

The Talagang Co-op Group Housing Society Ltd. (Regn No. 799)

Plot No. 49, Sector-13, Rohini, Delhi-110085.

Tel: 011-46017386, Helpline No. 91-9599001951

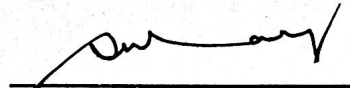
Dated: 02.09.2026

NOTICE OF ANNUAL GENERAL BODY MEETING

*(Issued in compliance to Section 31 of the DCS Act, 2003
read with Rule 51 of DCS Rules, 2007)*

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 27th September 2026 at 10.00 a.m. at Basement of block no.13 of the society.**

The agenda of the meeting which has been finalized by the Managing Committee 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:

(Ref Rule 48 of the DCS Rules, 2007)

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 **20th Sept., 2026**, 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.

In powers conferred from DCS Act 2003, the management hereby describes procedures to be adopted for governing General Body Meeting:

- Members are required to submit their queries / suggestions in writing prior to the date of AGBM. It will facilitate the secretary to organize time to be given to each member and also to prepare response thereon.
- Verbal and instant query will be noted and response will be given to the respected member separately, after the meeting.
- All members are requested to avoid crossing and cutting over any other members speaking time.
- A sequence of speaking time allotted to each resident decided by the chair, be honored all times.
- In all matters, decision of the chair will be final for conducting the meeting.

AGENDA

Agenda item No. 1:

Confirmation and Approval of Minutes of Last Special General Body Meeting:

Confirmation and Approval of minutes of Special General Body meeting held on 3rd. May, 2026 is being sought here by.

Member's approval is being sought.

Agenda item No. 2:

Presentation and approval of Audited Financial Statements for the year ended 31.03.2026.

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 as Annexure-1.

Member's approval is being sought.

Agenda item No. 3:

Approval of Budget for Financial Year 2027-28

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, 2025-26 and 2026-27.

It has been a remarkable learning journey of past 2 years, where we learned day-to-day operations, revenue and expenses and various chronic issues.

With effective handling of operations within the approved budget, your Managing Committee did not consider to increase monthly maintenance in past 3 years

In addition to regular maintenance operations, your management also undertook some unplanned expenses.

The above expenses were deemed necessary and were made immediately, without forcing any additional burden on the members.

During this tenure, we successfully:

- plugged leakages;
- recovered old long time pending dues;
- settled all long pending legal cases;
- handed over unallotted flats to legitimate owners in compliance with the orders of various courts

We **NOW** propose to:

- a) **REDUCE** common area maintenance charges from members for the financial year **2027-28** by **5%**.
- b) **FURTHER REDUCE** charges by **1 month** on deposit of Full Year Charges in advance (i.e. **To pay for 11 months as against 12 months**, if the same is paid in advance through RTGS / NEFT / UPI / Crossed Account Payee Cheques in the month of April 2027).
- c) Present Policy of discount of 4% on maintenance charges will also be continued, if deposited in cash.

This will be 4th consecutive year where this management has been able successfully manage common area maintenance without any increase. Contrary to the history, Management has NOW proposed to REDUCE monthly maintenance charges duly aligned with optimized expenditure of our society.

Now, the Budget for the financial year 2027-28 is being placed before the house with a detailed worksheet of the Budgeted Income and Expenditure, as Annexure-2.

Member's approval is being sought for Budget of financial year 2027-28.

Agenda item No. 4:

Status Update on agenda items approved in last AGBM 2025 and SGBM 2026.

- a) **Rain Water Harvesting System:** Successfully completed and has been able to obtain an appreciation certificate – **RWH ADEQUACY CERTIFICATE** issued by Delhi Jal Board, Govt of NCT of Delhi for a period of 2 years;
- b) **Construction of New Roads:** 90% of the New Colorful block's pavement roads has been completed. It is first time in the history of this Society that there has been **NO water logging** in society premises post re-working of all sewage system and successful implementation of Rain water harvesting system.
- c) **Cleaning of Shafts:** During construction of New Roads, shafts had been cut open at ground floor level thereby Drain and waste pipes of all blocks has been replaced successfully;
- d) **New Swings in Children's Park:** Will be undertaken immediately after construction of new roads;
- e) **Recovery from Ex-President Mrs. Seema Agarwal on account of misappropriation of funds in the Light Project, boundary wall, unauthorized sale of Air Conditioners and unlawful dealings with society by M/s Odin System Pvt. Ltd. (Company owned by Mrs. Seema Agarwal):** H'ble Registrar of Societies, vide his ORDER dated 25.06.2026, has confirmed findings of misappropriation of funds based on Inspection conducted u/s 61 of the DCS Act, 2003 and advised the society to initiate Expulsion proceedings of Ex-president Mrs. Seema Agarwal, as per law.

An appeal has been preferred by Mrs. Seema Agarwal before H'ble Financial Commissioner, Delhi Cooperative Societies, Govt of NCT of Delhi. Outcome of the same is expected anytime.

It has been clearly established in the inspection report that there has been misappropriation of funds by Mrs. Seema Agarwal in connivance with her husband Sh. Asheesh Agarwal and supported by 4 Ex members of MC.

- **Installation of New CCTV** – The management, in its meeting held on 26-April-2026, decided to replace all CCTV installed to cover all area and corner of residents/ society premises so as to ensure round the clock security of society premises., The cost of replacement was Rs. 3,00,000/-.
- **Installation of New EV Charger** – With the growing need for charging stations for new Electric Vehicles (EV), it became necessary to install New EV chargers with high capacity. The management, in its meeting held on 17-May-2026, decided to get the same installed at a total cost of Rs. 2,75,000/- (incl. Security to NDPL and other electrical fixtures). This is giving direct benefit to all those residents who are present owners of EV cars or in process of purchasing new EV cars.
- **Painting / White Wash of Stilt Areas and Grills** – After fixing of sewage system and replacing sewage pipes in stilt areas, it was necessary to carry out white washing / painting in Stilt Areas of all blocks, including painting of the associated grills at a total Estimated Cost of ₹7,50,000/-. Management took this decision in its meeting held on 30 June 2026.and the work is under process.
- **Replacement of Electricity Switches and bulbs-**
With age of all buildings, replacement of certain fitments has become necessary instead of rectifying the same. All electricity boards are either broken or have lost their holding capacity due to aged long wear and tear. It has been decided by the management in its meeting held on 30-June-2026, to replace all electric boards and lights in common areas of all blocks to give a new refreshing and equivalent look throughout in all common areas at floors of all blocks. The total expenditure will be ₹3,00,000/- and work has already commenced.

Member's approval is being sought to ratify the above said action.

Agenda item No. 6:

REFUND of recovered fund - to be collected from Mrs. Seema Agarwal

Now, based on ORDER dated 25.06.2026, issued by H'ble RCS for initiating expulsion proceedings due to embezzlement of funds by Mrs. Seema

Agarwal, in connivance with her husband Mr. Asheesh Agarwal as confirmed in inspection report submitted by u/s 61 of DCS Act 2003, the management is confident to recover these funds in due course of time. This management had already recovered an amount of Rs. 51.69 Lacs from other residents / members by following legal procedures and settled all past year's recovery cases pending since 12-15 years.

