AIR FORCE & NAVAL OFFICERS' CGHS LTD.
Regd. No. - 477 / 80

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Plot No. 11, Sector - 7,
Dwarka, New Delhi-110075

Ref. No. AFNO/09

Dated ....

MINUTES OF THE 46th ANNUAL GENERAL BODY MEETING OF AIR FORCE & NAVAL OFFICERS CGHS LTD HELD AT 10:00 AM ON 5th OCTOBER 2025 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 AIR CMDE SB PRASHER, AVSM VSM 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 Secretary on behalf of Management Committee.

4.0 **OBITUARIES**

4.1 At the outset two minutes silence was observed by the members in memory of those members and families who left for their heavenly abodes in the period after last GBM. They are:-

(a) Late Air Cmde PK Pradhan - Flat No 141

(b) Late Air Cmde OP Devgan - Flat no.611

5.0 The agenda points were than taken up for discussion:-

5.1 **ANNUAL REPORT BY THE MC.** 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 MC **Annexure 'A'**:

6.0 **DISCUSSIONS AND PASSING OF AUDIT REPORT / BALANCE SHEET AND FINAL ACCOUNTS FOR THE FINANCIAL YEAR 2024-25.** The MC intimated that the Audit report and balance sheet were circulated to all members through WhatsApp / Email /

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Website and notice boards and no queries were received. There are no audit objection shown in the report.

6.1 Flt Lt SS Yadav told the house that there is no nomenclature as BDF and it should be read as BRF. He further told that the BRF as per DCS Act 2003 (81) and DCS Ruels 2007 (94) means Building Replacement Fund and is required to be used for replacement of building. As such the expenditure incurred on procurement of lifts , fire system equipment, DG sets procurement, badminton court, electric sub-station renovation, shaft work and water proofing of roof tops do not qualify for funds from BRF. Section 81 debars the use of BRF for any other purpose except for replacement of building. It is for the information of the house that BRF @Rs.100/- per month was started during the year 2010 vide decision of the house vide para no.28 of AGM held on 23 May 2010. During SGM held on 15th March 2015 , it was decided by the house that major capital expenditure can be undertaken from the BRF. Extract from both the GBM are placed at **Annexure "B".** Wg Cdr PC Puri (Flat no.238) and Gp Capt UC Prasad (Flat no.312) suggested that the BRF may be split into Rs.100/- as BRF and Rs.400/- as BMF. After discussion it was decided to get clarification from RCS as to whether BRF collected as per section 81 can be utilized for Building maintenance or any other purpose in addition to being used for building replacement. It was also suggested that a clarification be asked from RCS whether lifts, generator, roof tops form part of the building.

DECISION The house then approved the balance sheet. The approval was prosed by AVM SK Sharma and seconded by Gp Capt VS Gandhi and Wg Cdr HK Agarwal. It was approved by majority of the members present by raising of the hands. **Annexure-"C"**.

7.0 **BUDGET FOR NEXT ONE YEAR** The budget for next one year compiled by the MC was put in the public domain and no comments / queries were received from any members. Salient points that were included in the budget included many future development projects and steps to improve the facilities for the members and the society staff. **Annexure-D**

7.1 **DECISION.** The Budget was approved by the house. The proposal was unanimously passed by the house.

8.0 **APPROVAL OF NEW ARCHITECT DESIGN FOR REGULARIZATION OF 3RD BEDROOM, STORE ROOM AND COVERED BALCONIES OF ALL FLATS.** A detailed presentation was made by the Vice President on the Architect Design. A ballot paper was also given for each members for voting of the proposal as atleast 2/3rd of the members are required to approve the design before it can be uploaded on DDA Portal. Residents present in the meeting filled up the ballot paper and submitted to MC. The ballot paper would be sent to all those who were not present in the meeting. It would also be sent to members residing outside Delhi by email. However they would be required to fill up the ballot paper, sign it and sent to society office as a hard copy by post / courier. The President is required to give an affidavit along with names of all residents who have approved the design before the design can be uploaded in DDA Portal.

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Sh Subhash Chander Arora (Flat no.618) also read an affidavit submitted in High Court regarding the 1st floor allotment of stilt area. He submitted that instead of stilt area, it should be called balcony attached to the house. Gp Capt Pradeep Kumar Sood (Flat no.384) inquired from Sh Subhash Chander Arora whether property tax is being paid by him for the stilt area allotted to his flat. The points brought out by Sh Subhash Chander Arora are in dispute and are to be adjucated in the court of law as this house has no power for adjunction.

Sh Mohit Kapoor (Flat no.541) then informed the house that about 30 residents have signed a petition for MC for consideration of FAR as 2. It is seen from the petition submitted by Sh Mohit Kapoor that the petition contains name of 21 residents. However it is signed by only eleven residents and one person has signed against names of rest of 10 residents. This procedure amounts to forgery of the documents. Such practice should be stopped .The petition is being returned to Sh Mohit Kapoor. Wg Cdr PC Puri appealed to the house not to make case for 1st floor residents' vs others residents which was appreciated by the members present.

DECISION. The new architect design including all compoundable constructions including 3rd bedroom, store room and covered balconies in each flat was approved by the house subject to submission of ballot paper by the members after their acceptance.

9.0 REPLACEMENT OF UN-SERVICEBLE NO.1 TRANSFORMER IN OUR SOCIETY The procurement of the transformer was approved by majority of the members present in the house by showing of their hands. Approximate cost is Rs.9,25,000/- plus transportation and installation. The cost is to be funded by contribution from the residents.

DECISION. Expenditure of Rs.10 Lakhs for procurement of Transformer was unanimously approved the house. Amount of Rs.10 lakhs would be equally contributed by all residents on pro-rata basis. The approximate contribution would be Rs.2700/- per flat.

10.0 FINANCIAL APPROVAL FOR UP-GRADATION OF CCTV COVERAGE TO OUR SOCIETY. A detailed presentation was made by Vice President on the requirement of up-gradation of CCTV coverage. Approximate cost would be Rs.20/- lakhs. Vice President informed the house that the sub-committee headed by Capt Pran Ranjan Prasad did not submit its report for a long time and a new sub-committee was formed. However it was decided by the house that a new sub-committee would be constituted where in Air Cmde DC Pandey (Flat no.523) volunteered to be – Presiding Officer and Gp Capt N Paul (Flat no.286) – Member for studying the requirement of CCTV up gradation. It was also decided to enter into an AMC for upkeep of CCTV system. A server room is also to be set up. Few walkie talkie would also be required for smooth functioning of the system. Term of reference would be issued to the sub-committee shortly.

11.0 **RESTORATION RETAINING WALL / PILLARS / PARAPET WALL REPAIR OF COMMUNITY CENTRE AND BASEMENT.** Extensive repairs are required to be undertaken in the basement area for Pillars, retaining wall, parapet walls. A sub-committee was constituted with:-

Sh Avinash Kumar Verma	-	Flat no.231	Presiding Officer

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Sh Ramesh Tomar	-	Flat no.481	-	Member
Wg Cdr Balraj Pahuja	-	Flat no.626	-	MC Rep

Terms of reference would be prepared and would be handed over to the committee.

12.0 **APPROVAL FOR ADDITIONAL AREA FOR WATERPROOFING OF ROOF TOP** Four passages of two blocks of lift machine room inn each block requires waterproofing totaling 1190 X 6 blocks = 7140 square feet. Total cost would be Rs.4,10,000/-. The proposal was approved by the house by showing of the hands.

Decision. The expenditure of Rs.4,10,000/- of the project was unanimously approved by the house. Amount of Rs.4,10,000/- would be equally contributed by all residents on pro-rata basis. The approximate contribution would be Rs.1100/- per flat.

13. **ROOF TOP SOLAR SYSTEM.** Though the point was not in the original agenda points. However it was taken up to allay fears of residents of eight floor regarding damage to their roofs and likely leakage in future. A detailed presentation was made on PPT by Vice President. He enumerated various advantages of penetrative fixation vs non penetrative fixation. It was assured that repair and maintenance of roof top is the responsibility of managing committee and even future MCs would ensure the maintenance and repair of roof tops. It was also intimated that any future damage to the roof tops leakage would be attended by the contractor. In the end President gave a decision on discussion held on solar panel installation rigidity that the future installation is being done as per Tata Solar plan and it will ensure no water leaks or structure problem for roof tops of any flat. In case ever it happens, it will be the responsibility of any future MC in chair to get it repaired as it is part of common area (not part of flat owner area).

12.0 **CONCLUSION.** 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 1400 hrs. The proceedings of AGM were video graphed as per guidelines of RCS and CD cassette containing recording is also being sent to RCS.

13.0 **AUTHENTICATION OF THE MINUTES.** The above minutes were discussed in a meeting of the Managing Committee and approved for its release.

