ST. MARCH-2023

EXPENDITURE	CURRENT YEAR	INCOMES	CURRENT YEAR
TO CARTAGE & CONVEYANCE CHARGES	14394.00	BY INTEREST RECEIVED- (ANNEXURE-15)	56300.00
TO MISCELLANEOUS EXPENSES (ANNEXURE -17)	40463.00	BY RENT RECEIVED	818908.00
TO POWER & FUEL CHARGES-(ANNEXURE-18)	8108.00	BY RENT-STALLS	97532.00
TO FESTIVAL EXPENSES (ANNEXURE-19)	8053.00	BY MISCELLANEOUS INCOME (ANNEXURE-17)	15332.00
TO GARDENING EXPENSES (ANNEXURE-20)	167772.00	BY NOTICE CHARGES	224738.00
TO OTHER OFFICE EXPENSES (ANNEXURE-21)	7679.00	BY SALE OF SCRAP	0.00
TO REPAIR & MAINTENANCE -BUILDING (ANNEXURE-22)	173614.00	BY ADMINISTRATIVE CHARGES FOR RENT AGREEMENT	88000.00
TO REPAIR & MAINTENANCE -MACHINERY (ANNEXURE-23)	102814.00	BY TRANSPORTATION CHARGES(TENANT)	99000.00
TO SALARY & WAGES(MALI)	820510.00	BY GARDEN MAINTENANCE-SUBSIDY	530673.00
TO SALARY & WAGES(HK)	772859.00	BY DISPLAY CHARGES	1200.00
TO TELEPHONE & COMMUNICATION EXPENSES (ANNEX-25)	1114.00	BY ENTRANCE & LUGGAGE MOVEMENT-PASSES	30400.00
TO EXCESS OF INCOME OVER EXPENDITURE	-155297.00		
GRAND TOTAL	1962083.00	GRAND TOTAL	1962083.00

Auditors Report

As per our separate Report of even date attached

For RAJ L KUMAR & COMPANY

Chartered Accountants

FRN-025619N

[Signature]

CA-RAJ KUMAR

Partner

M. No.-525512

UDIN - 23525512BGRQFFER5530

Place: -New Delhi

Date: -10/07/2023



For Air Force & Naval Officers Cooperative Group Housing Society Limited

[Signature]
Treasurer

Mrs Mamta Misra
Treasurer
AFNO CGHS Ltd.



[Signature]
Hon'y. Secretary

Secretary
Authorized Signatory

[Signature]
(B.K. Sharma)
Air Vice Marshal (Retd)
President
AFNO CGHS Ltd.

Air Force & Naval Officers Cooperative Group Housing Society Limited

Schedules Forming Part of the Balance Sheet & Income & Expenditure Account
for the year ending 31/03/2023

ANNEXURE-1: - RESERVES & SURPLUS

S. NO.	PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
1	GENERAL RESERVE FUND	16165842.39	16165842.39
2	ELECTRICITY SUBSTATION RESERVE	356706.00	356706.00
	TOTAL	16522548.39	16522548.39


ANNEXURE-2:- SECURITY DEPOSITS

S. NO.	PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
1	CHRISTMAS DAY CELEBRATIONS	358.00	358.00
2	M/S. CYBER HUB	0.00	6000.00
3	M/S. MIRCH MASALA SHOP (ASHOK KUMAR AGGARWAL)	30000.00	30000.00
4	M/S. LAXMI HELP LINE SECURITY DEPOSIT	5000.00	5000.00
5	VEGETABLE SHOP (Vinod)	14000.00	14000.00
6	RENT AGREEMENT	20000.00	20000.00
7	COMMUNITY CENTRE	16278.00	19868.00
8	COMMUNITY CENTRE-MEMBERSHIP	233250.00	253250.00
9	RAM NAVAMI	56990.00	57009.00
10	GUEST HOUSE	37303.00	44486.00
11	RENOVATION WORK	60400.00	45400.00
12	AMAZE BOUTIQUE SHOP DEPOSIT	4000.00	4000.00
13	SECURITY DEPOSIT GURUPURAB	100414.00	96308.00
14	ZUMBA CLASSES-DEPOSIT	4000.00	4000.00
15	M/S. ATRIA CONVERGIES TECHNOLOGIES-DEPOSIT	12200.00	12200.00
16	SECURITY DEPOSIT HAWAN	9628.00	15550.00
17	SECURITY DEPOSIT GANESH CHATURTHI	39721.00	0.00
18	DEPOSIT OF MATA KI CHOWKI	35500.00	35500.00
	TOTAL	679042.00	662929.00