With strength driven from legality and commitment, your management is confident to recover the same and hereby **proposes to REFUND** to all the members of the Society (By credit towards Common Area Maintenance Charges) in the proportion, as it was collected by her for Light Project in the year 2018-19.

Member's approval is being sought to make immediate credit to each member's account as and when the amount will be received.

Your Management hereby accords sincere thanks to all members of society for maintaining the trust in this management on all actions undertaken in exposing misappropriation and embezzlement of funds by the ex-president. This management assures you that all efforts will be made in recovering these amounts which were siphoned off by her for personal gains.

New Proposals

The management hereby proposes new projects with the total estimated cost of the development and facility-related works covered under Agenda Nos. 7 to 10 is:

₹40,00,000/- (Rupees Forty Lakh Only)

The above costs are indicative and estimated. The final cost of each work shall be determined after technical assessment, detailed estimation, obtaining quotations/tenders and following the applicable procurement procedure of the Society.

PROPOSED FUNDING PLAN

Your Management **DO NOT** propose to collect any fund from its members for development related works stated above (Agenda Items 7 to 10).

As informed to the members at Agenda no. 4, the management has been successful in closure of all cases and handover of un-allotted flats to legitimate owners on the directions of H'ble High Court of Delhi / RCS / DDA and collected balance funds towards old dues along with interest thereon from the new allottees. The cost of new proposals is being met out of these recoveries ONLY.

Agenda Item No.7: Installation of Water Sheds/Canopies

To consider the proposal for installation of suitable Water Sheds / Canopies over the upper portions of the staircases of all blocks to protect ground floor areas from being slippery during rainy season and for protection against birds 'shit.

Estimated Cost: ₹10,00,000/-

Member's approval is being sought.

Agenda Item No.8: Pipeline System for disposal of AC Waste Water

To consider the proposal for installation of a suitable pipeline / drainage system for collection and disposal of waste water generated by air-conditioning units installed at residences of residents in all blocks. This will ensure safety from buildings getting damaged due to AC water which leads to algae formation. It needs to be corrected systematically.

Estimated Cost: ₹5,00,000/-

Member's approval is being sought.

Agenda Item No. 9: Tiling of Walls in Service and Utility Areas

To consider the proposal for installation of tiles on the walls of the following service and utility areas in all blocks:

* Lift Rooms

- * Outer walls of Transformer Rooms
- * Inside the bathrooms in stilts of blocks
- * Other relevant service areas, wherever required

Estimated Cost: ₹10,00,000/-

Member's approval is being sought.

Agenda item No. 10: Installation of Beautiful Fountains in Central Park and Yoga Park

To consider the proposal for installation of Fountains in Central Park and Yoga Park to beautify our surroundings of the Society. This involves installation of 2 fountains with lights sparkling in night. Sprinkling water will energize our environment. The water used in the fountains will be recycled and it will be ensured that there is no wastage. Since installations will be in park area, any water spillover will be absorbed by parks which will maintain moisture in air and in parks.

Estimated Cost: ₹15,00,000/-

Member's approval is being sought.

All proposed works shall be subject to technical feasibility and approval of the competent authority, wherever applicable.

Agenda item No. 11:

Homogeneity in maintaining society premises.

As it has been committed to maintain homogeneity in society premises, your management has started taking smaller steps such as:

- White washing of common areas
- Installation of Rain water Sheds in one design and colour in all blocks
- Replacement of electric boards and bulbs in all common areas

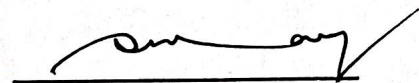
Next in line is repairing of facade (face of out layer of walls of blocks). The façade of specific flat area wall will be renovated to regain original façade. Expenses of which will be borne by the respective flat owner.

Member's approval is being sought.

Agenda item No. 12:

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:

- 1) Audited Financial Statements with Audit report thereof for Financial Year ended on 31.03.2026.
- 2) Budget Estimates for Financial Year 2027-28.

ANNEXURE-2

[illegible]

EXPENDITURE	Budget 2027.28 AMOUNT	Revised Budget 2026.27 AMOUNT	ACTUAL 2025-26 AMOUNT	INCOME	Budget 2027.28 AMOUNT	Revised Budget 2026.27 AMOUNT	ACTUAL 2025-26 AMOUNT
DISC. ON MAINT. COLLECTION	-	255.00	253.00	MAINT. FROM RESIDENTS/ SHOP	11,650.00	13,151.00	14,764.00
AGBM / SGBM EXP	200.00	200.00	102.00	CAR PARKING CHARGES	650.00	650.00	499.00
FESTIVAL EXPENSES	750.00	700.00	532.00	ADVERTISEMENT FEE	315.00	325.00	316.00
SECURITY EXPENSES	3,100.00	2,900.00	2,886.00	MALBA REMOVAL CHARGES	400.00	375.00	370.00
ELECTRICITY EXPENSES	3,000.00	2,800.00	2,392.00	OTHER MAINT. CHARGES	200.00	160.00	169.00
GARDENING EXPENSES - Salary & Other	1,400.00	1,300.00	1,182.00	INTEREST ON BANK DEPOSITS	1,800.00	1,810.00	2,118.00
SWEEPERS EXPENSES - Salary & Other	2,000.00	1,850.00	1,693.00	MISC INCOME	200.00	137.00	233.00
STAFF SALARY	2,200.00	2,150.00	1,982.00	Park Maint Grant	400.00	400.00	595.00
INSURANCE EXPENSES	250.00	230.00	230.00	Shortfall to funded by Old Recovery/Accuu	5,850.00	496.00	1,767.00
LEGAL & PROFESSIONAL	300.00	350.00	711.00	Recoverable from Ex-president			468.00
MALBA REMOVEL EXP	400.00	400.00	330.00	Flat Allotment		4,000.00	
ANNUAL MAINT. CONTRACT - LIFT	1,300.00	1,200.00	1,170.00				
REPAIR & MAINT.- EXPENSES							
Repair & Maint - Building	600.00	400.00	454.00				
Repair & Maint - Sanitary	400.00	600.00	419.00				
Repair & Maint - Electricity	300.00	600.00	262.00				
Repair & Maint - Lift	300.00	200.00	510.00				
Repair & Maint - Gen. Set	100.00	100.00	46.00				
Repair & Maint - CCTV	100.00	550.00	88.00				
Repair & Maint. - Fire Fighting	100.00	200.00	-				
Repair & Maint. - Computers	25.00	50.00	38.00				
Repair & Maint - Others	-	-	5.00				
Repair & Maint - Building Basement	-	100.00	1,234.00				
Repair & Maint - White-Wash		1,000.00					
Repair & Maint - Building Shaft	-	1,000.00	1,375.00				
Rain Water Harvesting Exp.	-	950.00	3,031.00				
Children Park Renewal		1,000.00	-				
Admin Expenses	500.00	294.00	259.00				
Depreciation	140.00	125.00	115.00				
AC wastewater pipeline	500.00						
Sheds at Top floor of Stairs	1,000.00						
Tiles at Wall in Lift Room Etc	1,000.00						
Fountain in central and Yoga Park	1,500.00						
Total	21,465.00	21,504.00	21,299.00		21,465.00	21,504.00	21,299.00

दि तालागंग को-ऑप. ग्रुप हाउसिंग सोसायटी लिमिटेड (पंजीकरण संख्या 799)