Air Cmde SB Prasher, AVSM VSM
Chairman of the meeting

Surg Commodore (Dr) VK Puri
Secretary

13 Oct 2025

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

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ANNEXURE-A

ADDRESS BY PRESIDENT MC AT 46th AGM HELD ON 05.10.2025

Good morning, Dear Ladies & Gentleman,

1. First AGM of present MC was conducted last year on 29th September 2024, almost one year after taking over as President MC. As a team, we have worked to complete many important pending jobs which have been pending since long. The status is as follows:-

(a) **REMOVAL / PRUNING OF TREES.** This is an ongoing process. Trees were planted at random without any thinking of what would happen when they grow, they can be dangerous to building / fire safety etc. All though there is a Supreme Court ruling and Forest Department denial, few of these trees were pruned and these few which were hindrance to free movement of Fire Tender were removed, few more are to be removed. Residents are requested not to interfere.

(b) **CLEANING OF SEWAGE LINES.** The sewage lines were once again cleaned with machines including all drains in the month of April / May in view of onset of monsoon. However, during one such heavy down pour society got flooded specially our sub-station and underground parking. It was due to MCD drain chocked outside and reverse flow of water into the society. We could control it effectively in two days.

(c) **RECOVER OF OUTSTANDING DUES FROM MEMBERS**. As on date no dues are outstanding from any members. One long over dues case of pending bill by (Late Gp Capt VS Lakhanpal) owner of Flat no.262 was also resolved.

(d) **UPGRADATION OF FIRE SYSTEM.** The fire system up-gradation was taken up as recommended by sub-committee on fire system up-gradation. It took almost 4 months to get system on line. Almost 90% underground pipe lines had to be replaced since they were eaten away by rust. As of now complete system is operational. Route for movement of fire tender is almost clear. The local fire officer got changed and new fire officer has visited us. All his pointed issues have been cleared except one – road all around the each block upto 6 meter width. This was never in existence since the inception of society and fire license issued to us. Some people have planted trees in the 6 meter route, which are now grown up. We are in the process to get fire license. However, system is assured to

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be operational and demo will be conducted regularly. Cooperation of maintaining system all the time operational is requested.

(e) **REGULARIZATION OF 3RD BEDROOM AND STORE.** As you all know Delhi High Court issued order on 1st March 2024 giving directions to be followed by MC and DDA. MC has taken all the actions as directed, however DDA was not able to follow it strictly as ordered. Case of contempt was taken up by litigants. Where myself and Vice President of MC were named in contempt by the person who moved the court. It is highly deplorable action by the residents. Even court has not named any one out of the two – it was MC and DDA. In May 2025, we were requested by DDA to visit and discuss modalities to go ahead. All residents were kept informed. New drawing by approved architect, as agreed in last SGM, have been prepared. Since increased FAR is to be applicable equally to all the flat owners on unitary basis same has been incorporated in new drawing. It includes 3rd bedroom/store/balconies (covered) for all 375 flat owners. Besides community hall / MC office/ guest house/grocery store/fruit and vegetable/ canteen / front and rear guardroom / staff rest room – which are for common use and concern of all 375 owners, have been included. AGM approval will be sought before uploading these drawing on DDA portal for getting additional FAR (on unitary base for all 375 flat) regularized.

(f) **REPAIR OF SHAFT.** 14 shafts were repaired for stopping leakage, as this was resulting in endangering structural stability of our buildings. Further work was stopped as decided during one of previous SGM – to be taken up on adhoc basis as and when leaks are visible. Complete amount of advance paid to contractor has been fully recovered.

2. In addition to update on above works status. The following works have been undertaken during one year after AGM.

(g) **SOLAR SYSTEM**. Sub-committee was formed to study and recommend on installation of solar system. This task has been kept pending and not allowed to be finalized by few residents. A detailed presentation was given by sub-committee during SGM and it was decided by majority to go ahead on "CAPEX" model and would be financed it by taking loan against our FD's. Based on decision, the vendor was selected by following proper procedure and contract singed. Bank has sanctioned over draft for the amount against our FD's. We have registered with our DISCOM (BSES) as per procedure laid down on PM Surya Ghar Muft Bijli Yojna. Besides we have formally been congratulated by MNRE for registering for solar power of 500 KW and Rs.90,000,00/- (ninety lakhs) will be credited to our account after installation of solar power and

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acceptance of system (negative metering) by our DISCOM. It is expected that our solar power installation will be a reality by year end. All possible and authorized subsidies by Govt of India and Delhi Govt will be rightfully claimed by us and we expect total expenditure of about Rs2 CR will be recovered in 2 ½ - 3 years. The installation process of solar system has formally started from block 1 roof top w.e.f 24.09.2025

(h) **TERMS AND CONDITION OF SERVICE**. These were finalized and the house was informed before implementing the recommendation of sub-committee.

(i) **REVIEW OF SOCIETY BYE LAWS.** It was done by sub-committee and approved by last SGM and sent to RCS for approval as per procedure and will be implemented after RCS approval.

(j) **CENTRALIZED EV CHARGING STATION**. It is in the process. Our DISCOM (BSES) has inspected and discussed on lay out. As required wiring diagram from approved contractor has been sent to DISCOM. Installation of negative meter is awaited and being followed on regular basis. We plan to have EV charging station at 3 different locations with our own equipment at subsidized rates to EV users.

(k) **REPAIR OF ROOF TOP LEAKS**. After sample roof leak treatment of leaking roofs and satisfactory results, the issue of taking up remaining 39 roofs was taken up in last SGM and was approved by majority. Repair of all 8 roofs of first block have been completed and job on block 2 is in progress. The rates per square feet of repairs cost was further reduced after re-negotiation with contractor by Rs.2/- square feet. Resulting in saving of over Rs.1 lakh.

(l) **REPLACEMENT OF 2 AMP MCB BY 3 MCB.** All the 2 amp MCB have been replaced by 3 amp MCB for every individual flat.

(m) **UP-GRADATION OF COMMUNITY HALL**. All sofa sets of community hall have been re-done with new cushioning and new upholstery besides new curtains have ben added. Distempering has been re-done. Bathroom of CC has been fully renovated besides one more toilet has been created at rear of the building.

(n) **REPLACEMENT OF TRANSFORMER. (NO.4).** Transformer had gone unserviceable last year. It was changed by new transformer of higher rating 800 KWA. The cost of replacement transformer was Rs.10,62,000/-. Besides the old transformer was sold out for Rs.3,36,000/-. The net cost of replacement of transformer worked out to be Rs,7,26,000/-. Now No.1 transformer which has become unserviceable needs replacement. Sub-committee will give presentation in the house for approval.

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(o) **RENOVATION OF GUEST HOUSE.** All three rooms of guest house have been totally renovated which includes updating bed linen, bathroom etc. Occupancy rate of guest room has drastically gone up.

(p) **CLOSURE OF LATE SH HARIOM (ELECTRICIAN) CASE.** The case was finally closed by police after completing detailed inquiry and as accepted by the court. Adequate compensation as contributed by all our residents was paid to his wife.

(q) **UNRULY AND AGGRESSIVE BEHAVIOR OF RESIDENTS AND THEIR WARDS IN SOCIETY OFFICE**. Many times the residents barge into MC office in a very aggressive manner. They become unruly and many times have to be calmed down. This is especially noticed among wards of the residents as well. Keeping this in mind MC decided to ban the entry of wards / children of members in the society office.

(r) **BEST SOCIETY AWARD.** The Federation of CGHS Dwarka Ltd, is a registered Apex Body of all CGHS of Dwarka having 354 CGHS as its members and it is also an ISO certified body. This year Federation is completing 25 years of managing various affairs of these CGHS. Besides this is "International years of co-operation". It is my pleasure to inform all our residents that AFNOE has been awarded "Best Society of Dwarka" award out of 354 society who competed. The "certificate of excellence" was presented to us by Honourable Minister of Co-operative and social welfare Sh Ravinder Indraj Singh ,at a function arranged by the federation. Besides Minister, Smt Kamaljeet Sehrawat, MP (West Delhi), Sh Kuldeep Solanki, MLA (Palam), Sh Sandeep Sehrawat, MLA (Matiala), Mr KK Singh, IAS RCS and Mr Ram Niwas councilor MCD were also present. MC dedicates this award to all our resident for their cooperation and helping MC to bring AFNOE' to this level of achievement to be "Best society" out of 354 societies registered with Federation.

(r)

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PLAN FOR JOBS TO BE UNDERTAKEN DURING LAST YEAR OF PRESENT MC TILL NEXT AGM

1. Completion of roof top leak treatment for all 48 roof tops including 12 lift room tops and 24 entry to roof corridors.
2. Completion and activation of roof top solar panel system installation under PM Surya Ghar Muft Bijli Yojna of 500 KW
3. Activation of EV charging facilities at 3 locations at subsidised rates by BSES.
4. Regularization of 3rd bedroom / store and other common facilities by DDA.
5. Structural strengthen of underground parking area / community hall area by rejuvenation of various Beams and columns besides parapet walls.
6. Up-gradation of our society main gate befitting our status and installation of a Helicopter at entrance, which stands allotted to AFNOE.
7. Up-gradation of security system and installation of more CCTV cameras
8. Up-gradation of community hall, after regularization by DDA.
9. Replacement of No.1 transformer towards enhanced availability of power.
10. Renewal of fire System NOC.
11. Up-gradation of green area including central lawns, which is ever going process.

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New Delhi

ANNEXURE – B.