ANNEXURE-3:-SUNDRY CREDITORS

S. NO.	PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
1	M/S. BSES RAJDHANI POWER LIMITED	832790.00	97080.00
2	M/S. BHUPENDER SINGH	23400.00	0.00
3	M/S. KAPOOR TRADERS	41920.00	12601.00
4	M/S. RADIUS INFRATEL PRIVATE LIMITED	1888.00	6507.00
5	M/S. SNEHA ENTERPRISES	0.00	37818.00
6	M/S. SHORI S B & CO.	0.00	49020.00
7	M/S. DEVENDER SINGH CEMENT AGENCY	0.00	42100.00
8	M/S. KONE ELEVATOR INDIA PVT. LTD.	0.00	52433.00
9	M/S. SUSHIL KUMAR (LIFT CONTRACTOR)	0.00	15700.00




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10	M/S. GROUND RENT RECEIVED	341526.00	341378.00
	TOTAL	1241524.00	654637.00

ANNEXURE-4:-PROVISIONS

S. NO.	PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
1	SALARY PAYABLE	0.00	431102.00
2	PROFESSIONAL CHARGES PAYABLE	49300.00	62800.00
3	AUDIT FEES PAYABLE	62260.00	56860.00
4	CO-OPERATIVE EDUCATION FUND	375.00	375.00
5	TDS PAYABLE	17580.00	13813.00
	TOTAL	129515.00	564950.00

ANNEXURE-6:- FIXED DEPOSITS/INVESTMENTS

S. NO.	PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
1	DELHI STATE CO-OPERATIVE BANK LTD.-	23865256.00	21750664.00
2	DELHI STATE CO-OP. BANK LTD.-SHARES	5000.00	5000.00
3	ACCRUED INTEREST ON RD'S	0.00	2813.00
	TOTAL	23870256.00	21758477.00

ANNEXURE-7:- BANK BALANCES

S. NO.	PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
1	DELHI STATE CO-OPERATIVE BANK LTD. (SAVINGS ACCOUNT)	0.00	900.00
2	DELHI STATE CO-OPERATIVE BANK LTD.	6568.75	50545.75
3	YES BANK SB ACCOUNT	0.00	154204.37
4	UNION BANK OF INDIA	2429841.72	1302979
	TOTAL	2436410.47	1508629.12

ANNEXURE-8:- DUE FROM MEMBERS (SUNDRY DEBTORS)

S. NO.	PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
1	DUE FROM MEMBERS (AS PER LIST)	1522208.00	1827613.00
2	MEMBERS MONEY	-38731.00	0.00
	TOTAL	1483477.00	1827613.00

ANNEXURE-9:-DUE FROM OTHERS

S. NO.	PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
1	418, CANTEEN	780.00	1131.00
2	M/S. CYBER HUB	0.00	88422.00
3	M/S. MIRCH MASALA SHOP	13472.00	41356.00
4	MR. AYODHYA PRASAD BLOCK-1	1136.00	1171.00
5	MR. RAMDASH BLOCK-6	553.00	6542.00
6	MR. SHIVNATH BLOCK-3	2302.00	1571.00



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7	M/S. AMAZE BOUTIQUE SHOP	12643.00	23590.00
8	M/S. LAXMI HELP LINE	14737.00	14191.00
9	VEGETABLE SHOP	21362.00	21654.00
10	RAM PRATAP (BLOCK-4)	973.00	908.00
11	ABBIE IT MART CO.	0.00	33730.00
12	INTEREST RECIEVABLE FROM BSES	50670.00	50670.00
13	SHYAM SINGH (BLOCK-5)	1032.00	1528.00
TOTAL		119660.00	286464.00