प्लॉट नं. 49, सेक्टर-13, रोहिणी, दिल्ली-110085

दूरभाष: 011-46017386 | हेल्पलाइन नं.: 91-9599001951

दिनांक: 02.09.2026

वार्षिक साधारण निकाय बैठक की सूचना

(DCS अधिनियम, 2003 की धारा 31 तथा DCS नियम, 2007 के नियम 51 के अनुपालन में जारी)

दि तालागंग को-ऑप. ग्रुप हाउसिंग सोसायटी लिमिटेड के सभी सदस्यों को सूचित किया जाता है कि सोसायटी की **वार्षिक साधारण निकाय बैठक (Annual General Body Meeting)** रविवार, 27 सितम्बर 2026 को प्रातः 10:00 बजे, सोसायटी के ब्लॉक संख्या 13 के बेसमेंट में आयोजित की जाएगी।

बैठक का एजेंडा, जिसे प्रबंध समिति द्वारा अंतिम रूप दिया गया है, संलग्न है।

बैठक के पश्चात दोपहर के भोजन की व्यवस्था रहेगी।



सुनील गर्ग
सचिव

वितरण हेतु:

- सोसायटी के सभी सदस्य;
- सोसायटी के सभी सूचना-पट्ट;
- सॉफ्ट कॉपी सोसायटी के आधिकारिक WhatsApp समूह एवं वेबसाइट पर भी साझा की जाएगी।

प्रतिलिपि:

RCS को सूचनार्थ।

कोरम (Quorum)

(DCS नियम, 2007 के नियम 48 के संदर्भ में)

वार्षिक साधारण निकाय बैठक के लिए कोरम, बैठक की सूचना की तिथि को सोसायटी के कुल सदस्यों की संख्या का एक-तिहाई होगा।

जब तक बैठक में कार्यवाही प्रारंभ होने के समय आवश्यक कोरम पूरा नहीं होता, तब तक वार्षिक साधारण निकाय बैठक में कोई भी कार्यवाही नहीं की जाएगी।

यदि बैठक के लिए निर्धारित समय से आधे घंटे के भीतर कोरम पूरा नहीं होता है, तो बैठक 15 मिनट के लिए स्थगित कर दी जाएगी। स्थगन के पश्चात बैठक उसी स्थान पर आयोजित की जाएगी और उसके लिए किसी कोरम की आवश्यकता नहीं होगी।

जिन सदस्यों को एजेंडा के किसी विषय के संबंध में कोई प्रश्न है अथवा बैठक में किसी विषय पर ध्यान आकृष्ट कराना है, वे अपने प्रश्न/विषय को 20 सितम्बर 2026 को सोसायटी कार्यालय के बंद होने के समय तक लिखित रूप में प्रस्तुत कर सकते हैं। आगामी AGBM में चर्चा के समय को बचाने के उद्देश्य से संबंधित सदस्य को संतुष्ट करने हेतु सभी संभव प्रयास किए जाएंगे।

नोट:

बैठक में केवल सदस्य ही उपस्थित हो सकेंगे। संयुक्त सदस्य (Joint Member) प्रथम सदस्य के लिखित अनुरोध पर, जिसमें प्रथम सदस्य द्वारा बैठक में उपस्थित होने में अपनी असमर्थता की पुष्टि की गई हो, बैठक में उपस्थित हो सकता है।

RCS कार्यालय के दिशा-निर्देशों के अनुसार केवल सदस्य अथवा संयुक्त सदस्य ही बैठक में उपस्थित हो सकता है। DCS अधिनियम, 2003 के अंतर्गत प्रदत्त शक्तियों के प्रयोग में प्रबंधन द्वारा साधारण निकाय बैठक के संचालन हेतु निम्नलिखित प्रक्रिया निर्धारित की जाती है:

- सदस्यों से अनुरोध है कि वे अपने प्रश्न/सुझाव AGBM की तिथि से पूर्व लिखित रूप में प्रस्तुत करें। इससे सचिव को प्रत्येक सदस्य के लिए दिए जाने वाले समय को व्यवस्थित करने तथा प्रश्नों के उत्तर तैयार करने में सुविधा होगी।
- बैठक के दौरान मौखिक अथवा तत्काल पूछे गए प्रश्नों को नोट किया जाएगा और संबंधित सदस्य को बैठक के बाद अलग से उत्तर दिया जाएगा।
- सभी सदस्यों से अनुरोध है कि जब कोई अन्य सदस्य बोल रहा हो तो उसके बोलने के समय में हस्तक्षेप न करें।
- अध्यक्ष द्वारा प्रत्येक सदस्य को बोलने के लिए निर्धारित क्रम एवं समय का हर समय सम्मान किया जाए।
- सभी मामलों में बैठक के संचालन के संबंध में अध्यक्ष का निर्णय अंतिम होगा।

एजेंडा (Agenda)

एजेंडा मद संख्या 1:

पिछली विशेष साधारण निकाय बैठक के कार्यवृत्त की पुष्टि एवं अनुमोदन

दिनांक 03 मई 2026 को आयोजित विशेष साधारण निकाय बैठक के कार्यवृत्त की पुष्टि एवं अनुमोदन हेतु इसे बैठक में प्रस्तुत किया जा रहा है।

सदस्यों की स्वीकृति अपेक्षित है।

एजेंडा मद संख्या 2:

31.03.2026 को समाप्त वित्तीय वर्ष के लेखापरीक्षित वित्तीय विवरणों की प्रस्तुति एवं अनुमोदन

31.03.2026 को समाप्त वित्तीय वर्ष के बैलेंस शीट, आय एवं व्यय लेखा तथा प्राप्ति एवं भुगतान लेखा, साथ ही लेखापरीक्षक की रिपोर्ट, पर चर्चा एवं अनुमोदन हेतु इन्हें अनुलग्नक-1 (Annexure-1) के रूप में संलग्न किया गया है।

सदस्यों की स्वीकृति अपेक्षित है।

एजेंडा मद संख्या 3:

वित्तीय वर्ष 2027-28 के बजट का अनुमोदन

आपकी प्रबंध समिति ने दिनांक 10.03.2024 को सोसायटी के कार्यों का संचालन संभाला था और वित्तीय वर्ष 2024-25, 2025-26 एवं 2026-27 के लिए सदस्यों/निवासियों से रखरखाव शुल्क में किसी वृद्धि का प्रस्ताव नहीं किया था।

पिछले दो वर्षों की यह यात्रा एक महत्वपूर्ण सीखने का अनुभव रही है, जिसमें हमने सोसायटी के दैनिक संचालन, आय एवं व्यय तथा विभिन्न दीर्घकालिक समस्याओं को समझा है।

स्वीकृत बजट के भीतर प्रभावी संचालन के कारण आपकी प्रबंध समिति ने पिछले तीन वर्षों में मासिक रखरखाव शुल्क में कोई वृद्धि नहीं की।

नियमित रखरखाव कार्यों के अतिरिक्त, प्रबंधन द्वारा कुछ अप्रत्याशित खर्च भी किए गए। उपर्युक्त खर्च आवश्यक समझे गए और सदस्यों पर कोई अतिरिक्त वित्तीय बोझ डाले बिना तत्काल किए गए।