EXTRACT MINUTES OF AGM
HELD ON 23 MAY 2010

was being managed by utilising income from community centre, guest room, vendors and rental from shops for maintenance. It resulted in having no resources for welfare and developmental work.

24. The proposal was discussed in detail. Members expressed their opinion. There was a general consensus on increasing the maintenance charges but there were differences of opinion on the quantum of increase. After due deliberations it was decided that:-

(a) MMC would be increased by Rs Two hundred per month as an interim measure.
(b) A Committee was to be formed to go into the entire gamut of MMC and recommend the rates of MMC.-
(c) The recommendations of the Committee were to be put up to the General Body for consideration and decision.

Financial Power of the MC

25. The financial powers of the MC were laid down by the General Body in2006. These provisions have been superseded by DCS Rules 2007. The rules make it mandatory on General Body to lay down the following:-

(a) Financial limit up to which MC can incur expenditure without obtaining quotations.
(b) Financial limit up to which MC can incur expenditure after obtaining quotations.
(c) Items on which expenditure could be incurred by the MC.

26. The proposal was discussed by the General Body. Members expressed their views and finally the following powers of the MC were approved:-

(a) MC can incur expenditure up to Rs 25,000.00 on any one item without obtaining quotations.
(b) An expenditure up to Rs One lakh could be incurred on any one item after obtaining quotations.
(c) Expenditure beyond Rs One lakh would require sanction of the General Body.
(d) The MC was authorised to incur expenditure on all items listed in the DCS Rules.
(e) In an emergency MC may incur expenditure beyond its financial powers and have it approved subsequently by the General Body.

Building Replacement Fund

27. It was proposed to start a Building Replacement Fund to cater for replacement of the ageing properties and assets like lifts, generator sets, eroded water pipes and major repairs of buildings. As per DCS Rules 2007 it should have started five years after the occupation of flats. Somehow this had not be done. It was, therefore, proposed to start it now.

28. The issue was discussed by the members and it was decided to start a Building Replacement Fund immediately. The rate of subscription would be Rs 100.00 per member per month. Any expenditure out of this fund shall be incurred after obtaining approval of the General Body.

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(d) The burden of monthly bills has thus gone down considerably and this is the right time to build up this account.

(e) The issue was discussed and deliberated by the house. The following decisions were arrived at:-

(i) The monthly Building Replacement Fund will be revised from Rs 100 to Rs 500 per month with effect from Apr 15.

(ii) The collections will be invested in FD / RD every month.

(iii) This fund can be used only with the prior approval of the General Body. The fund will be used for Capital / Major expenditures only.

(iv) The interest on these investments will be re-invested.

11. **Agenda Point No 6. Usage and Charges for Community Centre.**

(a) MC brought out that Improvement of Community Centre has been the priority agenda of the Management Committee. Following actions have been taken by MC recently:-

(i) Sewage disposal improved by connecting the CC sewage pit to main sewer line.

(ii) The open drain behind CC has been covered with tiles.

(iii) Electric motor stand has been made and cover provided.

(iv) Power cables outside CC have been properly cleated and a small store room has been created.

(v) Helpers toilet improved by providing replacing the top roof. Water lines to these toilets are being connected. Door will be provided later

(vi) Distempering of Community Centre and surroundings has been undertaken.

(b) MC brought out that flooding of main Community Centre has been a problem area. Even in Feb / Mar rains water floods in CC building. The water from central lawns, block Number 1, the terrace of Community Centre and the open areas of CC flows into CC Rain harvesting pits. These pits are small and are not in a position to take the load of water inflow. MC proposed that two more Rain Harvesting pits be dug up to ease the load on Community Centre and general flooding around Electric sub-station. MC proposed that the Rain Harvesting pits along with connecting lanes be dug up behind block No 1 and near grocery shop. This proposal was approved by the house unanimously for expenditure on the pits.

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Date ANNEXURE-B

EXTRACT MINUTES OF SGM HELD ON 15-03-2015

making instruments that disturb the residents. Air Cmde Amrit Lal and Wg Cdr B Pahuja expressed the views that these events take place only on a few days and give positive energy to the environment. The subject was discussed and a number of members expressed opinions. Finally the point was put to vote and by 20 to 05 votes it was decided by the house that no restriction on Prabhat Pheries will be imposed. However organizers are to ensure that the volume level is not very high and no amplifiers etc are used.

9. **Agenda Point 4. Parking of Cars on the Road Leading to the Lifts.** Air Marshal LK Verma had raised the point. It was brought out that the road leading to lifts is a no parking zone. This road is to be kept clear to meet emergencies and vehicles should be parked only when these are with drivers or when some ailing resident is to be picked up or dropped. After detailed discussions, the house agreed that it is the responsibility of the members to abide by the laid down Society norms. MC cannot control it all the time because members park cars at odd time. Unpleasant situations are also created at times by the residents /visitors. Some members expressed the opinion that MC should be given powers to deflate the tyres or get the cars removed. MC expressed its difficulties in implementing such decisions. Members then stated that heavy penalties should be imposed on the cars left in these areas. While some members wanted a penalty of Rs 1,000 per violation, others were of the view that it should be Rs 500. After a detailed discussion the hose decided that:-

(a) A circular is to be given by MC bringing the House decision to the knowledge of all.

(b) The revised penalties of Rs 500 per violation will start after giving some time.

10. **Agenda Point 5. Revision of Building Replacement Eund.** / Maintenance Fund

(a) The MC informed the house that currently Building Replacement Fund of Rs 100 per resident per month is being charged. This amount is being kept in a separate account in order to ensure availability of money against this fund.

(b) It was brought out that our lifts will start falling due for replacement two years onwards, the water pipes will also need replacement in similar time (may be along with metering of water consumption). Both these projects are cost intensive and may cost five to six crores of Rs. and it will be very difficult for members to pay such an amount over 1.5 lakhs per flat over a short span of time. Our existing FDs and the interests thereupon will not meet this expenditure.

(c) In July 2014, house decided that the Electricity rebate should be passed to the residents. Consequent to this action average of Rs 425 rebate per month is being passed to each member. As against this the Monthly maintenance charges have been raised only by Rs 350 per month. We have also been able to reduce the common area charges per member by approximately Rs 200 per month. Thirdly the tanker water charges have also come down from a high of Rs 1306 in Jul 14 to Rs 454 in Feb 15.

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/ ANNEXURE -C

A. S. ARORA & ASSOCIATES
Chartered Accountants

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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,2025 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

A.S. Arora & Associates New Delhi Chartered Accountants

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impropriety or irregularity in the expenditures incurred or in the realization of money due to society.

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,2025

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,2025

2. In Case of the Income & Expenditure Account, of the Excess of Income over Expenditure 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 M/s A S ARORA & ASSOCIATES
Chartered Accountants
FRN: 0514989C

A S Arora & Associates New Delhi Chartered Accountants

(Vinod Kumar)
Partner
M.No. 098196

Place: New Delhi
Date: 06/09/2025

UDIN :- 25098196 BMLFFM1532

AIR FORCE & NAVAL OFFICERS ... New Delhi-110075

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**: - 26,18,236.00
   The number of sundry Creditors of the Society as on 31.03.2025 was Rs.26,18,236.00 (Previous Year- Rs. 5,23,166.00)

4. **Cash & Bank Balances :-**
   -Cash in Hand as on 31.03.2025 was Rs.35,490.00 (Previous Year Rs.8,043.00) as Certified by the Management.
   -Bank Balances with: -

S.No.	Name of the Bank Branch	Account No.	Amount in Rs.
1.	Union Bank of India., Sector 6, Dwarka, New Delhi-110075	SB-210322010000500	64,72,754.80
2.	Punjab National Bank, Sector-7,Dwarka, New Delhi-110075	SB-7697000100061364	12,97,387.26

5. **Income & Expenditure Account** :- Rs.20,66,648.36
   During the year under review the society has Excess of Income over Expenditure (Profit) of Rs. 20,66,648.36 after provision on account of Depreciation for Rs.29,25,090.00. (Previous year Loss Rs.6,16,274.79)

A.S. Arora & Associates Chartered Accountants New Delhi

6. **Salary & Wages- Rs.63,40,789.00**
During the period under review, the society has paid a sum of Rs. 63,40,789.00 to the various staff working as full time /Part time basis (Previous year – Rs. 59,94,290.00). During the year under review, it is found that an increase salary 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 26th November, 2024.

7. **Maintenance Charges**: - Rs. 93,25,425.00
During the period under review, the society has received a sum of Rs.93,25,425.00 from the members of the society (Previous Year – Rs. 86,92,425.00) as Repair & Maintenance Charges and paid a sum of Rs. 48,25,714.00 as per Annuxure-22 (Repair & Maintenance Building), as per Annexure -23 (Repair & Maintenance -Machinery) & White Wash Expenses (Previous Year – Rs. 40,58,694.00).

8. **Electricity Charges**:- Rs.1,76,76,282.00
During the period under review, the society has received a sum Rs. 1,76,76,282.00 as Power & Fuel Charges (Previous year Rs.1,87,40,995.00) and paid a sum of Rs. 1,80,90,848.89 as per Annexure-18 (Previous year Rs. 1,85,80,058.00)

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.