ANNEXURE-10: - ADVANCES RECOVERABLE IN CASH OR IN KIND OR FOR VALUE TO BE RECEIVED

S. NO.	PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
1	ADVANCES TO STAFF	68000.00	55500.00
2	VIJAY KUMAR ROUT(CONT)	5000.00	0.00
3	P SAFE ELECTRONIC SECURITY SYSTEMS	51300.00	0.00
4	SURENDER SPUN PIPE	10000.00	0.00
5	SECURITY DEPOSIT WITH GAS AGENCY	3600.00	0.00
5	SECURITY DEPOSIT WITH BSES	804300.00	804300.00
6	SECURITY DEPOSIT WITH DDA	30000.00	30000.00
7	INCOME TAX-A.Y. 2015-16	260000.00	260000.00
TOTAL		1232200.00	1149800.00




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AIRFORCE & NAVAL OFFICERS CO-OPERATIVE GROUP HOUSING SOCIETY LTD.
PLOT NO.11, SECTOR-7, DWARKA, SOUTH WEST DELHI, DELHI-110 075

STATEMENT OF INCOME & EXPENDITURE SCHEDULES-2023
ANNEXURE-11:- MAINTENANCE CHARGES RECEIVED

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	MAINTENANCE CHARGES RECEIVED	8219550.00	7548150.00
	TOTAL	8219550.00	7548150.00

ANNEXURE -12:- ELECTRICITY CHARGES RECEIVED

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	ELECTRICITY BILL RECEIVED	19073777.00	17745368.00
	TOTAL	19073777.00	17745368.00

ANNEXURE - 13:- COMMUNITY CENTRE INCOME

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	MISCELLANEOUS INCOME (ELEC PASS & OTHER)	86305.00	17379.00
2	BOOKING CHARGES CC	101705.00	37596.00
3	COMMUNITY CENTRE-OWNERS MEMBERSHIP	26000.00	80000.00
	TOTAL	214010.00	62975.00
	LESS- COMMUNITY CENTER EXPENSES	42420.00	42420.00
	TOTAL	171590.00	20555.00

ANNEXURE - 14: - GUEST HOUSE INCOME

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	BOOKING CHARGES RECEIVED	257558.00	110580.00
2	OTHER INCOME	730.00	0.00
	TOTAL	258288.00	110580.00
	LESS- GUEST HOUSE EXPENSES	84354.00	43750.00
	TOTAL	173934.00	66830.00

ANNEXURE - 15:- INTEREST RECEIVED

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	INTEREST ON SB ACCOUNT (DSCB LTD.)	3083.00	1222.00
2	INTEREST ON SB ACCOUNT (UBI)	47932.00	444.00
3	INTEREST ON SB ACCOUNT (YES BANK)	0.00	56981.00
4	INTEREST ON DEPOSIT WITH BSES RPL	56300.00	56300.00
5	INTEREST ON FDR'S (DSCB LTD.)	1445241.00	299632.44
	TOTAL	1552556.00	414579.44
	LESS- INTEREST ON BSES AND WATER INSTALLATION	0.00	0.00
	TOTAL	1552556.00	414579.44



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ANNEXURE - 16:- MISCELLANEOUS INCOME

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	LATE PAYMENT SURCHARGE (MEMBERS)	57704.00	42692.00
2	MISCELLANEOUS INCOME(NON MEMBERS)	15332.00	35627.00
3	ENTRANCE & LUGGAGE MOVEMENT-PASSES (NON MEMBERS)	30400.00	31950.00
4	DONATION	4011.00	50000.00
5	BANK CHARGES (MEMBERS)	4096.70	3590.00
6	SALE OF SCRAP (NON MEMBERS)	1800.00	21255.00
7	STALL CHARGES (NON MEMBERS)	97532.00	250257.00
8	NOTICE CHARGES (NON MEMBERS)	224738.00	3050.00
9	ADMINISTRATION CHARGES FOR RENT AGREEMENT (NON MEMBERS)	88000.00	74000.00
10	TRANSPORTATION CHARGES (NON MEMBERS)	99000.00	105000.00
11	SHARE MONEY FOREFEITED	1600.00	200.00
12	DIVIDEND	1200.00	0.00
13	METER & MCB CHARGES-MEMBERS	18950.00	7200.00
	TOTAL	644363.70	624821.00

