The Talagang Co-op Group Housing Society Ltd. *(Regn No. 799)*
Plot No. 49, Sector-13, Rohini, Delhi-110085 Tel: 011-46017386, 9599001951

Dated: 20.08.2025

NOTICE OF ANNUAL GENERAL BODY MEETING

All the members of The Talagang Co-op. Group Housing Society Ltd. are hereby informed that the Annual General Body Meeting of the Society is to be held on **Sunday, the 14th September 2025 at 10.00 a.m. at Stilt of Block 14 of the society** to transact the following business, which has been finalized by the Managing Committee.

Agenda of the meeting is enclosed. Meeting will be followed by lunch.

Sunil Garg, Secretary

For Distribution:
All Members of the Society;
All Notice Boards of Society;
Soft copy will also be shared at the official WhatsApp group and website.

Copy to:
RCS for Information.

Quorum:

The quorum for the Annual General Body meeting shall be one third of the total number of members on the date of the notice of the meeting.

No business shall be transacted at the Annual General Body meeting unless there is a quorum at the time when the business of the meeting is due to commence.

If within half an hour from the time fixed for the Annual General Body meeting quorum is not complete, the meeting shall stand adjourned for fifteen minutes and after adjournment of the meeting, no quorum shall be necessary and the meeting will be held at the place specified above.

The members having any query regarding agenda items, requiring attention in the meeting, may submit the same in writing by **7th Sept., 2025**, before closing hours of the society office. All efforts will be made to the satisfaction of respective member so as to save time of discussion in the ensuing AGBM.

NOTE:

Only members shall be allowed to attend the meeting. Joint members may attend the meeting on written request from the first member confirming his/her inability to attend the meeting. As per guidelines of the RCS office only member or joint member can attend the meeting.

AGENDA

Agenda item No. 1:
Confirmation and Approval of Minutes of Last Annual General Body Meeting:

Confirmation and Approval of minutes of Annual General Body meeting held on 22nd September, 2024 is being sought herewith.

Agenda item No. 2:
Presentation and approval of Audited Financial Statements for the year ended 31.03.2025.

To Discuss and get approval of the Audited Financial Statements covering Balance Sheet, Income & Expenditure account and Receipts & Payments Account along with Auditor's Report thereon, is enclosed at Annexure-1.

Agenda item No. 3:
Approval of Budget for Financial Year 2026-27

Your Managing Committee took over operations of the society affairs on 10.03.2024 and did not propose any increase in maintenance charges from members / residents for financial years 2024-25 and 2025-26.

It was decided to first understand the day-to-day operations, revenue and expenses, prior to proposing any enhancement in common area maintenance charges.

With effective handling of operations within the approved budget, your Managing Committee did not consider appropriate to increase monthly maintenance, despite inflationary impact on security, Cleaning,

Gardening, salaries and maintenance for the financial years 2024-25 and 2025-26.

In addition to regular maintenance operations, your management also undertook some of unplanned expenses, such as:

- Upgradation of remaining 4 old lifts	Rs. 11.33 Lakh
- ARD (Automatic Rescue Device) System	Rs. 4.13 Lakh
- Payment to Ms. Neelam Kaura, claimant of the Flat in B category but allowed D category by the Hon'ble High Court. So, difference of the amount paid to her with interest.	Rs. 4.14 Lakh

Above expenses were felt necessary and were made immediately, without forcing any additional burden on the members.

In last two years, your Managing Committee was able to successfully plug the leakages and recovered the old long time pending dues. We again propose NOT to increase common area maintenance charges from members for the financial year 2026-27 as well.

This will be 3rd consecutive year without increasing common area maintenance charges. All fixed deposits are being intact and maintained.

Now, the Budget for the financial year 2026-27 is being placed before the house with a detailed worksheet of the Budgeted Income and Expenditure, at Annexure-2.

Member's approval is being sought for approval of Budget for financial year 2026-27.

Agenda item No. 4:

Status Update on agenda items approved in last AGBM 2024.

a) **Rain Water Harvesting System**: The tender for Rain Water Harvesting along with construction of new roads had been awarded

to the lowest bidder. Work started in June 2025 after approval from Delhi Jal Board. Further, there is an increase in the cost of the project by Rs. 12.50 lacs due to change in construction methodology and number of pits to be made on instructions of Delhi Jal Board.
Approval of the House is sought.

b) **Construction of New Roads**: After completing the rain water harvesting project, construction of new roads will start immediately;

c) **New Swings in Children's Park**: Will be undertaken after completion of works related to Rain Water Harvesting and construction of new roads;

d) **Recovery of funds due to financial irregularities by Mrs. Seema Agarwal in the Light Project, boundary wall, Air Conditioner and by M/s Odin System Pvt. Ltd. (Company owned by Mrs. Seema Agarwal):** An application U/s 70 of the DCS Act, 2003 was made before the Registrar of Cooperative Societies, to appoint an arbitrator u/s 71 of the said act, in compliance to the decision of members of the society taken in AGBM held on 22.09.2024. The application stands dismissed on 06.08.2025. Now, an appeal U/s 112(1)(i) of the DCS Act, 2003 has been made, before the Delhi Co-operative Tribunal, New Delhi, to appoint an arbitrator u/s 71 of the DCS Act, 2003.

e) **Income Tax Appeals for Asst. Years 2018-19 and 2019-20:** Case is being followed up by our representative and is expected to get settled soon.

<u>Agenda item No. 5:</u>

Post-facto Approval of following Managing Committee actions:

There had been certain decisions taken by Managing Committee during regular operations, for which post-facto approval is being sought to regularize the actions of managing committee:

a) Redefining the periodicity for levy of penalty in case of delay in deposit of any demand, raised by Managing Committee on resident –

Your Managing Committee, vide its meeting dated 22.04.2024, decided to levy penalty, on late deposit of regular dues by members to society, after completion of financial year.

b) Approval for Operational procedures by framing following Policies –

(i)Purchase Policy;
(ii) Accounting Policy;
(iii)Financial Authority Matrix;
(iv)Security Policy;
(v)Renovation Policy;
(vi)Human Resource Policy;
(vii)MIS / Reporting Policy.

Your Managing Committee, vide its meeting dated 14.06.2024 executed certain policies along with Standard Operating Procedures (SOP) to streamline operation so as to avoid any delays in decision making. The above said policies are available for members on website of society.

Member's approval is being sought.

Agenda item No. 6:

Fine and penalties

In order to ensure cleanliness and beautification of society, Managing Committee proposes to levy penalties for violation of following acts:

- Plucking of flowers and leaves Rs. 200/-
- Honking, wrong driving, high speed Rs. 500/-
- Dog / cat feeding and loo in common areas Rs. 500/-

Member's approval is being sought.

Agenda Item No. 7:

Renovation policy and Malba charges

A deposit of Rs. 25,000/- is being obtained towards Security Deposit (Refundable) for Flat renovation as per decision in Managing Committee meeting dated 11.01.2025 for the reason that if any damage is made during the renovation and not corrected, it will be done from the security deposit by the office.

The revised charges with 10% increase is being proposed to remove Malba of flats during renovation, from the members based on category of flats as under w.e.f 1st Oct 2025.

Category	Previous	Revised
○ Category A	Rs. 25,000/-	Rs. 27,500/-
○ Category B	Rs. 20,000/-	Rs. 22,000/-
○ Category C	Rs. 16,000/-	Rs. 17,600/-
○ Category D	Rs. 12000/-	Rs. 13,200/-

The above said charges will be reduced to 50% for those residents seeking renovation of flats for area covering less than 50%.

GST will be charged extra, on applicable rates from time to time.

Member's approval is being sought.

Agenda item No. 8:

Homogeneity in maintaining society premises.

There had been some questions raised by some respected members of the society seeking clarification on common area and responsibility of Managing Committee in managing the affairs of society. It was very well clarified to the respected member about responsibility of Managing Committee in this regard with reference to cooperative society rules thereon.

Thereby, it revealed to the Managing Committee that the common areas are required to be managed and maintained by the managing committee. Owning to the responsibility entrusted by Cooperative federalism and owing to the concept of mutuality, all common areas should be maintained out of common fund ONLY and at periodicals, as required from time to time.