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 45rd Annual General Body Meeting was held on 29.09.2024 and last Election was held on 24.09.2023. A list of the Managing Committee Members as on 31.03.2025 is enclosed.

A.S. Arora & Associates
New Delhi
Chartered Accountants

k) Total Number of Members as on 31.03.2025 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.

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	Gp Capt Bhagat Singh Daulta VS DDA & Others	Delhi High Court	Completion Certificate	For contempt of court for noncompliance in the Delhi High Court judgment vide W.P.(C) 1766/2018&CM APPL 51290/2019
2	AVM SK Chaturvedi VS DDA	Tribunal, MCD Rom No.29, TIS Hazari Courts, Delhi	For unauthorized construction of wall in the open terrace.	Case pending Tribunal, MCD Rom No.29, TIS Hazari Courts, Delhi
3.	Dr Anjuna Dhir VS AFNO CGHS Ltd	Lower court	for vacation of rented cyber café premises after eviction notice was issued	Interim order passed by lower Court

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.

A.S. Arora & Associates New Delhi Chartered Accountants

PART-C

1. Written Confirmation of Balances from the Members should be obtained at least once in a year.
2. Written Confirmation of Balances from the Vendor should be obtained at the end of each Financial Year.
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 M/s A S ARORA & ASSOCIATES
Chartered Accountants
FRN: 051489C

A.S. Arora & Associates
New Delhi
Chartered Accountants

(Vinod Kumar)
Partner
M.No. 098196

Place: New Delhi
Date: 06/09/2025

UDIN :- 25098196 BMLFFM1532

6

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 2025

PREVIOUS YEAR	LIABILITIES	CURRENT YEAR	PREVIOUS YEAR	ASSETS	CURRENT YEAR
	CAPITAL ACCOUNT			**FIXED ASSETS**	
37500.00	SHARE CAPITAL	37500.00	306605275.00	GROSS BLOCK LESS DEPRECIATION (ANNEXURE-5)	307052051.00
	RESERVES & SURPLUS				
-11585773.80	INCOME & EXPENDITURE ACCOUNT	-9519125.44		**INVESTMENTS (AT COST)**	
22420654.13	BUILDING DEVELOPMENT FUND	24670654.13	22320072.00	FIXED DEPOSITS (ANNEXURE-6)	24995351.00
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	8043.00	CASH IN HAND	35490.00
			4663727.40	BANK BALANCES (ANNEXURE-7)	7770142.06
	CURRENT LIABILITIES & PROVISIONS		1749087.00	DUE FROM MEMBERS (ANNEXURE-8)	1745873.46
665752.00	SECURITY DEPOSITS (ANNEXURE-2)	745108.00	142993.50	DUE FROM OTHERS (ANNEXURE-9)	184485.00
523166.00	SUNDRY CREDITORS (ANNEXURE-3)	2618236.00	349530.00	PREPAID EXPENSES	394617.00
593266.00	PROVISIONS (ANNEXURE-4)	636930.00			
1293681.03	MEMBERS SUBSIDY ACCOUNT	500569.03		**LOANS & ADVANCES**	
			2045900.00	ADVANCES (ANNEXURE-10)	1385207.00
			10000.00	IMPREST WITH ESTATE SUPERVISOR	10000.00
			1329635.18	TDS RECEIVABLE	1341129.18
			27368.80	TCS RECEIVABLE	39570.91
			644921.37	BSES SUBSIDY RECEIVABLE ACCOUNT	684263.00
339896553.25		**345638179.61**	**339896553.25**		**345638179.61**

Note : - A contingent Liability of Rs. 1208208 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 M/s A S Arora & Associates
Chartered Accountants
FRN-0514989C

CA.VINOD KUMAR
Partner
M. No.-098196
UDIN - 25098196BMLFEM1532

Place: - Delhi
Date: - 06/09/2025

A.S. Arora & Associates * Chartered Accountants * New Delhi

For Air Force & Naval Officers Cooperative Group Housing Society Limited

Treasurer

Secretary
Surg Commodore (Dr) VK Puri
Secretary
AFNO CGHS LTD.

President
(SB Prashar)
Air Cmde
President
AFNO CGHS Ltd.

AIR FORCE & NAVAL OFFICER'S CGHS LTD. * New Delhi-110075 *

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 31/03/2025

Receipts	Amount		Payments	Amount	
Opening Balance			**Current Liabilities**		
Delhi State Cooperative Bank Ltd.-SB-020007000079	11226.25		**Provisions**		
Punjab National Bank	1407285.43		Audit Fee Payable	62962.00	62962.00
Union Bank of India	3245215.72				
Cash-in-hand	8043.00	4671770.40	**Fixed Assets**		
			Fixed Assets	4036821.00	4036821.00
Current Liabilities			**Current Assets**		
Building Development Fund	2250000.00		Member Subsidy	793112.00	
Security Deposit	79356.00		BSES Subsidy	39341.63	
Advances to Other	660693.00		Sundry Debtors (Other then Members)	41491.50	
Receipt fromMembers	3213.54		Prepaid Expenses	45087.00	919032.13
Sundry Creditors	2095070.00	5088332.54			
			Investments		
			Fixed Deposits	2675279.00	2675279.00
Indirect Incomes			**Indirect Expenses**		
MAINTENANCE CHARGES	9325425.00		ANNUAL FEES - FEDERATION	5000	
ELECTRICITY CHARGES NET	17676282.00		MISCELLANEOUS EXPENSES	187051	
COMMUNITY CENTRE	44208.00		POWER & FUEL CHARGES	18103051	
GUEST HOUSE BOOKING CHARGES	228210.00		FESTIVAL EXPENSES	182472	
CAR PARKING CHARGES	510450.00		GUEST HOUSE EXPENSES	241990	
INSURANCE CHARGES	66257.00		GARDENING EXPENSES	328332	
RENT RECEIVED	701500.00		LEGAL EXPENSES	78258	
COVID -19 CHARGES RECEIVED	6300.00		PROFESSIONAL EXPENSES	48500	
MISCELLANEOUS INCOME	399978.17		MEETING EXPENSES	57797	
ADMISSION FEE	120.00		OTHER OFFICE EXPENSES	195711	
TRANSFER FEES RECEIVED	6000.00		REPAIR & MAINTENANCE BUILDING	3404167	
GARDEN MAINTENANCE SUBSIDY RECEIVED	495949.00		REPAIR & MAINTENANCE -MACHINERY	1421547	
RENTAL CHARGES FOR SCREEN RECEIVED	253050.00		SALARY & WAGES	6171796	
	402436.00		TELEPHONE & COMMUNICATION EXPENSES	15541	
WATER CHARGES RECEIVED					
FIRE EQUIPMENTS & TRANSFORMER RECEIPT	4556250.00		WATER CHARGES	348200	
INTEREST RECEIVED	1755237.50		BANK CHARGES	4067	

A.S. Arora & Associates New Delhi

AIR FORCE & NAVAL OFFICER'S CGHS LTD.

INTERCOM CHARGES	111375.00	36539027.67	TAXES CO-OPERATIVE EDUCATION FUND	5924 0	30799404.42
			Closing Balance		
			Punjab National Bank	1297387.26	
			Union Bank of India	6472754.80	
			Cash-in-hand	35490.00	7805632.06
Total		**46299130.61**	**Total**		**46299130.61**

Auditors Report

As per our separate Report of even date attached

For M/s A S Arora & Associates

Chartered Accountants

FRN-051489C

A.S. Arora & Associates New Delhi Chartered Accountants

CA.VINOD KUMAR

Partner

M. No.-098196

UDIN - 25098196BMLFFM1532

Place: - Delhi

Date: - 06/09/2025

For Air Force & Naval Officers Cooperative Group Housing Society Limited

Treasurer

(Mrs. Shobha Garg)

Treasurer

AFNO CGHS Ltd.

Secretary

Surg Commodore (Dr) VK Puri

Secretary

AFNO CGHS LTD.

President

(SB Prasher)

Air Cmde

President

AFNO CGHS Ltd.