इस कार्यकाल के दौरान हम सफलतापूर्वक:

- वित्तीय एवं प्रशासनिक अनियमितताओं/लीकेज को नियंत्रित करने में;
- लंबे समय से लंबित पुराने बकायों की वसूली करने में;
- सभी लंबे समय से लंबित कानूनी मामलों का निपटारा करने में;

- विभिन्न न्यायालयों के आदेशों के अनुपालन में अनआवंटित फ्लैटों को उनके वैध मालिकों को सौंपने में सफल रहे हैं।

अब हमारा प्रस्ताव है:

- (क) वित्तीय वर्ष 2027-28 के लिए सदस्यों से लिए जाने वाले कॉमन एरिया मेंटेनेंस शुल्क में 5% की कमी की जाए।
- (ख) यदि वित्तीय वर्ष 2027-28 का पूरा वार्षिक शुल्क अप्रैल 2027 के दौरान RTGS / NEFT / UPI / Crossed Account Payee Cheque के माध्यम से अग्रिम रूप से जमा किया जाता है, तो शुल्क में एक माह की अतिरिक्त छूट दी जाए। अर्थात् 12 माह के स्थान पर केवल 11 माह का शुल्क देय होगा।
- (ग) रखरखाव शुल्क पर 4% की छूट देने की वर्तमान नीति जारी रहेगी, यदि भुगतान नकद में जमा किया जाता है।

यह लगातार चौथा वर्ष होगा जब वर्तमान प्रबंधन ने कॉमन एरिया मेंटेनेंस का संचालन बिना किसी वृद्धि के सफलतापूर्वक किया है। सोसायटी के इतिहास के विपरीत, प्रबंधन ने अब अनुकूलित व्यय के अनुरूप मासिक रखरखाव शुल्क में कमी का प्रस्ताव रखा है।

वित्तीय वर्ष 2027-28 का बजट, जिसमें बजटित आय एवं व्यय का विस्तृत विवरण दिया गया है, अनुलग्नक-2 (Annexure-2) के रूप में सदन के समक्ष प्रस्तुत किया जा रहा है।

वित्तीय वर्ष 2027-28 के बजट के अनुमोदन हेतु सदस्यों की स्वीकृति अपेक्षित है।

एजेंडा मद संख्या 4:

पिछली AGBM 2025 एवं SGBM 2026 में स्वीकृत एजेंडा मदों की स्थिति

(क) वर्षा जल संचयन प्रणाली (Rain Water Harvesting System):

कार्य सफलतापूर्वक पूरा कर लिया गया है तथा दिल्ली जल बोर्ड, दिल्ली सरकार के NCT द्वारा RWH Adequacy Certificate जारी किया गया है, जो दो वर्षों की अवधि के लिए वैध है।

(ख) नई सड़कों का निर्माण:

नए रंगीन ब्लॉक की लगभग 90% पक्की/पेवर सड़कें पूरी हो चुकी हैं। सोसायटी के इतिहास में यह पहली बार है कि सीवेज प्रणाली के पुनर्गठन तथा वर्षा जल संचयन प्रणाली के सफल क्रियान्वयन के बाद सोसायटी परिसर में जलभराव नहीं हुआ है।

(ग) शाफ्टों की सफाई:

नई सड़कों के निर्माण के दौरान ग्राउंड फ्लोर स्तर पर शाफ्ट खोले गए और सभी ब्लॉकों की ड्रेन एवं वेस्ट पाइपों को सफलतापूर्वक बदल दिया गया।

(घ) बच्चों के पार्क में नए झूले:

नई सड़कों का निर्माण पूरा होने के तुरंत बाद यह कार्य किया जाएगा।

(ङ) पूर्व अध्यक्ष श्रीमती सीमा अग्रवाल से धन की वसूली:

लाइट प्रोजेक्ट, बाउंड्री वॉल, एयर कंडीशनरों की अनधिकृत बिक्री तथा सोसायटी के साथ M/s Odin System Pvt. Ltd. (श्रीमती सीमा अग्रवाल के स्वामित्व वाली कंपनी) के माध्यम से किए गए अवैध लेन-देन के संबंध में धन के दुरुपयोग/गबन की वसूली के संबंध में, माननीय रजिस्ट्रार ऑफ कोऑपरेटिव सोसायटीज ने 25.06.2026 के अपने आदेश द्वारा DCS अधिनियम, 2003 की धारा 61 के अंतर्गत की गई निरीक्षण कार्यवाही के आधार पर धन के दुरुपयोग के निष्कर्षों की पुष्टि की है तथा सोसायटी को कानून के अनुसार पूर्व अध्यक्ष श्रीमती सीमा अग्रवाल के विरुद्ध निष्कासन (Expulsion) की कार्यवाही प्रारंभ करने की सलाह दी है।

श्रीमती सीमा अग्रवाल द्वारा माननीय वित्तीय आयुक्त, दिल्ली सहकारी समितियां, दिल्ली सरकार के NCT के समक्ष अपील दायर की गई है। इसका परिणाम शीघ्र आने की अपेक्षा है।

निरीक्षण रिपोर्ट में यह स्पष्ट रूप से स्थापित किया गया है कि श्रीमती सीमा अग्रवाल द्वारा अपने पति श्री आशीष अग्रवाल के साथ मिलीभगत तथा प्रबंध समिति के 4 पूर्व सदस्यों के सहयोग से सोसायटी के धन का दुरुपयोग किया गया है।

(च) RCS द्वारा विशेष लेखापरीक्षण (Special Audit):

सदस्यों को सूचित किया जाता है कि दिनांक 03.05.2026 की SGBM में सदन द्वारा लिए गए निर्णय के आधार पर किए गए हमारे अनुरोध पर, धन के दुरुपयोग के कारण सोसायटी पर देय वास्तविक राशि निर्धारित करने के लिए माननीय RCS द्वारा विशेष लेखापरीक्षण को स्वीकृति प्रदान की गई है।

(छ) विशेष लेखापरीक्षण शीघ्र प्रारंभ होने की अपेक्षा है, हालांकि श्रीमती सीमा अग्रवाल ने RCS के Audit Division तथा The Institute of Chartered Accountants of India के समक्ष लेखापरीक्षित वित्तीय विवरणों और RCS द्वारा नियुक्त वैधानिक लेखापरीक्षक के विरुद्ध विभिन्न शिकायतें दर्ज की हैं।

प्रबंधन ने दोनों प्राधिकरणों को मामले की स्थिति के संबंध में पहले ही स्पष्टीकरण दिया है और उनके द्वारा मांगे गए आवश्यक साक्ष्य भी उपलब्ध कराए हैं, जो श्रीमती सीमा अग्रवाल की कथित दुर्भावनापूर्ण मंशा को साबित करने के लिए आवश्यक हैं।

(ज) आयकर अपील – निर्धारण वर्ष 2018-19 एवं 2019-20:

मामले का हमारे प्रतिनिधि द्वारा लगातार अनुसरण किया जा रहा है और शीघ्र निपटारे की अपेक्षा है।

(झ) आयकर रिफंड – AY 2025-26:

सदस्यों को यह भी सूचित किया जाता है कि Cooperative Housing Societies पर लागू सही लेखांकन प्रणाली को पुनः लागू करने के बाद, प्रबंधन वित्तीय वर्ष 31.03.2025 को समाप्त होने के लिए ₹1,78,950/- का कर रिफंड प्राप्त करने में सफल रहा है। आयकर विभाग द्वारा इसमें कोई रोक नहीं लगाई गई।

यह सही लेखांकन नीतियों के कार्यान्वयन तथा कर अनुपालनों के पालन को दर्शाता है।

(ब) Renovation Policy एवं Malba Charges: सफलतापूर्वक लागू कर दिए गए हैं।

(ट) Car Parking Management में सुधार: सफलतापूर्वक लागू कर दिया गया है।

(ठ) पुराने अभिलेखों की छंटाई/निस्तारण: सफलतापूर्वक पूरा कर लिया गया है।

एजेंडा मद संख्या 5:

निम्नलिखित प्रबंध समिति के कार्यों का पश्चात अनुमोदन

नियमित संचालन के दौरान प्रबंध समिति द्वारा कुछ निर्णय लिए गए थे, जिनके लिए समिति द्वारा की गई कार्यवाही की पुष्टि हेतु पश्चात अनुमोदन (Post-facto Approval) मांगा जा रहा है:

1. नए CCTV कैमरों की स्थापना

प्रबंधन ने दिनांक 26 अप्रैल 2026 को हुई अपनी बैठक में सोसायटी परिसर के निवासियों/क्षेत्रों तथा सभी कोनों को कवर करने और सोसायटी परिसर की चौबीसों घंटे सुरक्षा सुनिश्चित करने के लिए सभी पुराने CCTV कैमरों को बदलने का निर्णय लिया।

इस कार्य की लागत ₹3,00,000/- रही।

2. नए EV Charger की स्थापना

इलेक्ट्रिक वाहनों (EV) के लिए चार्जिंग स्टेशनों की बढ़ती आवश्यकता को देखते हुए उच्च क्षमता वाले नए EV Chargers लगाना आवश्यक हो गया था।

प्रबंधन ने दिनांक 17 मई 2026 को हुई बैठक में इन्हें स्थापित करने का निर्णय लिया। इसकी कुल लागत ₹2,75,000/- रही, जिसमें NDPL को सुरक्षा राशि तथा अन्य विद्युत फिटिंग शामिल हैं।

इसका प्रत्यक्ष लाभ वर्तमान EV कार मालिकों तथा नई EV कार खरीदने की प्रक्रिया में शामिल निवासियों को मिलेगा।

3. स्टिल्ट क्षेत्रों एवं ग्रिलों की पेंटिंग/सफेदी

सीवेज प्रणाली को ठीक करने तथा स्टिल्ट क्षेत्रों में सीवेज पाइप बदलने के बाद सभी ब्लॉकों के स्टिल्ट क्षेत्रों तथा संबंधित ग्रिलों की सफेदी/पेंटिंग करना आवश्यक था।

इस कार्य की अनुमानित लागत ₹7,50,000/- है।

प्रबंधन ने दिनांक 30 जून 2026 की बैठक में यह निर्णय लिया और कार्य वर्तमान में प्रगति पर है।

4. विद्युत स्विच एवं बल्बों का प्रतिस्थापन

सभी भवनों की आयु बढ़ने के कारण कुछ फिटिंग्स को ठीक करने के बजाय उन्हें बदलना आवश्यक हो गया है। सभी विद्युत बोर्ड या तो टूट चुके हैं या लंबे समय से उपयोग के कारण उनकी पकड़/कार्य क्षमता समाप्त हो चुकी है।

प्रबंधन ने दिनांक 30 जून 2026 की बैठक में सभी ब्लॉकों के सामान्य क्षेत्रों में लगे विद्युत बोर्ड एवं लाइटों को बदलने का निर्णय लिया, ताकि सभी सामान्य क्षेत्रों में एक नया एवं समान स्वरूप प्रदान किया जा सके। कुल व्यय ₹3,00,000/- होगा और कार्य प्रारंभ हो चुका है।

उपरोक्त सभी कार्यों को अनुमोदित/नियमित (ratify) करने हेतु सदस्यों की स्वीकृति अपेक्षित है।

एजेंडा मद संख्या 6:

श्रीमती सीमा अग्रवाल से वसूल की जाने वाली राशि की वापसी

दिनांक 25.06.2026 को माननीय RCS द्वारा जारी आदेश, जिसमें श्रीमती सीमा अग्रवाल द्वारा श्री आशीष अग्रवाल के साथ मिलीभगत से धन के गबन के कारण निष्कासन कार्यवाही प्रारंभ करने का निर्देश दिया गया है तथा DCS अधिनियम, 2003 की धारा 61 के अंतर्गत प्रस्तुत निरीक्षण रिपोर्ट में इसकी पुष्टि की गई है, के आधार पर प्रबंधन को विश्वास है कि उक्त धनराशि समय के साथ वसूल कर ली जाएगी।

इस प्रबंधन ने पहले ही अन्य निवासियों/सदस्यों से कानूनी प्रक्रिया का पालन करते हुए ₹51.69 लाख की राशि वसूल की है और पिछले 12-15 वर्षों से लंबित सभी पुराने वसूली मामलों का निपटारा किया है।

कानून के आधार पर अपने प्रयासों एवं प्रतिबद्धता के बल पर आपका प्रबंधन उक्त राशि की वसूली के प्रति आश्वस्त है।

अतः प्रबंधन प्रस्ताव करता है कि उक्त राशि प्राप्त होते ही सोसायटी के सभी सदस्यों को कॉमन एरिया मेटेनैस शुल्क में क्रेडिट के रूप में उस अनुपात में राशि वापस की जाए, जिस अनुपात में वर्ष 2018-19 में Light Project के लिए सदस्यों से राशि वसूल की गई थी।

राशि प्राप्त होते ही प्रत्येक सदस्य के खाते में तत्काल क्रेडिट करने हेतु सदस्यों की स्वीकृति अपेक्षित है।

आपका प्रबंधन सोसायटी के सभी सदस्यों को धन्यवाद देता है कि उन्होंने पूर्व अध्यक्ष द्वारा किए गए धन के दुरुपयोग एवं गबन को उजागर करने तथा उसके विरुद्ध की गई कार्यवाही में प्रबंधन पर विश्वास बनाए रखा। प्रबंधन आपको आश्चस्त करता है कि पूर्व अध्यक्ष द्वारा व्यक्तिगत लाभ के लिए कथित रूप से हटाई गई/दुरुपयोग की गई राशि की वसूली के लिए हर संभव प्रयास किया जाएगा।

नए प्रस्ताव:

प्रबंधन द्वारा एजेंडा संख्या 7 से 10 के अंतर्गत विकास एवं सुविधाओं से संबंधित कार्यों के लिए नए प्रोजेक्ट प्रस्तावित किए जा रहे हैं। इन कार्यों की कुल अनुमानित लागत निम्नलिखित है:

₹40,00,000/- (रुपये चालीस लाख मात्र)

उपरोक्त लागत सांकेतिक एवं अनुमानित है। प्रत्येक कार्य की अंतिम लागत तकनीकी मूल्यांकन, विस्तृत अनुमान तैयार करने, कोटेशन/निविदाएं प्राप्त करने तथा सोसायटी की लागू खरीद प्रक्रिया का पालन करने के बाद निर्धारित की जाएगी।