ANNEXURE-17: - MISCELLANEOUS EXPENSES

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	CARTAGE & CONVEYANCE EXPENSES	14394.00	5180.00
2	MISCELLANEOUS EXPENSES	134877.00	146462.00
3	DONATION	0.00	5000.00
4	SHORT & EXCESS	0.00	-5.75
	TOTAL	149271.00	156636.25

ANNEXURE-18: - POWER & FUEL EXPENSES

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	ELECTRICITY CHARGES	19035247.20	17719172.29
2	DIESEL EXPENSES	134252.00	91567.00
	TOTAL	19169499.20	17810739.29

ANNEXURE-19: - FESTIVAL CELEBRATION EXPENSES

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	DIWALI EXPENSES	117839.00	99601.00
2	INDEPENDENCE DAY CELEBRATIONS	64798.00	43540.00
3	TAMBOLA EXPENSES	24990.00	-2185.00
4	CHRISTMAS CELEBRATION EXPENSES	1450.00	13554.00
5	HOLI EXPENSES	32475.00	49490.00
6	REPUBLIC DAY CELEBRATIONS	44951.00	0.00
7	FESTIVALS CELEBRATION EXP	850.00	0.00
8	LOHRI CELEBRATION EXPENSES	5980.00	0.00
9	NEW YEAR CELEBRATION EXPENSES	15180.00	0.00
10	MUSICAL PROGRAMME EXPENSES	3180.00	0.00



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11	RAIN DANCE CELEBRATIONS EXPENSES	59211.00	0.00
12	WINTER CARNIVAL CELEBRATIONS	38732.00	0.00
	TOTAL	409636.00	204000.00
	LESS: FESTIVAL CONTRIBUTION & INCOME	276301.00	199985.00
	TOTAL	133335.00	4015.00

ANNEXURE-20: -GARDENING EXPENSES

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	GARDENING MATERIAL	167772.00	116221.00
	TOTAL	167772.00	116221.00

ANNEXURE-21: - OTHER OFFICE EXPENSES

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	OTHER OFFICE EXPENSES	95646.00	60809.00
2	POSTAGE & COURIER	0.00	0.00
3	PRINTING & STATIONERY	31489.00	42073.00
	TOTAL	127135.00	102882.00

ANNEXURE-22:-- REPAIR & MAINTENANCE- BUILDING

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	MAINTENANCE ELECTRICAL MATERIAL	417547.00	383971.00
2	PLUMBING AMC	482895.00	450720.00
3	INTERCOM AMC	35669.00	48911.00
4	PEST CONTROL CHARGES	42840.00	15340.00
5	HOUSE KEEPING EXPENSES	40255.00	38592.00
6	TANK CLEANING CHARGES	16200.00	0.00
7	AMC BOOM BARRER	10620.00	0.00
8	MAINTENANCE EXPENSES BUILDING A/C	1828501.00	1326045.00
	TOTAL	2874527.00	2263579.00

ANNEXURE-23: - REPAIR & MAINTENANCE- MACHINERY

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	MAINTENANCE LIFTS	1493390.00	1119555.00
2	COMPUTER MAINTENANCE	30050.00	22550.00
3	MAINTENANCE DG SETS	76203.00	39766.00
4	MAINTENANCE TRANSFORMERS	9440.00	183763.00
5	FIRE FIGHTING EXPENSES	55742.00	21426.00
6	METER CHARGES	32750.00	0.00
7	CCTV CAMERA EXPENSES	4720.00	54823.00
	TOTAL	1702295.00	1441883.00
	LESS: ELECTRICITY LOAD REDUCTION REFUND	424434.00	393017.00
	TOTAL	1277861.00	1048866.00



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ANNEXURE-24: - SALARY & WAGES

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	SALARIES PAID	2722069.00	2668910.00
2	OVERTIME ALLOWANCE	30774.00	31526.00
3	SECURITY GUARD SALARIES	2102645.00	1819676.00
4	STAFF EX-GRATIA	120600.00	121542.00
	TOTAL	4976088.00	4641654.00