AIR FORCE & NAVAL OFFICER'S CGHS LTD. New Delhi-110075

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

PLOT NO.-11, SECTOR-7, DWARKA, SOUTH WEST DELHI, DELHI-110 075

INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDING 31ST. MARCH-2025

PREVIOUS YEAR	EXPENDITURE	CURRENT YEAR	PREVIOUS YEAR	INCOMES	CURRENT YEAR
7000.00	TO ANNUAL FEES - FEDERATION	5000.00	8692425.00	BY MAINTENANCE CHARGES (ANNEXURE-11)	9325425.00
250605.22	TO MISCELLANEOUS EXPENSES (ANNEXURE -17)	187051.00	18740995.00	BY ELECTRICITY CHARGES NET (ANNEXURE-12)	17676282.00
2784851.00	TO DEPRECIATION (ANNEXURE-5)	2925090.00	34509.00	BY COMMUNITY CENTRE INCOME (ANNEXURE-13)	44208.00
18580058.00	TO POWER & FUEL CHARGES-(ANNEXURE-18)	18090848.89	280591.00	BY GUEST HOUSE BOOKING CHARGES (ANNEXURE-14)	228210.00
45774.00	BY GUEST HOUSE EXPENSES (ANNEXURE-14)	241990.00	542950.00	BY CAR PARKING CHARGES	510450.00
238532.00	TO FESTIVAL EXPENSES (ANNEXURE-19)	182472.00	1574897.50	BY INTEREST RECEIVED- (ANNEXURE-15)	1766731.50
284372.00	TO GARDENING EXPENSES (ANNEXURE-20)	328332.00	396000.00	BY INSURANCE CHARGES	460250.00
154521.00	TO INSURANCE CHARGES	393993.00	811810.00	BY RENT RECEIVED FROM SHOPS (NON MEMBERS)	701500.00
77600.00	TO LEGAL EXPENSES	78258.00	0.00	BY INTEREST ON INCOME TAX REFUND	6300.00
144900.00	TO PROFESSIONAL EXPENSES	48500.00	655246.00	BY MISCELLANEOUS INCOME (ANNEXURE-16)	399978.17
35745.00	TO MEETING EXPENSES	57797.00	70.00	BY ADMISSION FEE	120.00
189294.00	TO OTHER OFFICE EXPENSES (ANNEXURE-21)	195711.00	4500.00	BY TRANSFER FEES RECEIVED	6000.00
105000.00	TO WHITE WASH EXPENSES	0.00	268056.00	BY GARDEN MAINTENANCE SUBSIDY RECEIVED	495949.00
2294517.00	TO REPAIR & MAINTENANCE BUILDING (ANNEXURE-22)	3404167.00	111300.00	BY INTERCOM CHARGES RECEIVED	111375.00
1659177.00	TO REPAIR & MAINTENANCE -MACHINERY (ANNEXURE-23)	1421547.00	210000.00	BY RENTAL CHARGES FOR SCREEN RECEIVED	253050.00
5854502.00	TO SALARY & WAGES (ANNEXURE-24)	6199997.00	43600.00	BY WATER CHARGES RECEIVED	402436.00
37613.00	TO ELECTION EXPENSES	0.00	0.00	BY FIRE EQUIPMENTS & TRANSFORMER RECEIPT	4556250.00
15852.00	TO TELEPHONE & COMMUNICATION EXPENSES (ANNEX-25)	15541.00	0.00	BY WRITE BACK	29500.00
46990.00	TO WATER CHARGES (ANNEXURE-26)	348200.00	616274.79	BY EXCESS OF EXPENDITURE OVER INCOME	0.00
6885.07	TO BANK CHARGES	4067.42			
69958.00	TO AUDITORS REMUNERATION	69958.00			
9628.00	TO TAXES(TDS)	2558.00			
375.00	TO CO-OPERATIVE EDUCATION FUND	41333.00			
29010.00	TO LOSS ON SALE OF FIXED ASSETS	0.00			
0.00	TO INCOME TAX	0.00			
60465.00	TO WRITE OFF ASSETS	664955.00			
0.00	BY EXCESS OF INCOME OVER EXPENDITURE	2066648.36			
32983224.29	**GRAND TOTAL**	**36974014.67**	**32983224.29**	**GRAND TOTAL**	**36974014.67**
-10969499.01	TO BALANCE B/F.	-11585773.80	616274.79	BY EXCESS OF EXPENDITURE OVER INCOME	0.00
	BY EXCESS OF INCOME OVER EXPENDITURE	2066648.36	0.00	BY TDS NOT RECEIVABLE(PREVIOUS YEARS)	0.00
			0.00	BY GENERAL RESERVE FUND	0.00
			-11585773.80	BY BALANCE C/F.	-9519125.44
-10969499.01		**-9519125.44**	**-10969499.01**		**-9519125.44**

Auditors Report

As per our separate Report of even date attached

For M/s A S Arora & Associates

Chartered Accountants

FRN-05149890

A.S. Arora & Associates ★ Chartered Accountants New Delhi

CA.VINOD KUMAR

Partner

M. No.-098196

UDIN - 25098196BMLFFM1532

Place: - Delhi

Date: - 06/09/2025

For Air Force & Naval Officers Cooperative Group Housing Society Limited

Treasurer

(Mrs. Shobha ...)

Treasurer

AFNO CGHS Ltd.

Secretary

Surg Commodore (Dr) VK Puri

Secretary

AFNO CGHS LTD.

President

~~(SP Basher)~~

Air Cmde

President

AFNO CGHS Ltd.

Air Force & Naval Officer's CGHS Ltd. ★ New Delhi-110075 ★

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

INCOME & EXPENDITURE ACCOUNT(NON MEMBERS) FOR THE YEAR ENDING 31ST. MARCH-2025

EXPENDITURE	CURRENT YEAR	INCOMES	CURRENT YEAR
TO CARTAGE & CONVEYANCE CHARGES	10332.00	BY INTEREST RECEIVED- (ANNEXURE-15)	69570.00
TO MISCELLANEOUS EXPENSES (ANNEXURE -17)	27405.00	BY RENT RECEIVED	701500.00
TO POWER & FUEL CHARGES-(ANNEXURE-18)	25739.00	BY RENT-STALLS	102450.00
TO FESTIVAL EXPENSES (ANNEXURE-19)	9004.00	BY MISCELLANEOUS INCOME (ANNEXURE-17)	9900.63
TO GARDENING EXPENSES (ANNEXURE-20)	328332.00	BY NOTICE CHARGES	250.00
TO OTHER OFFICE EXPENSES (ANNEXURE-21)	9658.00	BY ADMINISTRATIVE CHARGES FOR RENT AGREEMENT	77000.00
TO REPAIR & MAINTENANCE -BUILDING (ANNEXURE-22)	188730.00	BY TRANSPORTATION CHARGES(TENANT)	78000.00
TO REPAIR & MAINTENANCE -MACHINERY (ANNEXURE-23)	91891.00	BY GARDEN MAINTENANCE-SUBSIDY	495949.00
TO SALARY & WAGES(MALI)	898002.00	BY RENTAL CHARGES FOR SCREEN RECEIVED	253050.00
TO SALARY & WAGES(HK)	878294.00	BY ENTRANCE & LUGGAGE MOVEMENT-PASSES	36850.00
TO TELEPHONE & COMMUNICATION EXPENSES (ANNEX-25)	767.00	BY EXCESS OF EXPENDITURE OVER INCOME	643634.37
GRAND TOTAL	**2468154.00**	**GRAND TOTAL**	**2468154.00**

Auditors Report
As per our separate Report of even date attached
For M/s A S Arora & Associates
Chartered Accountants
FRN-0514989C

A.S. Arora & Associates Chartered Accountants New Delhi

CA.VINOD KUMAR
Partner
M. No.-098196
UDIN - 25098196BMLFFM1532

Place: - Delhi
Date: - 06/09/2025

For Air Force & Naval Officers Cooperative Group Housing Society Limited

Treasurer
(Mrs. Shobha Garg)
Treasurer
AFNO CGHS Ltd.

Secretary
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President
Air Cmde
President
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AIR FORCE & NAVAL OFFICER'S CGHS LTD. New Delhi-110075