In past years, some of the activities were taken up by residents of different block / buildings, thereby leading to uneven maintenance display of common areas with unnecessary extra burden of cost on those residents.

In order to save unnecessary extra cost and to ensure homogeneity in maintaining society premises, which are part of common areas and be maintained by common area fund, some activities will be undertaken by Managing Committee Only out of common fund, so as to maintain uniformity and similarity, are:

- White wash of all blocks and common areas in every 3 years, since some of the blocks are already got white washed in past years to maintain uniformity and continuity, Managing Committee proposes to undertake the task of white wash of all blocks and common areas from April 2027 onwards. The budget will be prepared and placed before members for collection / approval, if funds need to be collected from members;

- Cleaning of Shafts – Drain pipes of all blocks are in very bad shape which need replacement. Your Managing Committee is seeking various suggestions from industry experts to take up the project in coming years. The budget will be prepared and placed before members for approval.

- Cleaning and repairing of facade (face of out layer of walls of blocks) due to some renovation works already undertaken by individual flat owners, the façade of specific flat area wall got defaced or damaged during maintenance / renovation. In order to regain and renovate façade, it is proposed that society will undertake such renovation at the cost of flat owner / resident so that the society façade should not look defaced from any corner.

Member's approval is being sought to ensure that all areas are maintained by Managing Committee only.

Agenda item No. 9:

Additional Car ownership and Parking in society premises.

Our society is now facing a scarcity of open space for members' / residents' car parking. In the past 4-5 years, residents have preferred to own big SUVs over small cars. Further, the need arose to have more than one car for many of our residents. Unfortunately, the available open space cannot accommodate the rising parking space demand.

Considering the rising scarcity of open spaces, It is proposed NOT to permit third (3rd) car to be parked in society premises. Further, 2nd car will be permitted to be parked in society premises only if the car is in his own name or in his family member name residing in society or in the name of business firm / company, in which the member / family member is owner / director.

It is also clarified that a member/resident will not be permitted to obtain a car parking tag for their additional car on another resident/members' flat.

The above said policy will be implemented from **01 April 2026** onwards.

Member's approval is being sought herein.

Agenda item No. 10:

Weeding out of the old records

Managing Committee decided to weed out the old records (other than the files related to flats and other important matters) pertaining to the period before 2010 which are not in use now. The lists of those records were prepared by the office which were also verified/ examined by a Committee of 2 members (Mr. SP Chandok and Mr. M.L. Khanna) formed by the Managing Committee. The lists were also displayed on the notice boards for information of the members. The Managing Committee proposes to weed out the records as per the lists because the same are not useful and are just occupying the space.

Approval of the members is sought.

Agenda item No. 11:

Any other Agenda, may be proposed, with permission of the Chair.

Members are requested to kindly make it convenient to attend the meeting.

Sunil Garg, Secretary

For Distribution:

All Members of the Society;

All Notice Boards of Society;

Soft copy will also be shared at the official WhatsApp group and Website.

Copy to:

RCS for Information and record.

Enclosed:

Audited Financial Statements with Audit report thereof for Financial Year ended on 31.03.2025.

दि तालागंग को-ऑप ग्रुप हाउसिंग सोसाइटी लिमिटेड (पंजीकरण संख्या 799)
प्लॉट नंबर 49, सेक्टर-13, रोहिणी, दिल्ली-110085 फोन: 011-46017386, 9599001951

दिनांक: 20.08.2025

वार्षिक आम सभा की सूचना

दि तालागंग को-ऑप ग्रुप हाउसिंग सोसाइटी लिमिटेड के सभी सदस्यों को सूचित किया जाता है कि सोसाइटी की वार्षिक आम सभा की बैठक रविवार, 14 सितंबर 2025 को प्रातः 10:00 बजे सोसाइटी के ब्लॉक 14 के स्टिल्ट में आयोजित की जाएगी, जिसमें निम्नलिखित कार्य संपादित किए जाएँगे, जिन्हें प्रबंध समिति द्वारा अंतिम रूप दिया जा चुका है।

बैठक का एजेंडा संलग्न है। बैठक के बाद दोपहर का भोजन होगा।

सुनील गर्ग, सचिव

वितरण हेतु:

सोसायटी के सभी सदस्य;
सोसायटी के सभी सूचना पट्ट;
सॉफ्ट कॉपी आधिकारिक व्हाट्सएप ग्रुप और वेबसाइट पर भी साझा की जाएगी।

प्रतिलिपि:

आरसीएस सूचनार्थ।

गणपूर्ति:

वार्षिक आम सभा की बैठक के लिए गणपूर्ति बैठक की सूचना की तिथि को कुल सदस्यों की संख्या का एक तिहाई होगी।

वार्षिक आम सभा की बैठक में कोई भी कार्य तब तक नहीं किया जाएगा जब तक कि बैठक शुरू होने के समय गणपूर्ति न हो।

यदि वार्षिक आम सभा की बैठक के लिए निर्धारित समय से आधे घंटे के भीतर गणपूर्ति पूरी नहीं होती है, तो बैठक पंद्रह मिनट के लिए स्थगित कर दी जाएगी और बैठक स्थगित होने के बाद गणपूर्ति आवश्यक नहीं होगी और बैठक ऊपर निर्दिष्ट स्थान पर आयोजित की जाएगी।

बैठक में ध्यान देने योग्य एजेंडा मदों के संबंध में किसी भी प्रश्न के लिए, सदस्य **7 सितंबर, 2025** तक, सोसायटी कार्यालय के बंद होने से पहले, लिखित रूप में प्रस्तुत कर सकते हैं। आगामी वार्षिक आम सभा की बैठक में चर्चा के लिए समय बचाने के लिए संबंधित सदस्य की संतुष्टि के लिए सभी प्रयास किए जाएँगे।

नोट:

केवल सदस्यों को ही बैठक में भाग लेने की अनुमति होगी। संयुक्त सदस्य, प्रथम सदस्य द्वारा बैठक में उपस्थित न हो पाने की अपनी असमर्थता की पुष्टि करते हुए लिखित अनुरोध पर बैठक में उपस्थित हो सकते हैं। आरसीएस कार्यालय के दिशा-निर्देशों के अनुसार केवल सदस्य या संयुक्त सदस्य ही बैठक में भाग ले सकते हैं।

कार्यसूची

कार्यसूची मद संख्या 1:

पिछली वार्षिक आम सभा की बैठक के कार्यवृत्त की पुष्टि एवं अनुमोदनः

22 सितंबर, 2024 को आयोजित वार्षिक आम सभा की बैठक के कार्यवृत्त की पुष्टि एवं अनुमोदन यहाँ प्रस्तुत है।

कार्यसूची मद संख्या 2:

31.03.2025 को समाप्त वर्ष के लिए लेखापरीक्षित वित्तीय विवरणों का प्रस्तुतीकरण एवं अनुमोदन।

बैलेंस शीट, आय एवं व्यय खाता तथा प्राप्ति एवं भुगतान खाता सहित लेखापरीक्षित वित्तीय विवरणों पर चर्चा एवं अनुमोदन हेतु, साथ ही उन पर लेखापरीक्षक की रिपोर्ट भी संलग्न है।

कार्यसूची मद संख्या 3:

वित्तीय वर्ष 2026-27 के लिए बजट का अनुमोदन

आपकी प्रबंध समिति (प्रबंधन समिति) ने 10.03.2024 को सोसायटी मामलों का संचालन अपने हाथ में ले लिया और वित्तीय वर्ष 2024-25 और 2025-26 के लिए सदस्यों/निवासियों से रखरखाव शुल्क में कोई वृद्धि का प्रस्ताव नहीं किया।

सामान्य क्षेत्र के रखरखाव शुल्क में किसी भी वृद्धि का प्रस्ताव करने से पहले, दैनिक संचालन, राजस्व और व्यय को समझने का निर्णय लिया गया।

स्वीकृत बजट के भीतर परिचालन के प्रभावी संचालन के साथ, आपकी प्रबंधन समिति ने वित्तीय वर्ष 2024-25 और 2025-26 के लिए सुरक्षा, सफाई, बागवानी, वेतन और रखरखाव पर मुद्रास्फीति के प्रभाव के बावजूद मासिक रखरखाव में वृद्धि करना उचित नहीं समझा।