ANNEXURE-25: - TELEPHONE & COMMUNICATION EXPENSES

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	TELEPHONE EXPENSES	18450.00	10949.00
	TOTAL	18450.00	10949.00

ANNEXURE-26: - WATER CHARGES PAID

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	DELHI JAL BOARD WATER CHARGES	4484.00	0.00
	TOTAL	4484.00	0.00



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AIRFORCE & NAVAL OFFICERS CO-OPERATIVE GROUP HOUSING SOCIETY LIMITED.
PLOT NO.-11, SECTOR-7, DWARKA, SOUTH WEST DELHI, DELHI-110 075

ANNEXURE -5 -FIXED ASSETS AS ON 31/03/2023

S. NO.	PARTICULARS	RATE OF DEP	W.D.V AS ON 01/04/2022	ADDITIONS		DELETIONS	Total AS ON 31/03/2023	DEPRECIATION DURING THE YEAR	W.D.V AS ON 31/03/2023
				BEFORE 30-09-2022	AFTER 30-09-2022				
A	PROJECT ACCOUNT								
1	LAND & BUILDING	0%	27278165.00	0.00	0.00	0.00	27278165.00	0.00	27278165.00
2	BUILDING	0%	262195673.00	0.00	0.00	0.00	262195673.00	0.00	262195673.00
	TOTAL-A		289473838.00	0.00	0.00	0.00	289473838.00	0.00	289473838.00
B	FURNITURE & FIXTURES								
1	CHILDREN PARK SWING	10%	31666.00	0.00	0.00	0.00	31666.00	3167.00	28499.00
2	FAN	10%	19512.00	0.00	0.00	0.00	19512.00	1951.00	17561.00
3	FURNITURE & FIXTURES	10%	184852.00	0.00	23453.00	0.00	208305.00	19658.00	188647.00
4	FOLDING BEDS	10%	1171.00	0.00	0.00	0.00	1171.00	117.00	1054.00
5	CROCKERY (STEEL BARTAN)	10%	22877.00	4000.00	0.00	0.00	26877.00	2688.00	24189.00
6	PEDESTAL FAN	10%	4941.00	0.00	0.00	0.00	4941.00	494.00	4447.00
7	TELEPHONE SETS	10%	2847.00	0.00	0.00	0.00	2847.00	285.00	2562.00
8	DUSTBIN	10%	36354.00	0.00	0.00	0.00	36354.00	3635.00	32719.00
9	RCC BENCHES	10%	0.00	0.00	64900.00	0.00	64900.00	3245.00	61655.00
10	NOTICE BOARD	10%	13194.00	0.00	0.00	0.00	13194.00	1319.00	11875.00
	TOTAL-B		317414.00	4000.00	88353.00	0.00	409767.00	36559.00	373208.00
C	OFFICE EQUIPMENTS								
1	AIR CONDITIONERS	15%	31641.00	0.00	0.00	0.00	31641.00	4746.00	26895.00
2	BLOWER- COMMUNITY CENTRE	15%	2810.00	0.00	0.00	0.00	2810.00	422.00	2388.00
3	COOLER	15%	10986.00	9000.00	0.00	0.00	19986.00	2998.00	16988.00
4	PULLAR MACHINE (LIFT)	15%	871.00	0.00	0.00	0.00	871.00	131.00	740.00
5	GEYSER	15%	2018.00	0.00	3250.00	0.00	5268.00	546.00	4722.00
6	PARK BENCHES	15%	42639.00	0.00	0.00	0.00	42639.00	6396.00	36243.00
7	PLAZMA LCD T.V	15%	10903.00	0.00	0.00	0.00	10903.00	1635.00	9268.00
8	LAWN MOVER MACHINE	15%	18759.00	0.00	0.00	0.00	18759.00	2814.00	15945.00
9	MICROPHONE MIKE STAND	15%	19827.00	0.00	0.00	0.00	19827.00	2974.00	16853.00
10	MOBILE PHONES	15%	20035.00	0.00	0.00	0.00	20035.00	3005.00	17030.00
11	WALL CLOCK	15%	646.00	0.00	0.00	0.00	646.00	97.00	549.00
12	LED TV	15%	3624.00	0.00	0.00	0.00	3624.00	544.00	3080.00
13	REFRIGERATOR	15%	5661.00	0.00	0.00	0.00	5661.00	849.00	4812.00
14	BOOM BARRIER	15%	30769.00	0.00	0.00	0.00	30769.00	4615.00	26154.00
15	TRAFFIC CONES	15%	46900.00	0.00	0.00	0.00	46900.00	7035.00	39865.00
16	CC TV EQUIPMENTS	15%	162194.00	0.00	18762.00	0.00	180956.00	25736.00	155220.00
17	OFFICE EQUIPMENTS	15%	18295.00	0.00	0.00	0.00	18295.00	2744.00	15551.00