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

ANNEXURE -5 -FIXED ASSETS AS ON 31/03/2025

S. NO.	PARTICULARS	RATE OF DEP	W.D.V AS ON 01/04/2024	ADDITIONS BEFORE 30-09-2024	ADDITIONS AFTER 30-09-2024	S	Total AS ON 31/03/2025	DEPRECIATION DURING THE YEAR	Loss on Sale or Write-Off	W.D.V AS ON 31/03/2025
A	PROJECT ACCOUNT									
1	LAND & BUILDING	0%	27278165.00	0.00	0.00	0.00	27278165.00	0.00	0.00	27278165.00
2	BUILDING	0%	262195673.00	0.00	0.00	0.00	262195673.00	0.00	0.00	262195673.00
	TOTAL-A		**289473838.00**	**0.00**	**0.00**	**0.00**	**289473838.00**	**0.00**	**0.00**	**289473838.00**
B	FURNITURE & FIXTURES									
1	CHILDREN PARK SWING	10%	25649.00	0.00	0.00	0.00	25649.00	2565.00	0.00	23084.00
2	FAN	10%	15805.00	0.00	0.00	0.00	15805.00	1581.00	0.00	14224.00
3	FURNITURE & FIXTURES	10%	172726.00	0.00	0.00	1378.00	171348.00	17271.00	6271.00	147806.00
4	FOLDING BEDS	10%	949.00	0.00	0.00	0.00	949.00	95.00	854.00	0.00
5	CROCKERY (STEEL BARTAN)	10%	17073.00	0.00	0.00	0.00	17073.00	1707.00	0.00	15366.00
6	PEDESTAL FAN	10%	12759.00	0.00	0.00	0.00	12759.00	1276.00	0.00	11483.00
7	TELEPHONE SETS	10%	2306.00	0.00	0.00	0.00	2306.00	231.00	0.00	2075.00
8	DUSTBIN	10%	29447.00	0.00	0.00	0.00	29447.00	2945.00	26502.00	0.00
9	RCC BENCHES	10%	55489.00	0.00	0.00	0.00	55489.00	5549.00	0.00	49940.00
10	NOTICE BOARD	10%	10687.00	0.00	0.00	0.00	10687.00	1069.00	0.00	9618.00
	TOTAL-B		**342890.00**	**0.00**	**0.00**	**1378.00**	**341512.00**	**34289.00**	**33627.00**	**273596.00**
C	OFFICE EQUIPMENTS									
1	AIR CONDITIONERS	15%	22861.00	0.00	0.00	0.00	22861.00	3429.00	0.00	19432.00
2	BLOWER- COMMUNITY CENTRE	15%	2030.00	0.00	0.00	0.00	2030.00	305.00	0.00	1725.00
3	COOLER	15%	18401.00	6700.00	0.00	0.00	25101.00	3765.00	0.00	21336.00
4	PULLAR MACHINE (LIFT)	15%	629.00	0.00	0.00	0.00	629.00	94.00	0.00	535.00
5	GEYSER	15%	4014.00	0.00	0.00	0.00	4014.00	602.00	0.00	3412.00
6	PARK BENCHES	15%	30807.00	0.00	0.00	0.00	30807.00	4621.00	0.00	26186.00
7	PLAZMA LCD T.V	15%	7878.00	0.00	0.00	0.00	7878.00	1182.00	0.00	6696.00
8	LAWN MOVER MACHINE	15%	13553.00	0.00	0.00	0.00	13553.00	2033.00	0.00	11520.00
9	MICROPHONE MIKE STAND	15%	14325.00	0.00	0.00	0.00	14325.00	2149.00	0.00	12176.00
10	MOBILE PHONES	15%	21275.00	1217.00	0.00	0.00	22492.00	3374.00	1817.00	17301.00
11	WALL CLOCK	15%	467.00	0.00	0.00	0.00	467.00	70.00	0.00	397.00
12	LED TV	15%	14800.00	0.00	0.00	0.00	14800.00	2220.00	0.00	12580.00
13	REFRIGERATOR	15%	4090.00	0.00	0.00	0.00	4090.00	614.00	0.00	3476.00
14	BOOM BARRIER	15%	48450.00	0.00	0.00	0.00	48450.00	7268.00	0.00	41182.00
15	TRAFFIC CONES	15%	33885.00	0.00	0.00	0.00	33885.00	5083.00	0.00	28802.00
16	CC TV EQUIPMENTS	15%	131937.00	0.00	6691.00	0.00	138628.00	20292.00	0.00	118336.00
17	OFFICE EQUIPMENTS	15%	13218.00	0.00	0.00	0.00	13218.00	1983.00	0.00	11235.00
18	MUSIC CUM PA SYSTEM	15%	23065.00	0.00	0.00	0.00	23065.00	3460.00	0.00	19605.00
19	OXYGEN COCENTRATOR	15%	131897.00	0.00	0.00	0.00	131897.00	19785.00	0.00	112112.00

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20	OXYGEN CYLINDER	15%	13044.00	0.00	0.00	0.00	13044.00	1957.00	0.00	11087.00
21	AIR BLOWER	15%	1972.00	2639.00	0.00	0.00	4611.00	692.00	1972.00	1947.00
22	GAS CYLINDER WITH STOVE	15%	3268.00	0.00	0.00	0.00	3268.00	490.00	0.00	2778.00
23	WASHING MACHINE	15%	10221.00	0.00	0.00	0.00	10221.00	1533.00	0.00	8688.00
24	WHEEL CHAIR	15%	3974.00	0.00	0.00	0.00	3974.00	596.00	0.00	3378.00
25	BATTERY	15%	48439.00	0.00	0.00	0.00	48439.00	7266.00	0.00	41173.00
26	FOGGING SPRAY MACHINE	15%	5663.00	0.00	0.00	0.00	5663.00	849.00	0.00	4814.00
27	PROJECTOR	15%	32560.00	0.00	0.00	0.00	32560.00	4884.00	0.00	27676.00
28	HAMMER MACHINE	15%	0.00	12549.00	0.00	0.00	12549.00	1882.00	0.00	10667.00
29	TRANSFORMERS (No.4)	15%	0.00	1062000.00	0.00	0.00	1062000.00	159300.00	0.00	902700.00
30	WATER DISPENSOR	15%	15660.00	0.00	0.00	0.00	15660.00	2349.00	0.00	13311.00
	TOTAL-C		**672383.00**	**1085105.00**	**6691.00**	**0.00**	**1764179.00**	**264127.00**	**3789.00**	**1496263.00**
D	**PLANT & MACHINERY**									
1	ALUMINIUM LADDER	15%	689.00	0.00	0.00	0.00	689.00	103.00	0.00	586.00
2	DIWALI LIGHTS	15%	42763.00	0.00	0.00	0.00	42763.00	6414.00	0.00	36349.00
3	DRILL MACHINE	15%	2670.00	5399.00	0.00	0.00	8069.00	1210.00	2670.00	4189.00
4	FIRE EQUIPMENTS	15%	1039024.00	119793.00	3264833.00	150300.00	4273350.00	407413.00	533234.00	3332703.00
5	LIFTS	15%	11799771.00	0.00	0.00	0.00	11799771.00	1769966.00	0.00	10029805.00
6	R.O. SYSTEM	15%	14376.00	0.00	0.00	0.00	14376.00	2156.00	0.00	12220.00
7	TRANSFORMERS & PANELS	15%	443806.00	0.00	0.00	336000.00	107806.00	16171.00	91635.00	0.00
8	WATER METERS	15%	6000.00	0.00	21783.00	0.00	27783.00	2534.00	0.00	25249.00
9	ELECTRIC METERS	15%	3073.00	0.00	0.00	0.00	3073.00	461.00	0.00	2612.00
10	D.G.SET (TQ-2)	15%	2554813.00	0.00	0.00	0.00	2554813.00	383220.00	0.00	2171593.00
11	HEDGE TRIMMER MACHINE	15%	5524.00	0.00	0.00	0.00	5524.00	829.00	0.00	4695.00
12	PHOTOCOPIER/PRINTER	15%	905.00	21800.00	0.00	905.00	21800.00	3270.00	0.00	18530.00
13	INTERCOM EQUIPMENTS	15%	103667.00	0.00	0.00	0.00	103667.00	15550.00	0.00	88117.00
	TOTAL-D		**16017081.00**	**146992.00**	**3286616.00**	**487205.00**	**18963484.00**	**2609297.00**	**627539.00**	**15726648.00**
E	**VEHICLES**									
1	RICKSHAW	15%	4360.00	0.00	0.00	0.00	4360.00	654.00	0.00	3706.00
	TOTAL-E		**4360.00**	**0.00**	**0.00**	**0.00**	**4360.00**	**654.00**	**0.00**	**3706.00**
F	**PLANT & MACHINERY**									
1	MOTORS & PUMPS	15%	77227.00	0.00	0.00	0.00	77227.00	11584.00	0.00	65643.00
	TOTAL-F		**77227.00**	**0.00**	**0.00**	**0.00**	**77227.00**	**11584.00**	**0.00**	**65643.00**
G	**PLANT & MACHINERY**									
1	BORE- WELL	15%	7439.00	0.00	0.00	0.00	7439.00	1116.00	0.00	6323.00
	TOTAL-G		**7439.00**	**0.00**	**0.00**	**0.00**	**7439.00**	**1116.00**	**0.00**	**6323.00**
H	**COMPUTERS**									
1	COMPUTERS	40%	10057.00	0.00	0.00	0.00	10057.00	4023.00	0.00	6034.00
	TOTAL-H		**10057.00**	**0.00**	**0.00**	**0.00**	10057.00	**4023.00**	**0.00**	**6034.00**
	GRAND TOTAL (A+B+C+D+E+F+G+H)		**306605275.00**	**1232097.00**	**3293307.00**	**488583.00**	**310642096.00**	**2925090.00**	**664955.00**	**307052051.00**
	PREVIOUS YEAR		**306484120.00**	**92335.00**	**2912746.00**	**9600.00**	**309479601.00**	**2784851.00**	**89475.00**	**306605275.00**

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Schedules Forming Part of the Balance Sheet & Income & Expenditure Account for the year ending 31/03/2025

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	9691.00	6074.00
2	M/S. CYBER HUB	18000.00	18000.00
3	M/S. MIRCH MASALA SHOP (ASHOK KUMAR AGGARWAL)	30000.00	30000.00
4	M/S. LAXMI HELP LINE SECURITY DEPOSIT	13000.00	5000.00
5	VEGETABLE SHOP (Vinod)	14000.00	14000.00
6	RENT AGREEMENT	20000.00	20000.00
7	COMMUNITY CENTRE	20130.00	16638.00
8	COMMUNITY CENTRE-MEMBERSHIP	181250.00	201250.00
9	RAM NAVAMI	47959.00	108735.00
10	GUEST HOUSE	60618.00	30143.00
11	RENOVATION WORK	65400.00	25400.00
12	AMAZE BOUTIQUE SHOP DEPOSIT	0.00	4000.00
13	SECURITY DEPOSIT GURUPURAB	159543.00	85153.00
14	ZUMBA CLASES-DEPOSIT	4000.00	4000.00
15	M/S. ATRIA CONVERGIES TECHNOLOGIES-DEPOSIT	12200.00	12200.00
16	SECURITY DEPOSIT HAWAN	4161.00	3761.00
17	SECURITY DEPOSIT KRISHNA JANMASHTAMI CELEBRATIONS	28156.00	13400.00
18	SECURITY DEPOSIT GANESH CHATURTHI	0.00	15998.00
19	DEPOSIT OF MATA KI CHOWKI	57000.00	52000.00
	TOTAL	**745108.00**	**665752.00**