नियमित रखरखाव कार्यों के अलावा, आपके प्रबंधन ने कुछ अनियोजित खर्च भी किए, जैसे:

- शेष 4 पुरानी लिफ्टों का उन्नयन	₹11.33 लाख
- एआरडी (स्वचालित बचाव उपकरण) प्रणाली	₹4.13 लाख
- श्रीमती नीलम कौड़ा को भुगतान,	₹4.14 लाख

फ्लैट की दावेदार, जो बी श्रेणी में है, लेकिन माननीय उच्च न्यायालय द्वारा डी श्रेणी में स्वीकृत है। अतः, उन्हें ब्याज सहित भुगतान की गई राशि का अंतर।

उपरोक्त व्यय आवश्यक समझे गए और सदस्यों पर कोई अतिरिक्त बोझ डाले बिना इन्हें तत्काल कर दिया गया।

पिछले दो वर्षों में, आपकी प्रबंधन समिति लीकेज को सफलतापूर्वक रोकने और लंबे समय से लंबित पुराने बकाया की वसूली करने में सक्षम रही है। हम पुनः वित्तीय वर्ष 2026-27 के लिए भी सदस्यों से कॉमन एरिया रखरखाव शुल्क में वृद्धि न करने का प्रस्ताव रखते हैं।

कॉमन एरिया रखरखाव शुल्क में वृद्धि के बिना यह लगातार तीसरा वर्ष होगा। सभी सावधि जमाएँ बरकरार हैं और उनका रखरखाव किया जा रहा है।

अब, वित्तीय वर्ष 2026-27 का बजट, बजटीय आय-व्यय की विस्तृत कार्यपत्रक के साथ, अनुलग्नक-2 में सदन के समक्ष प्रस्तुत किया जा रहा है।

वित्तीय वर्ष 2026-27 के बजट के अनुमोदन हेतु सदस्यों की स्वीकृति अपेक्षित है।

<u>कार्यसूची मद संख्या 4:</u>

पिछली वार्षिक आम बैठक (AGBM) 2024 में अनुमोदित कार्यसूची मदों की स्थिति अद्यतन।

क) वर्षा जल संचयन प्रणाली:
नई सड़कों के निर्माण सहित वर्षा जल संचयन का टेंडर सबसे कम बोली लगाने वाले को दिया गया था। दिल्ली जल बोर्ड से अनुमोदन के बाद जून 2025 में काम शुरू हुआ। इसके अलावा, दिल्ली जल बोर्ड के निर्देशों पर निर्माण पद्धति और गड्ढों की संख्या में बदलाव के कारण परियोजना की लागत में 12.50 लाख रुपये की वृद्धि हुई है।

अपडेटों की समीक्षा की जा रही है।

ख) नई सड़कों का निर्माण: वर्षा जल संचयन परियोजना पूरी होने के बाद, नई सड़कों का निर्माण तुरंत शुरू होगा;

ग) चिल्ड्रन पार्क में नए झूले: वर्षा जल संचयन और नई सड़कों के निर्माण से संबंधित कार्यों के पूरा होने के बाद काम शुरू किया जाएगा;

घ) श्रीमती सीमा अग्रवाल द्वारा लाइट प्रोजेक्ट, बाउंड्री वॉल, एयर कंडीशनर और मेसर्स ओडिन सिस्टम प्राइवेट लिमिटेड (श्रीमती सीमा अग्रवाल के स्वामित्व वाली कंपनी) में की गई वित्तीय अनियमितताओं के कारण धनराशि की वसूली: सहकारी समितियों के रजिस्ट्रार के समक्ष डीसीएस अधिनियम, 2003 की धारा 70 के तहत एक आवेदन प्रस्तुत किया गया था, जिसमें 22.09.2024 को आयोजित एजीबीएम में समिति के सदस्यों द्वारा लिए गए निर्णय के अनुपालन में उक्त अधिनियम की धारा 71 के तहत एक मध्यस्थ नियुक्त करने का अनुरोध किया गया था। जिसका आवेदन 06.08.2025 को ख़ारिज हो गया । अब, डीसीएस अधिनियम, 2003 की धारा 71 के तहत एक मध्यस्थ नियुक्त करने के लिए दिल्ली सहकारी न्यायाधिकरण, नई दिल्ली के समक्ष डीसीएस अधिनियम, 2003 की धारा 112(1)(i) के तहत एक अपील प्रस्तुत की गई है।

ई) सहायक वर्ष 2018-19 और 2019-20 के लिए आयकर अपील: हमारे प्रतिनिधि द्वारा मामले का अनुसरण किया जा रहा है और जल्द ही इसका निपटारा होने की उम्मीद है।

<u>कार्यसूची मद संख्या 5:</u>

निम्नलिखित प्रबंध समिति कार्यों का कार्योत्तर अनुमोदन:

नियमित संचालन के दौरान आपकी प्रबंधन समिति द्वारा कुछ निर्णय लिए गए थे, जिनके लिए प्रबंधन समिति के कार्यों को नियमित करने हेतु कार्योत्तर अनुमोदन अपेक्षित है:

क) निवासियों पर आपकी प्रबंधन समिति द्वारा उठाई गई किसी भी मांग को जमा करने में देरी के मामले में जुर्माना लगाने की आवधिकता को फिर से परिभाषित करना - आपकी प्रबंधन समिति ने 22.04.2024 की अपनी बैठक के माध्यम से, वित्तीय वर्ष पूरा होने के बाद, सदस्यों द्वारा सोसायटी को नियमित बकाया राशि देर से जमा करने पर जुर्माना लगाने का निर्णय लिया।

ख) निम्नलिखित नीतियाँ बनाकर परिचालन प्रक्रियाओं का अनुमोदन -

(i) क्रय नीति;	(Purchase Policy)
(ii) लेखा नीति;	(Accounting Policy)
(iii) वित्तीय प्राधिकरण मैट्रिक्स;	(Financial Authority Matrix)
(iv) सुरक्षा नीति;	(Security Policy)
(v) नवीनीकरण नीति;	(Renovation Policy)
(vi) मानव संसाधन नीति;	(Human Resource Policy)
(vii) एमआईएस/रिपोर्टिंग नीति।	(MIS / Reporting Policy)

आपकी प्रबंधन समिति ने दिनांक 14.06.2024 की अपनी बैठक में संचालन को सुव्यवस्थित करने और निर्णय लेने में किसी भी देरी से बचने के लिए मानक संचालन प्रक्रियाओं (एसओपी) के साथ कुछ नीतियों को क्रियान्वित किया। उपरोक्त नीतियाँ सदस्यों के लिए सोसाइटी की वेबसाइट पर उपलब्ध हैं।

सदस्यों की स्वीकृति ली जा रही है।

<u>कार्यसूची मद संख्या 6:</u>

जुर्माना और दंड

सोसायटी की स्वच्छता और सौंदर्यीकरण सुनिश्चित करने के लिए, नगर निगम निम्नलिखित अधिनियमों के उल्लंघन के लिए जुर्माना लगाने का प्रस्ताव करता है:

- फूल और पत्ते तोड़ना	₹200/-
- हॉर्न बजाना, गलत तरीके से गाड़ी चलाना, तेज़ गति	₹500/-
- कुत्ते/बिल्ली को खाना खिलाना और सार्वजनिक क्षेत्रों में शौच	₹500/-

सदस्यों की स्वीकृति ली जा रही है।

<u>कार्यसूची मद संख्या 7:</u>
नवीनीकरण नीति और मलबा शुल्क

आपकी प्रबंधन समिति की दिनांक 11.01.2025 की बैठक में लिए गए निर्णय के अनुसार फ्लैट नवीनीकरण हेतु सुरक्षा जमा (वापसी योग्य) के रूप में 25,000/- रुपये जमा किए जा रहे हैं। नवीनीकरण के दौरान यदि कोई क्षति होती है और उसे ठीक नहीं किया जाता है, तो कार्यालय द्वारा सुरक्षा जमा राशि से उसकी भरपाई की जाएगी।