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18	MUSIC CUM PA SYSTEM	15%	31924.00	0.00	0.00	0.00	31924.00	4789.00	27135.00
19	OXYGEN COCENTRATOR	15%	182556.00	0.00	0.00	0.00	182556.00	27383.00	155173.00
20	SANITIZER DISPENSOR	15%	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21	OXYGEN CYLINDER	15%	18054.00	0.00	0.00	0.00	18054.00	2708.00	15346.00
22	AIR BLOWER	15%	0.00	2729.00	0.00	0.00	2729.00	409.00	2320.00
23	GAS CYLINDER WITH STOVE	15%	0.00	0.00	4157.00	0.00	4157.00	312.00	3845.00
24	WASHING MACHINE	15%	0.00	0.00	13000.00	0.00	13000.00	975.00	12025.00
25	WHEEL CHAIR	15%	0.00	5500.00	0.00	0.00	5500.00	825.00	4675.00
26	WATER DISPENSOR	15%	21675.00	0.00	0.00	0.00	21675.00	3251.00	18424.00
TOTAL-C			682787.00	17229.00	39169.00	0.00	739185.00	107939.00	631246.00
D PLANT & MACHINERY									
1	ALUMINIUM LADDER	15%	954.00	0.00	0.00	0.00	954.00	143.00	811.00
2	DIWALI LIGHTS	15%	59187.00	0.00	0.00	0.00	59187.00	8878.00	50309.00
3	DRILL MACHINE	15%	3695.00	0.00	0.00	0.00	3695.00	554.00	3141.00
4	FIRE EQUIPMENTS	15%	1438095.00	0.00	0.00	0.00	1438095.00	215714.00	1222381.00
5	LIFTS	15%	16331864.00	0.00	0.00	0.00	16331864.00	2449780.00	13882084.00
6	R.O. SYSTEM	15%	2204.00	0.00	0.00	0.00	2204.00	331.00	1873.00
7	TRANSFORMERS & PANELS	15%	614265.00	0.00	0.00	0.00	614265.00	92140.00	522125.00
8	WATER METERS	15%	8305.00	0.00	0.00	0.00	8305.00	1246.00	7059.00
9	ELECTRIC METERS	15%	4253.00	0.00	0.00	0.00	4253.00	638.00	3615.00
10	D.G.SET (BATTERY)	15%	28578.00	0.00	26000.00	7400.00	47178.00	5682.00	41496.00
11	HEDGE TRIMMER MACHINE	15%	7645.00	0.00	0.00	0.00	7645.00	1146.00	6499.00
12	INTERCOM EQUIPMENTS	15%	143484.00	0.00	0.00	0.00	143484.00	21523.00	121961.00
TOTAL-D			18642529.00	0.00	26000.00	7400.00	18661129.00	2797775.00	15863354.00
E VEHICLES									
1	RICKSHAW	15%	6034.00	0.00	0.00	0.00	6034.00	905.00	5129.00
TOTAL-E			6034.00	0.00	0.00	0.00	6034.00	905.00	5129.00
F PLANT & MACHINERY									
1	MOTORS & PUMPS	30%	157606.00	0.00	0.00	0.00	157606.00	47282.00	110324.00
TOTAL-F			157606.00	0.00	0.00	0.00	157606.00	47282.00	110324.00
G PLANT & MACHINERY									
1	BORE- WELL	15%	10296.00	0.00	0.00	0.00	10296.00	1544.00	8752.00
TOTAL-G			10296.00	0.00	0.00	0.00	10296.00	1544.00	8752.00
H COMPUTERS									
1	COMPUTERS	40%	27935.00	0.00	0.00	0.00	27935.00	11174.00	16761.00
2	PHOTOCOPIER/PRINTER	40%	2513.00	0.00	0.00	0.00	2513.00	1005.00	1508.00
TOTAL-H			30448.00	0.00	0.00	0.00	30448.00	12179.00	18269.00
GRAND TOTAL (A+B+C+D+E+F+G+H)			309320952.00	21229.00	153522.00	7400.00	309488303.00	3004183.00	306484120.00
PREVIOUS YEAR			312344484.00	351328.00	174775.00	37625.00	312832962.00	3512010.00	309320952.00