ANNEXURE-3:-SUNDRY CREDITORS

S. NO.	PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
1	M/S. BSES RAJDHANI POWER LIMITED	773010.00	120480.00
2	M/S. BHUPENDER SINGH	20950.00	12900.00
3	M/S. BIBHUTI BHUSAN PARIDA	31500.00	0.00
4	M/S. BK ENTERPRISES	951755.00	0.00
5	M/S. AADINATH ELECTRICAL	23540.00	23453.00
6	M/S. TIRTHANANDA SWAIN	0.00	26500.00
7	M/S. BALJEET KAUR	10000.00	0.00

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8	M/S. BLUE PEST CONTROL	7670.00	0.00
9	M/S. CHARAN SINGH	6500.00	0.00
10	M/S. DINESH MANDAL	12100.00	0.00
11	M/S. KAILASHI	11200.00	0.00
12	M/S. KUSUM DEVI W/O LATE HARIOM	125000.00	0.00
13	M/S. MADHURIMA GHOSH	46000.00	0.00
14	M/S. SS ELECTRICALS	21600.00	0.00
15	M/S. CONTRIBUTION FOR GARDEN	6000.00	0.00
16	M/S. EX-GRATIA RELIEF FOR LATE HARIOM	226000.00	0.00
17	M/S. GROUND RENT RECEIVED	345411.00	339833.00
	TOTAL	**2618236.00**	**523166.00**

ANNEXURE-4:-PROVISIONS

S. NO.	PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
1	SALARY PAYABLE	499634.00	471433.00
2	PROFESSIONAL CHARGES PAYABLE	19800.00	49300.00
3	AUDIT FEES PAYABLE	62962.00	62962.00
4	CO-OPERATIVE EDUCATION FUND PAYABLE	41708.00	375.00
5	TDS PAYABLE	12826.00	9196.00
	TOTAL	**636930.00**	**593266.00**

ANNEXURE-6:- FIXED DEPOSITS/INVESTMENTS

S. NO.	PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
1	DELHI STATE CO-OPERATIVE BANK LTD.-	0.00	18716797.00
2	DELHI STATE CO-OP. BANK LTD.-SHARES	5000.00	5000.00
3	PUNJAB NATIONAL BANK	23652237.00	2261433.00
4	RECURRING DEPOSIT (BDF) A/c 7308	1338114.00	1336842.00
	TOTAL	**24995351.00**	**22320072.00**

ANNEXURE-7:- BANK BALANCES

S. NO.	PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
1	DELHI STATE CO-OPERATIVE BANK LTD. (SB-	0.00	11226.25
2	PNB SB ACCOUNT	1297387.26	1407285.43
3	UNION BANK OF INDIA	6472754.8	3245215.72
	TOTAL	**7770142.06**	**4663727.40**

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

S. NO.	PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
1	DUE FROM MEMBERS	2335982.46	2538682.00
2	MEMBERS MONEY	-590109.00	-789595.00
	TOTAL	**1745873.46**	**1749087.00**

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ANNEXURE-9: -DUE FROM OTHERS

S. NO.	PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
1	418, CANTEEN	530.00	789.00
2	M/S. CYBER HUB	45000.00	3164.00
3	M/S. MIRCH MASALA SHOP	14524.00	15170.00
4	MR. AYODHYA PRASAD BLOCK-1	578.00	496.00
5	MR. DAROGA BLOCK-6	1944.00	563.00
6	MR. SHIVNATH BLOCK-3	5765.00	1849.00
7	M/S. AMAZE BOUTIQUE SHOP	0.00	20239.00
8	M/S. LAXMI HELP LINE	24762.00	15541.00
9	VEGETABLE SHOP	21382.00	21333.00
10	RAM PRATAP (BLOCK-4)	1162.00	1002.00
11	INTEREST RECIEVABLE FROM BSES	62613.00	61528.50
12	M/S KAZAM EV TECH PVT LTD	5484.00	0.00
13	SHYAM SINGH (BLOCK-5)	741.00	1319.00
	TOTAL	**184485.00**	**142993.50**

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	50160.00	115000.00
2	ADVANCES TO T. N. SWAIN	0.00	20000.00
3	VIJAY KUMAR ROUT(CONT)	8000.00	8000.00
5	ANSHU FIRE SYSTEM	0.00	15000.00
6	KASANA ASSOCIATES	229147.00	790000.00
8	SECURITY DEPOSIT WITH GAS AGENCY	3600.00	3600.00
9	SECURITY DEPOSIT WITH BSES	804300.00	804300.00
10	SECURITY DEPOSIT WITH DDA	30000.00	30000.00
11	INCOME TAX-A.Y. 2015-16	260000.00	260000.00
	TOTAL	**1385207.00**	**2045900.00**

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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-2025

ANNEXURE-11:- MAINTENANCE CHARGES RECEIVED

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	MAINTENANCE CHARGES RECEIVED	9325425.00	8692425.00
	TOTAL	**9325425.00**	**8692425.00**

ANNEXURE -12:- ELECTRICITY CHARGES RECEIVED

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	ELECTRICITY BILL RECEIVED	17676282.00	18740995.00
	TOTAL	**17676282.00**	**18740995.00**

ANNEXURE - 13:- COMMUNITY CENTRE INCOME

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	MISCELLENEOUS INCOME (ELEC PASS & OTHER)	23348.00	72093.00
2	BOOKING CHARGES CC	63898.00	51790.00
3	COMMUNITY CENTRE-OWNERS MEMBERSHIP	20000.00	10000.00
	TOTAL	**107246.00**	**133883.00**
	LESS- COMMUNITY CENTER EXPENSES	63038.00	99374.00
	TOTAL	**44208.00**	**34509.00**

ANNEXURE - 14: - GUEST HOUSE INCOME AND EXPENSES

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	BOOKING CHARGES RECEIVED	227850.00	279221.00
2	OTHER INCOME	360.00	1370.00
	TOTAL	**228210.00**	**280591.00**
	LESS- GUEST HOUSE EXPENSES	241990.00	45774.00
	TOTAL	**-13780.00**	**234817.00**

ANNEXURE - 15:- INTEREST RECEIVED

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	INTEREST ON SB ACCOUNT (DSCB LTD.)	4946.00	2972.00
2	INTEREST ON SB ACCOUNT (UBI)	104738.00	63086.00
3	INTEREST ON SB ACCOUNT (PNB BANK)	27359.00	8770.00
4	INTEREST ON DEPOSIT WITH BSES RPL	69570.00	68365.50
5	INTEREST ON FDR'S	1468444.00	1407362.00
6	INTEREST ON RECURRING DEPOSIT(BDF)	91674.50	24342.00
	TOTAL	**1766731.50**	**1574897.50**
	LESS- INTEREST ON BSES AND WATER INSTALLATION	0.00	**0.00**
	TOTAL	**1766731.50**	**1574897.50**

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ANNEXURE - 16:- MISCELLANEOUS INCOME

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	LATE PAYMENT SURCHARGE (MEMBERS)	37191.54	97984.00
2	MISCELLANEOUS INCOME(NON MEMBERS)	9900.63	38172.00
3	ENTRANCE & LUGGAGE MOVEMENT-PASSES (NON MEMBERS)	36850.00	31530.00
4	DONATION	0.00	15000.00
5	BANK CHARGES (MEMBERS)	3088.00	5610.00
6	SALE OF SCRAP (NON MEMBERS)	18067.00	200500.00
7	STALL CHARGES (NON MEMBERS)	102450.00	112000.00
8	NOTICE CHARGES (NON MEMBERS)	250.00	2250.00
9	ADMINISTRATION CHARGES FOR RENT AGREEMENT (NON MEMBERS)	77000.00	78000.00
10	TRANSPORTATION CHARGES (NON MEMBERS)	78000.00	49000.00
11	SHARE MONEY FOREFEITED	1200.00	700.00
12	METER & MCB CHARGES-MEMBERS	35981.00	24500.00
	TOTAL	399978.17	655246.00

ANNEXURE-17: - MISCELLANEOUS EXPENSES

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	CARTAGE & CONVEYANCE EXPENSES	10332.00	19840.00
2	MISCELLANEOUS EXPENSES	91349.00	217195.00
3	APP EXPENSES	53620.00	13500.00
4	METER CHARGES PAID	31750.00	0.00
5	SHORT & EXCESS	0.00	70.22
	TOTAL	187051.00	250605.22