1 अक्टूबर 2025 से नवीकरण के दौरान फ्लैटों की श्रेणी के आधार पर सदस्यों से मालबा हटाने के लिए 10% की वृद्धि के साथ संशोधित शुल्क प्रस्तावित किया जा रहा है।

श्रेणी	संशोधित	पिछला
o श्रेणी A	₹27,500/-	₹25,000/-
o श्रेणी B	₹22,000/-	₹20,000/-
o श्रेणी C	₹17,600/-	₹16,000/-
o श्रेणी D	₹13,200/-	₹12,000/-

50% से कम क्षेत्रफल वाले फ्लैटों के नवीनीकरण हेतु इच्छुक निवासियों के लिए उपरोक्त शुल्क 50% तक कम कर दिए जाएँगे।

समय-समय पर लागू दरों पर अतिरिक्त जीएसटी लगाया जाएगा।

सदस्यों की स्वीकृति ली जा रही है।

<u>कार्यसूची मद संख्या 8:</u>

सोसायटी परिसर के रखरखाव में एकरूपता।

सोसायटी के सम्मानित सदस्यों द्वारा कुछ प्रश्न उठाए गए थे जिनमें सोसायटी के कार्यों के प्रबंधन में प्रबंध समिति की ज़िम्मेदारी और साझा क्षेत्र के बारे में स्पष्टीकरण माँगा गया था। सहकारी समिति के नियमों के संदर्भ में प्रबंध समिति की ज़िम्मेदारी के बारे में सम्मानित सदस्य को स्पष्ट रूप से बताया गया।

इस प्रकार, प्रबंध समिति को यह पता चला कि साझा क्षेत्रों का प्रबंधन और रखरखाव प्रबंध समिति द्वारा किया जाना आवश्यक है। सहकारी संघवाद द्वारा सौंपी गई ज़िम्मेदारी और पारस्परिकता की अवधारणा के

कारण, सभी साझा क्षेत्रों का रखरखाव केवल साझा निधि से और समय-समय पर आवश्यकतानुसार किया जाना चाहिए।

पिछले वर्षों में, कुछ गतिविधियाँ अलग-अलग ब्लॉक/भवनों के निवासियों द्वारा की जाती थीं, जिससे साझा क्षेत्रों का रखरखाव असमान हो जाता था और उन निवासियों पर अनावश्यक अतिरिक्त लागत का बोझ पड़ता था।

अनावश्यक अतिरिक्त लागत को बचाने और सोसायटी परिसर के रखरखाव में एकरूपता सुनिश्चित करने के लिए, जो सामान्य क्षेत्रों का हिस्सा हैं और सामान्य क्षेत्र निधि द्वारा बनाए रखा जाता है, कुछ गतिविधियाँ प्रबंध समिति द्वारा केवल सामान्य निधि से की जाएंगी, ताकि एकरूपता और समानता बनी रहे, वे हैं:

- हर 3 साल के अंतराल में सभी बिल्डिंग ब्लॉक और सामान्य क्षेत्रों की सफेदी - चूंकि कुछ इमारतों में पहले से ही पिछले वर्षों में सफेदी हो चुकी है, इसलिए एकरूपता और निरंतरता बनाए रखने के लिए, प्रबंधन समिति अप्रैल 2027 से सभी बिल्डिंग ब्लॉक और सामान्य क्षेत्र की सफेदी करने का प्रस्ताव करता है। यदि सदस्यों से धन एकत्र करने की आवश्यकता होगी, तो बजट तैयार किया जाएगा और संग्रह के लिए सदस्यों के समक्ष रखा जाएगा;

- शाफ्ट की सफाई - सभी ब्लॉकों के ड्रेन पाइप बहुत खराब स्थिति में हैं और उन्हें बदलने की ज़रूरत है। आपकी प्रबंधन समिति आने वाले वर्षों में इस परियोजना को आगे बढ़ाने के लिए उद्योग विशेषज्ञों से विभिन्न सुझाव मांग रहा है। बजट तैयार करके अनुमोदन के लिए सदस्यों के समक्ष रखा जाएगा।

- अग्रभाग (ब्लॉकों की दीवारों की बाहरी परत का अग्रभाग) की सफाई और मरम्मत - व्यक्तिगत फ्लैट मालिकों द्वारा पहले से किए गए कुछ नवीनीकरण कार्यों के कारण, रखरखाव/नवीनीकरण के दौरान विशिष्ट फ्लैट क्षेत्र की दीवार का अग्रभाग विकृत या क्षतिग्रस्त हो गया है। अग्रभाग को पुनः प्राप्त करने और उसका नवीनीकरण करने के लिए, यह प्रस्तावित है कि सोसायटी फ्लैट मालिक/निवासी के खर्चे पर ऐसा नवीनीकरण कार्य करेगी ताकि सोसायटी का अग्रभाग किसी भी कोने से विकृत न दिखे।

यह सुनिश्चित करने के लिए सदस्यों की स्वीकृति ली जा रही है कि सभी क्षेत्रों का रखरखाव केवल प्रबंध समिति द्वारा ही किया जाए।

<u>एजेंडा मद संख्या 9:</u>

सोसाइटी परिसर में अतिरिक्त कार स्वामित्व और पार्किंग।

हमारी सोसाइटी अब सदस्यों/निवासियों की कार पार्किंग के लिए खुली जगह की कमी का सामना कर रही है। पिछले 4-5 वर्षों में, निवासियों ने छोटी कारों की बजाय बड़ी एसयूवी रखना पसंद किया है। इसके अलावा, हमारे कई निवासियों के लिए एक से अधिक कार रखने की आवश्यकता उत्पन्न हुई। दुर्भाग्य से, उपलब्ध खुली जगह बढ़ती पार्किंग की मांग को पूरा नहीं कर सकती।

खुली जगहों की बढ़ती कमी को देखते हुए, सोसाइटी परिसर में तीसरी कार पार्क करने की अनुमति नहीं देने का प्रस्ताव है। इसके अलावा, सोसाइटी परिसर में दूसरी कार को तभी पार्क करने की अनुमति होगी जब कार उसके अपने नाम पर हो या सोसाइटी में रहने वाले उसके परिवार के सदस्य के नाम पर हो या किसी व्यावसायिक फर्म/कंपनी के नाम पर हो, जिसका सदस्य/परिवार का सदस्य मालिक/निदेशक हो।

यह भी स्पष्ट किया जाता है कि किसी सदस्य/निवासी को किसी अन्य निवासी/सदस्य के फ्लैट पर अपनी अतिरिक्त कार के लिए कार पार्किंग टैग प्राप्त करने की अनुमति नहीं होगी।

उपर्युक्त नीति 1 अप्रैल 2026 से लागू होगी।

इसके लिए सदस्यों की स्वीकृति ली जा रही है।

<u>कार्यसूची मद संख्या 10:</u>

पुराने रिकॉर्डों को हटाना

आपकी प्रबंधन समिति ने 2010 से पहले के पुराने रिकॉर्ड (फ्लैटों और अन्य महत्वपूर्ण मामलों से संबंधित फाइलों के अलावा) को हटाने का फैसला किया है, जो अब उपयोग में नहीं हैं। कार्यालय द्वारा इन रिकॉर्डों की सूचियाँ तैयार की गईं, जिनका सत्यापन/परीक्षण प्रबंधन समिति द्वारा गठित दो सदस्यों (श्री एस.पी चंडोक और श्री एम.एल. खन्ना) की एक समिति द्वारा भी किया गया। सदस्यों की जानकारी के लिए इन सूचियों को सूचना पट्टों पर भी प्रदर्शित किया गया। प्रबंधन समिति इन सूचियों में दर्ज रिकॉर्ड को हटाने का प्रस्ताव रखता है क्योंकि ये रिकॉर्ड उपयोगी नहीं हैं और केवल जगह घेर रहे हैं।

सदस्यों की स्वीकृति मांगी जाती है।

कार्यसूची मद संख्या 11:

अध्यक्ष की अनुमति से कोई अन्य कार्यसूची प्रस्तावित की जा सकती है।

सदस्यों से अनुरोध है कि कृपया बैठक में उपस्थित होने का कष्ट करें।

सुनील गर्ग, सचिव

वितरण हेतु:

सोसायटी के सभी सदस्य;
सोसायटी के सभी सूचना पट्ट;
सॉफ्ट कॉपी आधिकारिक व्हाट्सएप ग्रुप और वेबसाइट पर भी साझा की जाएगी।

सूचना एवं अभिलेख हेतु प्रतिलिपि:
आरसीएस।

संलग्न:
31.03.2025 को समाप्त वित्तीय वर्ष के लिए लेखापरीक्षित वित्तीय विवरण, उनकी लेखापरीक्षा रिपोर्ट सहित।

S HASAN & ASSOCIATES

CHARTERED ACCOUNTANTS
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Moti Nagar, New Delhi – 110015
Phones : +91-9999184195
Email : casammy123@gmail.com

(3)

The Members of the
The Talagang Co-Operative Group Housing Society Ltd
Plot No 49, Sector-13, Rohini,Delhi-110085

1. Report on Financial Statements

We have audited the accompanying Financial Statements of The Talagang Co-Operative Group Housing Society Ltd. as at 31st March '2025, which comprise the Balance Sheet as at 31st March 2025 the Income & Expenditure Account and Receipt & Payment Account for the year ended 31st March 2025.