प्रस्तावित वित्तीय व्यवस्था

आपका प्रबंधन उपर्युक्त विकास संबंधी कार्यों (एजेंडा आइटम संख्या 7 से 10) के लिए सोसायटी के सदस्यों से किसी भी प्रकार की अतिरिक्त धनराशि एकत्र करने का प्रस्ताव नहीं करता है।

जैसा कि एजेंडा संख्या 4 के अंतर्गत सदस्यों को सूचित किया गया था, प्रबंधन माननीय दिल्ली उच्च न्यायालय / RCS / DDA के निर्देशों के अनुसार सभी मामलों को सफलतापूर्वक समाप्त करने तथा अनावंटित फ्लैटों को उनके वैध स्वामियों को सौंपने में सफल रहा है। साथ ही, नए आवंटियों से पुराने बकाया की शेष राशि तथा उस पर देय ब्याज भी वसूल किया गया है। नए प्रस्तावित कार्यों की लागत केवल इन्हीं वसूलियों से पूरी की जा रही है।

एजेंडा मद संख्या 7:

Water Sheds / Canopies की स्थापना

सभी ब्लॉकों की सीढ़ियों के ऊपरी हिस्सों पर उपयुक्त Water Sheds / Canopies लगाने के प्रस्ताव पर विचार किया जाए, ताकि वर्षा ऋतु के दौरान ग्राउंड फ्लोर के क्षेत्रों को फिसलन से बचाया जा सके तथा पक्षियों की बीट से भी सुरक्षा मिल सके।

अनुमानित लागत: ₹10,00,000/-

सदस्यों की स्वीकृति अपेक्षित है।

एजेंडा मद संख्या 8:**AC के अपशिष्ट जल के निपटान हेतु पाइपलाइन प्रणाली**

सभी ब्लॉकों में निवासियों के घरों में लगे एयर-कंडीशनिंग यूनिट से निकलने वाले अपशिष्ट जल को एकत्रित एवं उचित रूप से बाहर निकालने के लिए उपयुक्त पाइपलाइन/ड्रेनेज प्रणाली लगाने के प्रस्ताव पर विचार किया जाए।

इससे AC के पानी के कारण भवनों को होने वाली क्षति से बचाव होगा। इस समस्या का व्यवस्थित समाधान आवश्यक है।

अनुमानित लागत: ₹5,00,000/-

सदस्यों की स्वीकृति अपेक्षित है।

एजेंडा मद संख्या 9:**सेवा एवं उपयोगिता क्षेत्रों की दीवारों पर टाइल लगाने का कार्य**

सभी ब्लॉकों में निम्नलिखित सेवा एवं उपयोगिता क्षेत्रों की दीवारों पर टाइल लगाने के प्रस्ताव पर विचार किया जाए:

- लिफ्ट रूम;
- ट्रांसफॉर्मर रूम की बाहरी दीवारें;
- ब्लॉकों के स्टिल्ट क्षेत्रों में स्थित बाथरूम के अंदर;
- अन्य संबंधित सेवा क्षेत्र, जहां आवश्यक हो।

अनुमानित लागत: ₹10,00,000/-

सदस्यों की स्वीकृति अपेक्षित है।

एजेंडा मद संख्या 10:**सेंट्रल पार्क एवं योगा पार्क में सुंदर फव्वारों की स्थापना**

सोसायटी के वातावरण एवं सौंदर्य को बेहतर बनाने के लिए Central Park एवं Yoga Park में फव्वारे स्थापित करने के प्रस्ताव पर विचार किया जाए।

इसमें लाइटों के साथ दो फव्वारों की स्थापना शामिल होगी, जो रात्रि में रोशनी से सुंदर दिखाई देंगे। पानी का छिड़काव वातावरण एवं पार्कों में सकारात्मक प्रभाव डालेगा।

फव्वारों में उपयोग होने वाले पानी को पुनर्चक्रित किया जाएगा और यह सुनिश्चित किया जाएगा कि पानी की कोई बर्बादी न हो। चूंकि स्थापना पार्क क्षेत्र में होगी, इसलिए पानी का कोई भी अतिरिक्त बहाव पार्क द्वारा सोख लिया जाएगा, जिससे हवा एवं पार्कों में नमी बनी रहेगी।

अनुमानित लागत: ₹15,00,000/-

सदस्यों की स्वीकृति अपेक्षित है।

उपरोक्त सभी प्रस्तावित कार्य तकनीकी व्यवहार्यता तथा जहां भी आवश्यक हो, सक्षम प्राधिकारी की स्वीकृति के अधीन होंगे।

एजेंडा मद संख्या 11:

सोसायटी परिसर के रखरखाव में एकरूपता (Homogeneity)

सोसायटी परिसर में एकरूपता बनाए रखने की प्रतिबद्धता के अनुसार आपके प्रबंधन ने छोटे-छोटे कदम उठाने शुरू किए हैं, जैसे:

- सामान्य क्षेत्रों की सफेदी;
- सभी ब्लॉकों में एक ही डिजाइन एवं रंग में Rain Water Sheds की स्थापना;
- सभी सामान्य क्षेत्रों में विद्युत बोर्ड एवं बल्बों का प्रतिस्थापन।

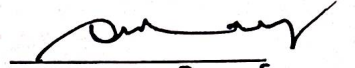
अगला कार्य ब्लॉकों के Façade (बाहरी दीवारों की सामने वाली सतह) की मरम्मत है। विशिष्ट फ्लैट क्षेत्र की दीवार के Façade को उसके मूल स्वरूप को पुनः प्राप्त करने के लिए ठीक/नवीनीकृत किया जाएगा। इसका खर्च संबंधित फ्लैट के मालिक द्वारा वहन किया जाएगा।

सदस्यों की स्वीकृति अपेक्षित है।

एजेंडा मद संख्या 12:
अन्य कोई विषय

अध्यक्ष की अनुमति से कोई अन्य एजेंडा/विषय प्रस्तावित किया जा सकता है।

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



सुनील गर्ग
सचिव

वितरण हेतु:

- सोसायटी के सभी सदस्य;
- सोसायटी के सभी सूचना-पट्ट;
- सॉफ्ट कॉपी सोसायटी के आधिकारिक WhatsApp समूह एवं वेबसाइट पर भी साझा की जाएगी।

प्रतिलिपि:

RCS को सूचनार्थ एवं अभिलेख हेतु।

संलग्नक:

1. 31.03.2026 को समाप्त वित्तीय वर्ष के लेखापरीक्षित वित्तीय विवरण एवं लेखापरीक्षक की रिपोर्ट।
2. वित्तीय वर्ष 2027-28 के बजट अनुमान।



S HASAN & ASSOCIATES

CHARTERED ACCOUNTANTS

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Moti Nagar, New Delhi - 110015

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Email : casammy123@gmail.com

Auditor's Report

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 2026, which comprise the Balance Sheet as at 31st March 2026 the Income & Expenditure Account and Receipt & Payment Account for the year ended 31st March 2026.