ANNEXURE-18: - POWER & FUEL EXPENSES

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	ELECTRICITY CHARGES	17569252.89	18379220.00
2	DIESEL EXPENSES	521596.00	200838.00
	TOTAL	18090848.89	18580058.00

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ANNEXURE-19: - FESTIVAL CELEBRATION EXPENSES

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	DIWALI EXPENSES	180100.00	111315.00
2	INDEPENDENCE DAY CELEBRATIONS	64426.00	51400.00
3	TAMBOLA EXPENSES	2150.00	0.00
4	CHRISTMAS CELEBRATION EXPENSES	3600.00	1632.00
5	HOLI EXPENSES	64125.00	55838.00
6	REPUBLIC DAY CELEBRATIONS	67449.00	73980.00
7	FESTIVALS CELEBRATION EXP	600.00	21440.00
8	LOHRI CELEBRATION EXPENSES	4790.00	3220.00
9	NEW YEAR CELEBRATION EXPENSES	0.00	102894.00
10	STAFF EX-GRATIA	140792.00	139788.00
11	BAISAKHI CELEBRATIONS EXPENSES	2000.00	0.00
12	RAIN DANCE CELEBRATIONS EXPENSES	0.00	33186.00
13	INTERNATIONAL YOGA DAY CELEBRATIONS	0.00	2200.00
14	TEEJ MELA EXPENSES	0.00	23160.00
15	VALENTINE DAY CELEBRATIONS EXPENSES	0.00	25985.00
16	WINTER CARNIVAL CELEBRATIONS	30674.00	0.00
	TOTAL	**560706.00**	**646038.00**
	LESS: FESTIVAL CONTRIBUTION & INCOME	378234.00	407506.00
	TOTAL	**182472.00**	**238532.00**

ANNEXURE-20: -GARDENING EXPENSES

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	GARDENING MATERIAL	328332.00	284372.00
	TOTAL	**328332.00**	**284372.00**

ANNEXURE-21: - OTHER OFFICE EXPENSES

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	OTHER OFFICE EXPENSES	101478.00	99529.00
2	POSTAGE & COURIER	1430.00	653.00
3	UNIFORM EXPNSES	38805.00	44195.00
4	PRINTING & STATIONERY	53998.00	44917.00
	TOTAL	**195711.00**	**189294.00**

ANNEXURE-22:-- REPAIR & MAINTENANCE- BUILDING

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	MAINTENANCE ELECTRICAL MATERIAL	245756.00	138498.00
2	PLUMBING AMC	378064.00	378000.00
3	INTERCOM AMC	40450.00	45135.00
4	PEST CONTROL CHARGES	15090.00	9420.00
5	REPAIR OF ELECTRIC SUB-STATION	609755.00	0.00
6	SHAFT OF REPAIR EXP	1168965.00	0.00
7	WATERPROOFING OF ROOF TOPS EXP	336300.00	0.00
8	HOUSE KEEPING EXPENSES	36900.00	38883.00
9	AMC BOOM BARRER	7000.00	5000.00
10	MAINTENANCE EXPENSES BUILDING A/C	986347.00	1679581.00

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	TOTAL	3824627.00	2294517.00
	LESS:CLAIM RECEIVED FROM INSURANCE CO.	420460.00	0.00
	TOTAL	3404167.00	2294517.00

ANNEXURE-23: - REPAIR & MAINTENANCE- MACHINERY

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	MAINTENANCE LIFTS	1612010.00	1475045.00
2	COMPUTER MAINTENANCE	22660.00	30150.00
3	MAINTENANCE DG SETS	0.00	52883.00
4	MAINTENANCE TRANSFORMERS	33389.00	95749.00
5	FIRE FIGHTING EXPENSES	73443.00	4000.00
6	TRANSFORMER & PANEL EXP	116606.00	0.00
7	CCTV CAMERA EXPENSES	4071.00	1350.00
	TOTAL	1862179.00	1659177.00
	LESS: ELECTRICITY LOAD REDUCTION REFUND	440632.00	0.00
	TOTAL	1421547.00	1659177.00

ANNEXURE-24: - SALARY & WAGES

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	SALARIES PAID	2896224.00	2835229.00
2	HK STAFF SALARY	878294.00	814522.00
3	OVERTIME ALLOWANCE	97267.00	38381.00
4	SECURITY GUARD SALARIES	2328212.00	2166370.00
	TOTAL	6199997.00	5854502.00

ANNEXURE-25: - TELEPHONE & COMMUNICATION EXPENSES

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	TELEPHONE EXPENSES	15541.00	15852.00
	TOTAL	15541.00	15852.00

ANNEXURE-26: - WATER CHARGES PAID

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	DELHI JAL BOARD WATER CHARGES	348200.00	46990.00
	TOTAL	348200.00	46990.00

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New Delhi
Chartered Accountants

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ANNEXURE-27: - PROFESSIONAL EXPENSES

S. No.	PARTICULARS	AMOUNT CURRENT YEAR	AMOUNT PREVIOUS YEAR
1	ELECTRICITY SUBSIDY	12000.00	14000.00
2	GARDEN SUBSIDY	8000.00	4500.00
3	DSC	1500.00	3000.00
4	TDS RETURN	5000.00	8200.00
5	INCOME TAX RETUN	7000.00	14000.00
6	TAX AUDIT	15000.00	15000.00
7	GST APPEAL FOR F.Y 2017-18 AND 2018-19	0.00	70000.00
8	RCS EXPENSES	0.00	5500.00
9	INCOME TAX CASE	0.00	5000.00
10	FEES FOR RENEWAL OF WEBSITE	0.00	5700.00
	TOTAL	**48500.00**	**144900.00**

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ANNEXURE – D.

AIR FORCE AND NAVAL OFFICERS CGHS LIMITED

O[illegible].O.11, SECTOR-7, DWARKA, NEW DELH[illegible]00[illegible]

SOCIETY'S BUDGET FOR NEXT ONE YEAR

RECEIPTS	AMOUNT 24-25 (Rs.)	BUDGETED (Rs.)	PAYMENTS	AMOUNT 24-25 (Rs.)	BUDGETED (Rs)
MAINTENANCE CHARGES	93,25,425	96,93,000	HOUSE KEEPING (Cleaning materials)	36,900	40,000
COMMUNITY CENTRE	***1,07,246***	***1,20,000***	PLUMBING AMC (Plumber Salaries)	3,78,024	3,96,900
GUEST HOUSE BOOKING CHARGES	***2,28,210***	***2,50,000***	LIFTS AMC	16,12,010	16,82,662
CAR PARKING CHARGES	**5,10,450**	**5,10,000**	ANNUAL FEES - FEDERATION	5,000	5,000
RENT SHOPS	7,01,500	7,44,000	MISCELLANEOUS EXPENSES	1,87,051	1,90,000
GARDEN MAINTENANCE SUBSIDY	4,95,949	4,95,949	FESTIVAL EXPENSES	1,82,472	***1,90,000***
INCOME STALLS AND CANOPIES	***3,55,500***	***3,60,000***	GARDENING EXPENSES	3,28,332	3,50,000
INCOME LIFTS USAGE	78,000	80,000	MEETING EXPENSES	57,797	60,000
INTERESTS SAVINGS BANK A/C	1,37,043	1,40,000	OTHER OFFICE EXPENSES	1,90,401	1,90,000
INCOME TRIPARTITE AGREEMENTS	***77,000***	***80,000***	REPAIR & MAINT BUILDING	34,09,703	15,00,000
MISCELLANEOUS INCOME	2,57,450	2,50,000	REPAIR & MAINT -MACHINERY	2,50,169	7,00,000
ELECTRICITY SUBSIDY FOR TRANSFORMERS/ PANELS	4,40,632	4,00,000	SALARY & WAGES	63,40,789	67,06,953
			TELEPHONE & COMMUNICATION	15,541	16,000
			BANK CHARGES	4,067	4,000
			LEGAL & PROFESSIONAL FEE	79,500	2,00,000
			AUDITOR FEES	1,22,526	1,25,000
			ELECTION EXP	0	***0***
			COMMUNITY CENTRE EXPENSES	63,038	4,00,000
			GUEST HOUSE EXPENSES	2,41,990	2,00,000
			PROPERTY PURCHASES	78,778	3,00,000
GROSS TOTAL	1,27,14,405	1,31,22,949	GROSS TOTAL	1,35,84,088	1,32,56,515
EXCESS OF EXPENDITURE OVER INCOME	***8,69,683***	***1,33,566***			
GRAND TOTAL	***1,35,84,088***	***1,32,56,515***	**GRAND TOTAL**	**1,35,84,088**	**1,32,56,515**
PER HEAD PER FLAT		***30***			

1. The Budget shows excess of expenditure of Rs 30 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. Management Committee recommends that the short fall will be managed in house and no maintenance charges will be increased.

Surg Commodore (Dr) VK Puri
Secretary

Mrs. Mamta Misra
Member MC

Mrs. Shobha Garg
Treasurer

Wg Cdr Balraj Pahuja
Member, MC

Gp Capt SK Chauhan
Vice President

AIR FORCE & NAVAL OFFICER'S CGHS LTD. ★New Delhi-110075★

Air Cmde SB Prasher, AVSM VSM
President