2. Management's Responsibility for the Financial Statements:

Management is responsible for the preparation of these Financial Statements in accordance with Delhi Cooperative Societies Act & Rules. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

3. Auditor's Responsibility:

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The Procedures selected depend on the auditors' judgement, including the assessment of the risks of material misstatement of the financial statement, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Society's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

In carrying out the audit, we have relied entirely on financial information and expenditure details, other information, schedules, reports and explanations, as provided by the society to us, during and in connection with our audit. Our audit was limited to the records/documents

produced before us by society. Thus, we have assumed the genuineness of all the documents and signatures thereon, as if they were originals, and that the copies confirm to the originals. Transactions and events which are not recorded, and which were not disclosed to us, may not have been identified in the procedure. Our comments are limited to issues arising out of administrative mechanism, financial matters and monitoring of the project. We have not examined the implication of technical issues which may have arisen out of transactions entered by Project Office. The working papers, prepared in conjunction with the work are the property of the firm, constitute confidential and proprietary information and will be retained by us in accordance with firm's internal policies and procedures

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our Audit opinion.

4. Opinion

In our opinion, and to the best of our information and according to the explanation given to us, the said accounts read with the notes thereon and our notes in the Part A, B and C of the Annexure to the Auditor's report give a true and fair view in conformity with the accounting principles generally accepted in India:

(a) In the case of the Balance Sheet, of the state of affairs of the Society as at March 31, 2025; and

(b) In the case of Income and Expenditure Account, of the Income and Expenditure for the year ended on that date;

(c) In the case of Receipts & Payments Account, of the receipts and payments of the Society

5. Report on Other Legal and Regulatory Requirements

(1) As required by the rules of Delhi Cooperative Societies Rules 2007,we hereby enclose in the Annexed Report vide parts A, B, C, a Statement on the matters as per rule 84(9)(v) of the said rules.

(2) Further to our comments in the Annexure referred to in the paragraph (1) above:

(a) We have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of the audit and have found them to be satisfactory.

(b) In our opinion, proper books of accounts as required by the Act, the rules and by-laws of the Society have been properly maintained.

(c) The Balance Sheet, Income & Expenditure Account and Receipt & Payment Account dealt with by this report are in agreement with the books of Accounts.

For S HASAN & Associates
Chartered Accountants
FRN: 024064N

CA Sammy Hasan
Proprietor
M.No. 519078
Date:
UDIN:

THE TALAGANG CO-OP. GROUP HOUSING SOCIETY LTD.
PLOT NO. 49, SECTOR-13, ROHINI, DELHI-110085
Balance Sheet as at 31st March 2025

	Particulars	Schedule	As at 31st March 2025	As at 31st March 2024
I	**LIABILITIES**			
	I. Share Capital & Reserve			
	Share Money (Including Land Money)		2,629,600	2,629,600
	Building Fund	A	272,835,672	274,267,146
	Maintenance Reserved	B	7,675,029	3,111,676
	Road Renovation Reserve Fund	C	5,427,776	-
	II. Current Liabilities & Provisions	D		
	a. Sundry Creditors		159,224	643,150
	b. Statutory Dues Payable		46,872	32,049
	c. Expenses Payable		203,896	746,833
	d. Security Deposit Received		104,483	4,483
	e. Advance from Members		152,118	72,090
	III. Unclaimed Capital Fund from Members		-	7,498,917
	IV. Income & Expenditure Account	J	-	(5,570,739)
	Total		**289,234,670**	**283,435,205**
II	**ASSETS**			
	I. Fixed Assets	E	255,218,703	256,476,886
	II. Current Assets and Loan & Advances			
	Cash and Bank Balances			
	Cash In Hand		49,393	19,466
	Fixed Deposits with Banks	F	20,053,125	17,113,282
	Balances with Banks	G	3,715,109	1,123,510
	Receiable from Members	H	8,492,068	7,281,214
	III. Other Current Assets	I		
	a. Prepaid Expenses		-	121,654
	b. TDS receivable (Adjusted against IT demand under appeal)		692,884	692,884
	c. TDS FY 2024-25		184,063	-
	d. Security Deposit with TPDDL		200,000	367,116
	e. Interest Accured but not Due		603,039	156,504
	f. Advances to Staff		-	29,000
	g. Sundry Debitors		26,286	23,343
	h. Advance to Suppliers		-	30,346
	Total		**289,234,670**	**283,435,205**

Schedule A to R are integral part of the financial statements

As per our Report of Even Date Attached
For S HASAN & Associates
Chartered Accountants
FRN-024064N

CA Sammy Hasan
M.No. 519078
UDIN: 25519078BMHOEB9469

PLACE: DELHI
DATED: 09/01/2025

(PRESIDENT)

(SECRETARY)

(TREASURER)

(MANAGER)

THE TALAGANG CO-OP. GROUP HOUSING SOCIETY LTD.
PLOT NO. 49, SECTOR-13, ROHINI, DELHI-110085
RECEIPT & PAYMENT AS ON 31st MARCH-2025

Amount (Previous Year)	RECEIPTS	Amount (Current Year)	Amount (Previous Year)	PAYMENTS	Amount (Current Year)
	OPENING BALANCES				
248,574	Cash In Hand	19,466	18,537	AGBM/SGBM Expenses	161,591
6,665	Punjab National Bank AC- 4171000100169950	6,509	45,430	Audit Fees	41,580
163,429	Saraswat Co-Op Bank	543,975	9,186	Bank Charges	14,979
195,669	Union Bank of India Building Fund	(48,796)	-	Boom Barrier	-
2,492	Union Bank of India Children Fund	2,455	122,204	CCTV Intercom	-
17,351	Union Bank of India Maint Fund	6,332	1,042,413	Cleaning Expenses	1,785,279
381,213	Axis Bank	613,035	55,916	Conveyance Expenses	14,295
110	Admission Fees		346	Education Fund	346
246,995	Advertisement & Canopy	120	91,950	Election Expense	-
1,000,000	Fixed Deposit Maturity proceeds	355,397	1,583,800	Electricity Expenses	1,643,350
1,100	Share Money & Land Money	7,265,674	-	Fire Fighting Expenses	159,264
65,302	GST Output & Taxable	1,200	-	Fixed Asset purchased	87,675
15,128,352	Maintenance Charges- Members	-	5,000,000	Fixed Deposit made	10,000,000
1,253,385	Interest Income	15,039,505	412,406	Functions & Festival	686,079
50,001	Misc Reciepts	872,118	25,600	Gen Set Maintenance	96,186
199,895	Grant	135,200	74,160	GST Paid	92,013
162,005	Maintenance Charges-Shop	399,789	238,716	Insurance Expenses	250,815
46,568	Scrap Sale	138,594	20,000	Office Expenses	31,135
343,220	Other Taxable Reciepts (Malba, CAM, Late payment etc)	35,898	1,506,283	Lift Maintenance	2,643,647
42,500	Fixed Asset Sale	501,606	116,607	Maintenance- Building	691,337
-	Road Renovation receipts	-	37,966	Miscellaneous Expenses	39,827
	Security Deposit received	5,280,000	-	Payment to Neelam Kaura due to court order	385,517
		100,000	2,108	Postage Expenses	2,482
			26,139	Printing & Stationery Expenses	74,245
			693,717	Professional Expenses	528,240
			320,980	Repair & Maintenance Expenses	416,421
			-	Road Renovation Expenses	28,224
			1,920,594	Salary Expenese	1,943,411
			2,695,554	Security Expenses	3,037,434
			-	Subscription of Federation	5,100
			1,110,869	Society Maintenance	1,415,719
			1,059,919	Solar Expenses	986,276
			163,756	TDS Paid	190,186
			16,495	Telephone Expenses	19,062
			-	Website Expenses	31,860
				CLOSING BALANCES	
			19,466	Cash In Hand	49,393
			6,509	Punjab National Bank AC- 9950	-
			543,975	Saraswat Co-Op Bank	364,001
			(48,796)	Union Bank of India Maint. A/c	3,330,331
			2,455	Union Bank of India Children Fund	-
			6,332	Union Bank of India Building Fund	-
			613,035	Axis Bank	20,777
19,554,627	TOTAL	31,268,077	19,554,627	TOTAL	31,268,077