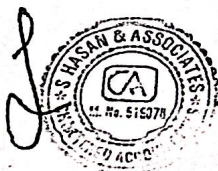
2. Management's Responsibility for the Financial Statements:

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



②

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, 2026; 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:



- (6)
- (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: 26/02/2026
UDIN: 26579078AVDISX9112



S HASAN & ASSOCIATES

CHARTERED ACCOUNTANTS

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ANNEXURE TO AUDITORS REPORT

(As referred to in Para - I of the Auditors Report)

INFORMATORY

1. Name and Address of the Society : The Talagang Co-Operative Group Housing Society Ltd
Plot No 49, Sector-13, Rohini, Delhi-110085
2. Registration No. and Date of Registration : 799(G/H)
3. Present Audit Report : 01.04.2025 to 31.03.2026
4. Previous Audit Report : 01.04.2024 to 31.03.2025

	At the time of Previous Audit	At the time of Present Audit
5. Name of the Auditors	S HASAN & Associates Chartered Accountants	S HASAN & Associates Chartered Accountants
6. Total Number of Members	346	346
7. Number of Members Resigned	17	9



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8. Number of Members enrolled	17	9
9. Number of Members expelled/ceased	Nil	Nil
10. Audit Classification U/R 68(II)	F	F
11. Maximum Credit Limit	Nil	Nil
12. Area of operation	Delhi	Delhi



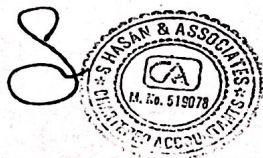
PART - A

S No.	Comments by the Previous Auditors	Reply by Society
1.	The balances of outside parties are subject to confirmation and reconciliation.	Noted
2.	The balances of members of the society are subject to confirmation and reconciliation	Noted
3.	The financial implications for the legal cases filed against or by the Society under various codes/RCS/Arbitrator or any other authority is not ascertainable. Thus, the liability on this account cannot be quantified in the balance sheet.	Noted
4	The balances of Additional demand and un - allotted flats against various categories of flats are not reconciled, in some cases, not even a proper clue of persons is available with the society. So, it's advised to the society to reconcile these balances and take necessary action.	Noted
5	As per the FDR balance confirmations provided to us, we have found that there is an understatement in case of FDR with Bank of India of Nominal Amount.	Complied
6	There are Income Tax Demand raised by Income Tax Department for the A.Y. 2017 - 18 and AY 2018 -19 amounting to approx. Rs 35 Lakhs the society has made appeal with CIT(A) Delhi and is confident to get cleared.	Noted, The same is under appeal also in current year and we are still confident for positive outcome.
7	In Preceding year, the society has charged penalty of Rs One Lakh against illegal construction activity from member. Society has no right to charge this amount, so it is advised to reverse the amount and take the necessary corrective action.	No action taken, as the same was approved by earlier management in AGBM dated 28/07/2022.



8	It is advised to the society to maintain complete Fixed assets Register.	Complied
9	During the year under Audit, It is observed that almost 40% of Maintenance receipts are in Cash, It is advised to collect the same through Cheque/DD/ECS mode.	Noted, the society is working on it.
10	During the year, society has created Reserve Fund from separate receipts from the members for the Renovation of Road but no expense except related to issuance of Tender incurred till 31/03/2025. Also, it is advised to capitalize the related expense for road renovation against this fund only.	Noted
11	It is advised to Management committee to apply due care & diligence before any enrollment as documentation, realization of DD is made or not etc.	Noted.

Note: Other points raised by the previous auditor has been noted by the society and no other clarification/reply is required from the management



PART-B

I. FUNCTIONING OF THE SOCIETY

This Society is functioning from its office at Plot No. 49, Sector 13, Rohini, Delhi-110085 at the time of audit and we were given to understand that its members were being allowed to inspect the documents of the society including audit reports as per the provision of rule 80 of the Delhi Cooperative Societies Rules, 2007.

ii. COMMENTS ON THE WORKING OF THE SOCIETY**1. SHARE CAPITAL**

Share Capital of the society is Rs. 26,29,600.00 against previous year of Rs. 26,29,600.00 During the period under audit, total 9 new members have been enrolled against the resignation of 9 members, as per information provided to us by the management to check the list of new members enrolled and previous member resignation.

2. STATUTORY RECORDS

We have been informed that the society is maintaining statutory records such as proceeding register, Vouchers file, bank file and registration file etc.

3. BUILDING FUND

The balances under different heads are as under: -

Fund	2025-26	2024-25
Building Fund	229,105,117.00	229,105,117.00
Additional Demand of Building Fund	26,343,050.00	26,343,050.00
Additional Work Fund	48,54,439.00	48,54,439.00
Equalization Fund	34,18,070.00	34,18,070.00
Shops & Store Fund	14,64,011.00	14,64,011.00



New Lift Installation Fund	65,87,974.00	76,50,985.00
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NOTE:-

During the year the society has charged depreciation on Lift amounting to Rs. 10,63,011.00/- against New Lift Installation Fund.

4. MAINTENANCE RESERVE FUND

Maintenance Reserve Fund against Maintenance received from the members is having closing balance of Rs 5908257/- as on 31-03-2026 as against 76,75,029/- in previous year.

5. ROAD RENOVATION RESERVE FUND

During the previous year, society has created this fund against the first 50% and second 50% instalment of specific receipts from Members for the purpose of Road Renovation amounting to Rs 11,008,000/- and an expense for the issue of tender is incurred against this reserve amounting to Rs 27,87,353/- giving net balance of fund to Rs 82,20,647/- as on 31-03-2026 against previous year balance of Rs. 54,27,776/-

1. CURRENT LIABILITIES

Current liabilities as on 31.03.2026 is Rs. 11,16,342/- against previous years balance of Rs. 6,66,593/-.

2. FIXED ASSETS

The details of the 'Tangible Assets and Intangible Assets under the head fixed assets are provided in the Schedule -E which is amounted to Rs. 25,44,28,579/- as against previous year of Rs. 255,218,703/- being part of the Balance Sheet. During the financial year 2025-26, there is an addition in Fixed Assets of Rs. 388,161/-

- Note: During the year under Audit the Deprecation of Rs 10,63,011/- on Lift was charged against New Lift Installation Fund account.



OTHER COMMENTS

S.No	Comments
1.	As per information/detail made available to us, during our course of the audit we were made to understand that none of the present office bearers suffered from any of the disqualification as contained in Delhi Cooperative Societies Act and the Rules framed there under.
2.	During the financial year 2025-26, total 20 Managing Committee Meetings are held as per the details provided to us. Also, AGBM was conducted on 14/09/2025.
3.	As informed to us, the total numbers of pending arbitration cases/suits are 3 out of which 2 case/suite under DHC. And 2 cases are pending with Income Tax authorities under appeal.
4.	Previous year's figure has been regrouped, rearranged or reclassified by the society as and when is required.
5.	Balances of members, amount payable and creditors are subjected to respective confirmation.
6.	A list of members as on 31.3.2026 showing the total membership strength as 346 in nos. (as against 346 as on 31.3.2025).
7.	Certificate from the custodian of records i.e., Vice President (Sh. Balbir Singh) of the society, as provided the detail of books of account & records seen & examined by them during their visits /auditing are enclosed.
8.	A list of managing committee of the society as on 31-03-2026 is enclosed.
9.	A list of Total members of the society as on 31-03-2026 is enclosed.