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AIR FORCE AND NAVAL OFFICERS CGHS LIMITED
PLOT NO.11, SECTOR-7, DWARKA, NEW DELHI-110075

SOCIETY'S BUDGET FOR NEXT ONE YEAR

RECEIPTS	AMOUNT 22-23	BUDGETED	PAYMENTS	AMOUNT 22-23	BUDGETED
	(Rs.)	(Rs.)		(Rs.)	(Rs.)
MAINTENANCE CHARGES	82,19,550	86,00,000	HOUSE KEEPING	7,72,859	8,20,000
COMMUNITY CENTRE	2,14,010	2,00,000	PLUMBING AMC	4,82,895	4,10,000
GUEST HOUSE BOOKING CHARGES	2,58,288	2,50,000	LIFTS AMC	14,93,390	16,56,476
CAR PARKING CHARGES	5,42,500	5,00,000	ANNUAL FEES - FEDERATION	2,000	2,000
RENT SHOPS	8,18,908	8,00,000	MISCELLANEOUS EXPENSES	1,49,271	1,75,000
GARDEN MAINTENANCE SUBSIDY	5,36,073	5,36,000	FESTIVAL EXPENSES	1,33,335	1,60,000
INCOME STALLS AND CANOPIES	3,22,270	3,50,000	GARDENING EXPENSES	1,67,772	1,85,000
INCOME LIFTS USAGE	99,000	90,000	MEETING EXPENSES	37,476	45,000
INTERESTS SAVINGS BANK A/C	1,07,315	1,10,000	OTHER OFFICE EXPENSES	1,27,135	1,35,000
INCOME TRIPARTITE AGREEMENTS	88,000	85,000	REPAIR & MAINT BUILDING	23,91,632	26,00,000
MISCELLANEOUS INCOME	1,43,253	1,50,000	REPAIR & MAINT -MACHINERY	3,22,328	5,00,000
ELECTRICITY SUBSIDY FOR TRANSFORMERS/ PANELS	4,24,434	4,30,000	SALARY & WAGES	49,76,088	53,00,000
			TELEPHONE & COMMUNICATION	18,450	20,000
			BANK CHARGES	5,602	8,000
			AUDITORS FEES & LEGAL	2,18,150	1,75,000
			COVID EXPENSES	12,409	0
			COMMUNITY CENTRE EXPENSES	42,420	1,50,000
			GUEST HOUSE EXPENSES	84,354	60,000
			PROPERTY PURCHASES	1,74,751	3,00,000
GROSS TOTAL	1,17,73,601	1,21,01,000	GROSS TOTAL	1,16,12,317	1,27,01,476
EXCESS OF EXPENDITURE OVER INCOME	-1,61,284	6,00,476			
GRAND TOTAL	1,16,12,317	1,27,01,476	GRAND TOTAL	1,16,12,317	1,27,01,476
PER HEAD PER FLAT		133			

1. The Budget shows excess of expenditure of Rs 133 per flat per month.
2. The expenditure is expected to be substantially higher on repairs and maintenance of buildings, festival celebrations, social events and community center maintenance. Incomes from car parking charges coming down.
3. Increase in maintenance charges by Rs 100 per month across the board is recommended.

KGR-MENON
 SECRETARY
 5.7.23

MAMTA MISRA
 TREASURER



AVM SK SHARMA
 PRESIDENT, MC