Schedule A to R are integral part of the financial statements

As per our Report of Even Date Attached
For HASAN & Associates
Chartered Accountants
Firm 024064N

CA Sammy Hasan
M.No. 519078
UDIN 25519078BMHOEB9469
PLACE: DELHI
DATED: 02/09/2025

For and on behalf of The Talagang CGHS Ltd.

(PRESIDENT) (SECRETARY) (TREASURER) (MANAGER)

THE TALAGANG CO-OP. GROUP HOUSING SOCIETY LTD.
PLOT NO. 49, SECTOR-13, ROHINI, DELHI-110085
INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31st MARCH 2025

Income	Schedule	Year ending 31st March 2025	Year ending 31st March 2024
Reciepts for Other Services (GST Applicable)	K	1,387,329	1,416,928
Reciepts for Other Services (GST Exempt)	L	208,113	780,651
Member Maint Receipt Utilazation		10,352,974	10,022,526
Bank Interest Received	M	13,569	11,962
Interest on Deposit	N	1,676,256	1,420,388
Other Income	O	447,539	217,995
Recovery Light Project From Seema Aggarwal	P	2,630,372	-
Total- Income		**16,716,152**	**13,870,450**
Expenditure			
AGBM/SGBM Expenses		161,456	18,537
MC Election Expenses		-	91,950
Festival Expenses		655,983	423,353
Electricity Expenses		2,789,809	2,669,085
Security Expenses		2,694,186	2,749,597
Legal & Professional Charges	Q	112,010	625,090
Repair & Maintenance	R	1,478,186	483,005
Common Area Maintenance Expenses	S	2,864,083	2,546,796
Lift Maintenance Expenses	T	2,836,492	1,372,422
Administraative Expenses	U	194,731	237,662
Salary to Staff		1,907,281	1,947,759
Discount on Maint.		258,127	275,190
Insurance Expenses		230,220	205,541
Audit Fee		59,440	38,500
Education Fund		346	346
Miscelleneous Expenses		74,758	44,206
Depreciation	E	107,403	106,924
Int. paid to Neelam Kaura		289,087	-
Loss on sale of Assets		2,554	34,487
Total		16,716,152	13,870,450

Schedule A to R are integral part of the financial statements

As per our Report of Even Date Attached
For S HASAN & Associates
Chartered Accountants
FRN: 024064N

CA Sammy Hasan
M.No. 519078
UDIN: 25519078MHOEB94469

PLACE: DELHI
DATED: 02/09/2025

(PRESIDENT)

(TREASURER)

(SECRETARY)

(MANAGER)

TALAGANG COOPERATIVE GROUP HOUSING SOCIETY LTD.
PLOT NO. 49, SECTOR-13, ROHINI, DELHI-110085
Schedules on Financial Statement for the year ended 31st March 2025

SCHEDULE 'A' - BUILDING FUND

Particulars	As at 31st March 2025	As at 31st March 2024
Additional Demand of Building Fund	26,343,050	26,343,050
Additional Work Fund	4,854,439	4,854,439
Building Fund	229,105,117	229,285,990
Eualization Fund	3,418,070	3,418,070
New Lift Instalation Fund	7,650,985	8,901,586
Shops & Store Fund	1,464,011	1,464,011
TOTAL	272,835,672	274,267,146

Schedule 'B ' Members Maintenance Reserve

Particulars	As at 31st March 2025	As at 31st March 2024
Opening Balance	3,111,675	-
Monthly Maintenance - Resident & Others	13,079,800	13,134,202
Less: Additional Demand no longer receiable	(91,650)	-
Sub Total	16,099,825	13,134,202
Less: trf to Income & Expenses Account	(10,352,974)	10,022,526
Add: Amt trf from Income & Expenses a/c	1,928,178	-
Net Members Reserve	7,675,029	3,111,676

Schedule 'C' Road Renovation Reserved Fund

Particulars	As at 31st March 2025	As at 31st March 2024
Road Renovation Receipt - Ist Installment 50%	5,456,000	-
Less: Road Renovation Expenses	(28,224)	-
Other Reserved Fund.	5,427,776	

For and on behalf of The Talagang CGHS Ltd.

PRESIDENT SECRETARY TREASURER MANAGER

TALAGANG COOPERATIVE GROUP HOUSING SOCIETY LTD.
PLOT NO. 49, SECTOR-13, ROHINI, DELHI-110085
Schedules on Financial Statement for the year ended 31st March 2025

Schedule 'D' - Current Liabilities & Provisions

Particulars		As at 31st March 2025	As at 31st March 2024
MISC CREDITORS	a		
Accurate Survellnace India		5,999	-
Agarwal Pankaj & Asso CA		-	5,000
Dharmender welders		-	4,935
Kishan Lal Malba		-	2,376
Nexgen Manpower Services Pvt Ltd		-	243,514
O D Nursery		-	17,250
Sandeep Kumar Advocate		153,225	370,075
Subtotal(a)		159,224	643,150
STATUTARY DUES	b		
Education Fund		346	346
GST Payable		46,526	25,020
TDS Payable		-	6,683
Subtotal(b)		46,872	32,049
EXPENSES PAYABLE	c		
Accounting Charges Payable		-	19,980
Audit Fee Payable		52,510	38,500
Electricity Expenses Payable		56,060	58,261
Garden Expenses Payable		-	72,061
Holi Expenses Payable		-	18,715
Printing & Stationery Exp Payable		-	841
Salary & Bonus Expenses Payablc		-	333,729
Solar Expenses Payble		93,938	114,234
Sweeper Expenses Payable		-	89,275
Telephone Expenses Payable		1,388	1,237
Subtotal(c)		203,896	746,833
SECURITY DEPOSIT RECEIVED	d		
Security Received from Adonmo Refundable		4,483	4,483
Security Refundable Received -Cont-Resi (Renovations)		100,000	-
Subtotal(d)		104,483	4,483
Advance from Members	e	152,118	72,090
Subtotal(e)		152,118	72,090
TOTAL (a+b+c+d+e)		666,593	1,498,605

For and on behalf of The Talagang CGHS Ltd.

PRESIDENT SECRETARY TREASURER MANAGER

TALAGANG COOPERATIVE GROUP HOUSING SOCIETY LTD.
PLOT NO. 49, SECTOR-13, ROHINI, DELHI-110085
Schedules on Financial Statement for the year ended 31st March 2025

Schedule 'E' - FIXED ASSETS

PARTICULARS	Rate of Dep.	W.D.V. As on 1.4.2024	Additions during the Year	W.D.V. of Assets Sold During the	Total	Depreciation For the year	Dep. For the Year Charged from New Lift	W.D.V. As on 31.3.2025
(a) Land, Building & Lift								
Land & Building	0%	247,517,116	-	-	247,517,116	-	-	247,517,116
Sub Total (A) *		247,517,116			247,517,116			247,517,116
Lifts	15%	8,337,338	-	-	8,337,338	-	1,250,601	7,086,737
Sub Total (B)**		8,337,338			8,337,338		1,250,601	7,086,737
(a) Other Fixed Assets								
Electric Equipments								
Air Conditioner	15%	62,220	-	-	62,220	9,333	-	52,887
Cooler A/C	15%	-	12,800	-	12,800	1,920	-	10,880
Electric Meter	15%	3,295	-	-	3,295	494	-	2,801
Fire Fighting Equipments	15%	179,024	-	-	179,024	26,854	-	152,170
Generator	15%	62,567	-	-	62,567	9,385	-	53,182
Pump A/C	15%	49,154	-	-	49,154	7,373	-	41,781
Sub Total		356,260	12,800		369,060	55,359		313,701
(b) Computers								
Computer & Accessories	40%	475	-	-	475	190	-	285
Laptop	40%	-	39,990	-	39,990	7,998	-	31,992
Computer -Lcd	40%	2,754	8,260	2,754	8,260	3,304	-	4,956
Mobile	15%	-	6,999	-	6,999	1,050	-	5,949
Printer	40%	1,685	-	-	1,685	674	-	1,011
Sub Total		4,914	55,249	2,754	57,409	13,216		44,193
(c) © Furniture & Fixuture								
Fan	15%	7,751	-	-	7,751	1,163	-	6,588
Furniture & Fixuture	10%	81,468	7,000	-	88,468	8,847	-	79,621
Sub Total		89,219	7,000		96,219	10,010		86,209
(d) Other Equipments								
Boom Barrier	15%	70,008	-	-	70,008	10,501	-	59,507
Cctv	15%	92,812	-	-	92,812	13,922	-	78,890
R.O A/C	15%	-	12,626	-	12,626	1,894	-	10,732
Time -Attendance System	15%	5,327	-	-	5,327	799	-	4,528
Tea Vending Machine	15%	-	14,900	-	14,900	1,118	-	13,782
Water Meter	15%	3,892	-	-	3,892	584	-	3,308
Sub Total		172,039	27,526		199,565	28,818		170,747
Sub Total (C =a+b+c+d)***		622,432	102,575	2,754	722,253	107,403		614,850
GRAND TOTAL (A+B+C)		256,476,886	102,575	2,754	256,576,707	107,403	1,250,601	255,218,703

For and on behalf of The Talagang CGHS Ltd.

PRESIDENT SECRETARY TREASURER MANAGER

TALAGANG COOPERATIVE GROUP HOUSING SOCIETY LTD.
PLOT NO. 49, SECTOR-13, ROHINI, DELHI-110085
Schedules on Financial Statement for the year ended 31st March 2025

Schedule 'F' - Fixed Deposit with Banks

Particulars	As at 31st March 2025	As at 31st March 2024
Bank of India	-	60,157
Axis Bank Ltd	4,000,000	9,000,000
Saraswat Co-op. Bank	7,500,000	7,500,000
Saraswat Co-op. Bank for Bank Guarantee	553,125	553,125
Union Bank of India	8,000,000	-
Total	20,053,125	17,113,282

Schedule 'G' - Balance with Banks

Particulars	As at 31st March 2025	As at 31st March 2024
Axis Bank - Saving A/c No. 922020019120754	20,777	613,035
Union Bank of Inida - Saving A/c No. 255010100003730	3,330,331	(48,796)
Union Bank of Inida - Saving A/c No. 255010100003749	-	2,455
Union Bank of India -Saving A/c No. 255010100003758	-	6,332
Sarawat Co-op. Bank - Saving A/c No. 230200100000780	364,001	543,975
Punjab National Bank - Saving A/c No. 4171000100169950	-	6,509
Total	3,715,109	1,123,510

For and on behalf of The Talagang CGHS Ltd.

PRESIDENT SECRETARY TREASURER MANAGER

TALAGANG COOPERATIVE GROUP HOUSING SOCIETY LTD.
PLOT NO. 49, SECTOR-13, ROHINI, DELHI-110085
Schedules on Financial Statement for the year ended 31st March 2025

Schedule 'H' RECEIABLE FROM MEMBERS

S.No.	Particulars						As at 31st March 2025	As at 31st March 2024
			Cat.-A	Cat.-B	Cat.-C	Cat.-D	Total	Total
A	Additional Demand - Category wise							
	Additional Demand on unalloted flats under possession in Society		96,000	46,000	-	24,000	166,000	166,000
	Additional Demand Recoverable - Category wise Unalloted flats under possession in Society-D		-	-	-	294,288	294,288	294,288
	Additional Demand Recoverable		-	-	-	-	-	91,650
	Subtotal		96,000	46,000		318,288	460,288	551,938
B	Monthly Maintenance, Parking Charges, Panality & Building Maint.& Lift		1,209,617	1,540,192	2,630,372	-	5,380,181	4,464,197
	Subtotal		1,209,617	1,540,192	2,630,372		5,380,181	4,464,197
C	Monthly Maint. & Interest	Shop-1	Shop-3	Shop-4	Shop-5	Shop-6		
	Monthly Maintenance and Building & Interest Receiable from Shop Owners	16,600	37,769	16,600	928,375	1,652,255	2,651,599	2,265,079
	Subtotal	16,600	37,769	16,600	928,375	1,652,255	2,651,599	2,265,079
	Grand Total						8,492,068	7,281,214

For and on behalf of The Talagang CGHS Ltd.

PRESIDENT SECRETARY TREASURER MANAGER

TALAGANG COOPERATIVE GROUP HOUSING SOCIETY LTD.
PLOT NO. 49, SECTOR-13, ROHINI, DELHI-110085
Schedules on Financial Statement for the year ended 31st March 2025

Schedule 'I' - Other Current Assets

Particulars		As at 31st March 2025	As at 31st March 2024
Prepaid Expenses	a		
AMC of Lifts		-	92,404
AMC of Computer		-	10,000
AMC of Camera CCTV		-	19,250
Subtotal			121,654
TDS receivable (Adjusted against IT demand under appeal)	b	692,884	692,884
Subtotal		692,884	692,884
TDS	c		
Tax deducted at source (FY 2024-25)		184,063	-
Subtotal		184,063	-
Security Deposit in NDPL	d	200,000	367,116
Subtotal		200,000	367,116
Accured Interest but not due (Axis-Ubi)	e	603,039	156,504
Subtotal		603,039	156,504
Advance Paid to Staff	f		
Mr. Shiv Shankar Paswan		-	11,000
Mr.Pankaj Poddar		-	18,000
Subtotal			29,000
Sundry Debitors	g		
Vishish Infotech		3,992	4,680
Adonmo Pvt ltd		22,294	18,663
Subtotal		26,286	23,343
Advance To Supllier	h		
Mohd Shabir		-	5,050
Service Equipment		-	25,296
Subtotal			30,346
Total		1,706,272	1,299,193

SCHEDULE - 'J' - INCOME & EXPENDITURE ACCOUNT

Particulars		As at 31st March 2025	As at 31st March 2024
Opening Balance (Deficit)		(5,570,739)	(5,570,739)
Add: Unclaimed Capital fund tfd to Income & Expenditure a/c (Sch. B)		7,498,917	-
Less: Balance trf. To Member Maintenance fund a/c (Schedule B)			
Closing Balance		(1,928,178)	
		-	(5,570,739)

For and on behalf of The Talagang CGHS Ltd.

PRESIDENT SECRETARY TREASURER MANAGER

TALAGANG COOPERATIVE GROUP HOUSING SOCIETY LTD.
PLOT NO. 49, SECTOR-13, ROHINI, DELHI-110085
Schedules on Financial Statement for the year ended 31st March 2025

Schedule 'K' - GST TAXABLE RECEIPTS

Particulars	For the Year Ending 31st March 2025	For the Year Ending 31st March 2024
Maintenance from Residents-Shops	-	203,797
Car Parking from Residents	655,996	634,746
Common Area Maintenace	66,119	23,000
Malba Maint Reciept	284,700	271,712
Function Park Maintenance	22,000	25,847
Advertisement Services fees	313,261	210,411
Untag Car Parking	15,000	847
Scrap Sale	30,253	46,568
Total	1,387,329	1,416,928

Schedule 'L' - GST EXEMPT RECEIPTS

Particulars	For the Year Ending 31st March 2025	For the Year Ending 31st March 2024
Misc Income	66,320	42,651
Late Payment chgs Maintenance	172,482	196,273
Late Payment chgs Shops	124,431	75,659
Penalty chgs against Delay Maintenance	(309,654)	446,153
Stilled Space Maintenance	11,000	4,661
Facility Charges of flat no 1232	38,000	15,254
One Time Maintenace Demand	55,534	-
Maint. received related to Previous Years -1473	50,000	-
Total	208,113	780,651

Schedule 'M' - INTEREST ON SAVING ACCOUNT

Particulars	For the Year Ending 31st March 2025	For the Year Ending 31st March 2024
Saraswat bank A/c	11,856	7,875
Punjab National bank A/c	270	44
Union Bank of India	1,443	4,043
Total	13,569	11,962

Schedule 'N' - INTEREST ON FIXED DEPOSITS IN BANKS

Particulars	For the Year Ending 31st March 2025	For the Year Ending 31st March 2024
Axis Bank A/c	361,782	632,750
Bank of India A/c	3,059	940
Saraswat Bank A/c	728,353	716,134
Union Bank of India A/c	583,062	70,564
Total	1,676,256	1,420,388

Schedule 'O' - OTHER INCOME

Particulars	For the Year Ending 31st March 2025	For the Year Ending 31st March 2024
Govt Grant for Park & Garden Etc	399,789	199,895
Forfeiture of Share Money	1,200	1,100
Interest on deposit with TPDDL	17,300	17,000
Under Value Disposal Of Society A.C's - Flat No. 902 & 1511	29,250	-
Total	447,539	217,995

Schedule 'P' - RECOVERY TOWARDS FINANCIAL IRREGULARITIES FROM SEEMA AGGARWAL

Particulars	For the Year Ending 31st March 2025	For the Year Ending 31st March 2024
Grill Contractor-Dharmender	131,000	-
Own Company Odin System Pvt Ltd	429,000	-
Street Lights Project-	1,951,000	-
Under Value Disposal Of Society A.C's	19,500	-
Late Payment Charges Receiable upto 31-03-2025	99,872	-
Total	2,630,372	

(Note- Above amounts will be recover from Mrs. Seema Agarwal, ex-president, in compliance to MC decision. Recovery suit pending with RCS towards financial irregularities, alongwith interest thereon upto 31.03.2025.

For and on behalf of The Talagang CGHS Ltd.

PRESIDENT SECRETARY TREASURER MANAGER

TALAGANG COOPERATIVE GROUP HOUSING SOCIETY LTD.
PLOT NO. 49, SECTOR-13, ROHINI, DELHI-110085
Schedules on Financial Statement for the year ended 31st March 2025

Schedule 'Q' - Legal Expenses & Professional Expenses

Particulars	For the Year Ending 31st March 2025	For the Year Ending 31st March 2024
Legal Expenses-Advocate	62,010	620,090
Professional Charges	25,000	5,000
Other Legal Exp	25,000	-
Total	112,010	625,090

Schedule 'R' - Repair & Maint.

Particulars	For the Year Ending 31st March 2025	For the Year Ending 31st March 2024
Repair & Maint. - Computers	35,355	19,873
Repair & Maint. - Electricals*	137,202	59,107
Repair & Maint. - Generators	106,275	30,081
Repair & Maint. - Building **	794,196	293,392
Repair & Maint. Fire Fighting	159,264	-
Repair - Maint - CCTV	245,894	80,552
Total	1,478,186	483,005

Schedule 'S' - Comman Area Maint. Expenses

Particulars	For the Year Ending 31st March 2025	For the Year Ending 31st March 2024
Gardening Expenses	907,776	1,050,283
Sanitary Exps.	217,660	67,059
Sweeper Exps.	1,508,247	1,194,254
Malba Removal from Society	230,400	235,200
Total	2,864,083	2,546,796

Schedule 'T'- REPAIR & MAINT. - LIFT

Particulars	For the Year Ending 31st March 2025	For the Year Ending 31st March 2024
Repair & Maint. - Lift	1,746,104	446,720
AMC - LIFT	1,090,388	925,702
Total	2,836,492	1,372,422

Schedule 'U'- ADMINSTRATIVE EXPENSES

Particulars	For the Year Ending 31st March 2025	For the Year Ending 31st March 2024
Bank Charges	13,748	8,641
Advertisement A/c	8,165	-
Conveyance Expenses	14,895	55,916
Postage Expenses	2,302	2,108
Printing & Stationary	73,998	26,980
Office Expenses	24,925	127,797
Telephone Expenses	19,738	16,220
Website Exp	31,860	-
Subscription Of Fedration	5,100	-
Total	194,731	237,662

For and on behalf of The Talagang CGHS Ltd.

PRESIDENT SECRETARY TREASURER MANAGER

THE TALAGANG CO-OPERATIVE GROUP HOUSING SOCIETY LTD

NOTES TO ACCOUNTS FORMING PART OF THE BALANCE SHEET AS ON 31st MARCH 2025

1. The accounts are prepared on historical basis as a going concern.

2. Cost of fixed assets has been arrived at after taking cost of acquisition including inward freight, duties, taxes and incidental expenses relating to acquisition.

3. Depreciation has been provided on Fixed Assets at the rates prescribed under Income Tax Act, 1961 on WDV basis.

4. The balances of Members and outside parties are subject to confirmation and reconciliation.

5. Books of accounts are maintained on accrual basis.

6. Previous year balances have been regrouped/rearranged where ever required.

7. Notes to accounts form an integral part of the Balance Sheet, Income & Expenditure Account and Receipt & Payment Account for the year ended on 31st March 2025.

PRESIDENT | TREASURER | SECRETARY | MANGER

Place: NEW DELHI
Dated: 02/04/2025

NEELKANTH APARTMENT

BUDGET PROPOSAL FOR THE YEAR 2026-27

ANNEXURE-2

Amount in INR '000 omitted

Budgeted Expenditure	Budget for 2026-27	Revised Estimates for 2025-26	Actual for 2024-25	Budgeted Collections	Budget for 2026-27	Revised Estimates for 2025-26	Actual for 2024-25
DISC. ON MAINT. COLLECTION	250	250	*258*	MAINT. FROM RESIDENTS/ SHOP	13,100	13,100	*12,982*
DISC. ON CAR PARKING	15	15	*15*	CAR PARKING CHARGES	650	600	*656*
AGBM / SGBM EXP	150	150	*161*	ADVERTISEMENT FEE	315	300	*313*
FESTIVAL EXPENSES	700	650	*656*	MALBA REMOVAL CHARGES	300	300	*285*
SECURITY EXPENSES	3,000	2,700	*2,694*	OTHER MAINT. CHARGES	150	150	*133*
ELECTRICITY EXPENSES	3,300	3,000	*2,790*	INTEREST ON BANK DEPOSITS	1,500	1,500	*1,690*
GARDENING EXPENSES	1,250	1,100	*908*	MISC INCOME	200	200	*657*
SWEEPERS EXPENSES	1,850	1,600	*1,508*	OLD DUES RECOVERY / ACCRUALS	2,705	5,655	-
STAFF SALARY	2,300	2,150	*1,907*				
INSURANCE EXPENSES	250	250	*230*				
LEGAL & PROFESSIONAL	400	350	*112*				
MALBA REMOVEL EXP	350	300	*230*				
ANNUAL MAINT. CONTRACT - LIFT	1,300	1,200	*1,090*				
REPAIR & MAINT.- EXPENSES							
Repair & Maint - Building	1,350	1,200	*794*				
Repair & Maint - Sanitary	350	300	*218*				
Repair & Maint - Electricity	220	200	*137*				
Repair & Maint - Lift	300	250	*1,746*				
Repair & Maint - Gen. Set	170	150	*106*				
Repair & Maint - CCTV	275	250	*246*				
Repair & Maint. - Fire Fighting	220	200	*160*				
Repair & Maint. - Computers	40	35	*35*				
Repair & Maint - Others	100	50	-				
ADMINISTRATIVE EXP.	660	595	*608*				
DEPRECIATION	120	110	*107*				
Rain Water Harvesting		3,750					
Children Park renewal		1,000					
Total	18,920	21,805	*16,716*		18,920	21,805	*16,716*