9. INVESTMENTS

The head of Investments contains 'fixed deposits with banks' as shown under Schedule - F being part of the Balance Sheet. During the year under audit, new Fixed Deposit of Rs. 1,50,00,000/- is made and total Fixed Deposit of the society as on 31st March 2026 is Rs. 2,35,82,335/- (It includes Accrued Interest on FD). Fixed deposit of amount 80,00,000 with Union Bank of India and 4 FDs of Rs 10,00,000 each with Axis Bank has been matured and realized. Fixed deposits of Rs 5,53,125/- with Saraswat Bank under lien against margin money towards bank guarantee for Solar project.

10. CASH AND BANK BALANCES

Cash balance at the end of the year was Rs. 3,16,765/-, as certified by the management. The Closing balances of the banks as at 31.03.2026 is Rs 39,90,667.08/- with total 2 (a total of 1 banks account had been closed during the year) banks accounts as per Schedule - G of the Balance Sheet.

11. RECEIVABLE FROM MEMBERS

Receivable from Members as on 31.03.2026 are Rs. 50,73,143/- against previous years balance of Rs. 84,92,068/-, It includes long pending dues with members for more than one year.

12. OTHER CURRENT ASSETS

Other Current Assets as on 31.03.2026 are Rs. 27,85,227/- against previous years balance of Rs. 17,06,272/-. It includes TDS receivables of previous year which is adjusted/held by Income Tax Department against Demand raised (this demand is under appeal).

13. Income and Expenditure Account

The income for the financial year 2025-26 is Rs 21,299,431/- which includes amount transferred from maintenance fund, service provided by society taxable under GST, and Other Income (Bank Interest, Interest on FDR etc.) as provided in the schedule K, L, M, N respectively being part of the Income & Expenditure A/c.

The total expenditures for the financial year 2025-26 are of Rs 21,299,431/- as provided in the Income & Expenditure A/c along with its schedules.

The management has informed that expenses incurred is reasonable keeping in view the requirements of society.



(3)

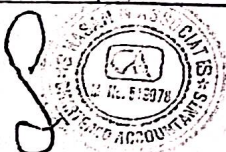
GENERAL

The society is registered in Registrar Co-operative Society, New Delhi with registration number 799(G/H)) with the main objective of providing housing facilities to its members.

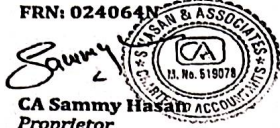
Part-C

OBSERVATION / OBJECTIONS / SUGGESTIONS

S No.	Observations/Objections
1.	The balances of outside parties and members of the society are subject to confirmation and reconciliation
2.	The financial implications for the legal cases filed against or by the Society under various codes/RCS/Arbitrator or any other authority is not ascertainable. Thus, the liability on this account cannot be quantified in the balance sheet.
3.	The balances of Additional demand and Un-allotted flats against various categories of flats are not reconciled and, in some cases, not even a proper clue of the Person is available with the society. So, it is advised to reconcile these balances and taken necessary action.
4.	There are Income Tax Demand raised by Income Tax Department for the A.Y. 2017 - 18 and AY 2018 -19 amounting to approx. Rs 35Lakhs though society has made appeal with CIT(A) Delhi against it and is confident to get cleared, it also creates a contingency for a negative outcome which makes it a contingent liability for the society. Also, there is an addition in Income U/s 143(1) for the AY 2019-20 which is found not to be in notice of Management.
5.	In Preceding year, the society has charged penalty of one Lakh against illegal construction activity from member. Society has no right to charge this amount, so it is advised to reverse the amount and take the necessary corrective action.
6.	During the audit, it is observed that almost 30% of maintenance receipts are in cash, it is advised to collect receipts through Cheque/DD/ECS.
7.	We have been informed by the Management Regarding a dispute between Society and Ms. Seema Aggarwal in relation to unauthorized funds transfer. We have not expressed any opinion on the merits of dispute and amount ascertain by the MC/AGM/SBGM. Our observations are based on the information and explanation made available to us, and the responsibility for these underlying facts and resolution of the dispute rests with the Management/Concerned Parties only.



For S HASAN & Associates
Chartered Accountants
FRN: 024064N



CA Sammy Hasan
Proprietor
M.No. 519078
Place: New Delhi
Date: 26/02/2020
UDIN: 26519078AVDISX9112

THE TALAGANG CO-OP. GROUP HOUSING SOCIETY LTD.
PLOT NO. 49, SECTOR-13, ROHINI, DELHI-110085
Balance Sheet as at 31st March 2026

		Amount in Rs.	
Particular	Schedule	As at 31st March 2026	As at 31st March 2025
I LIABILITIES			
I. Share Capital & Reserve			
Share Money (Including Land Money)		2,629,600	2,629,600
Building Fund	A	271,772,661	272,835,672
Members Maintenance Reserve Fund	B	5,908,257	7,675,029
Road Renovation Reserve Fund	C	8,220,647	5,427,776
II. Current Liabilities & Provisions	D		
a. Sundry Creditors		101,925	159,224
b. Statutory Dues Payable		346	46,872
c. Expenses Payable		179,888	203,896
d. Security Deposit Received		714,633	104,483
e. Advance from Members Against Maint & others		119,550	152,118
Total		289,647,507	289,234,670
II ASSETS			
I. Fixed Assets	E	254,428,580	255,218,703
II Current Assets and Loan & Advances			
Cash and Bank Balances			
Cash In Hand		316,765	49,393
Fixed Deposits with Banks	F	23,053,125	20,053,125
Balances with Banks	G	3,990,667	3,715,109
Receivable from Members	H	5,073,143	8,492,068
III. Other Current Assets	I		
a. Income Tax Refundable (Held against Old IT demands - in appeal) & TDS FY-2024-25 & 2025-26)		1,094,414	876,947
b. Security Deposit with TPDDL		200,000	200,000
c. Interest Accrued but not Due		529,210	603,039
d. Advances to Staff		9,000	-
e. Sundry Debtors		37,603	26,286
f. Advance to Suppliers (Road Construction)		915,000	-
IV. Income & Expenditure Account	J	-	-
Total		289,647,507	289,234,670

Schedule A to T are integral part of the financial statements

As per our separate report of even date enclosed

For S HASAN & ASSOCIATES

Chartered Accountants

FRN: 024064N



CA Sammy Hasan

Proprietor

M.No. 519078

PLACE : New Delhi

DATE : 26-AUG-2026

UDIN : 26519078 AND ISX9112

(PRESIDENT)

(SECRETARY)

(TREASURER)

(ACCOUNTANT)



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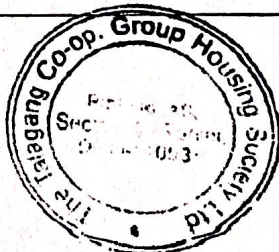
THE TALAGANG CO-OP. GROUP HOUSING SOCIETY LTD.
PLOT NO. 49, SECTOR-13, ROHINI, DELHI-110085
RECEIPTS AND PAYMENTS ACCOUNT FOR THE FINANCIAL YEAR ENDED 31ST MARCH, 2026.

RECEIPTS	2025-26	2024-25	PAYMENTS	2025-26	(Amount in Rs.) 2024-25
Opening Balance					
Cash In Hand	49,393	19,466	AGBM/SCBM Expenses	34,778	161,891
Punjab National Bank		6,509	Audit Fees	48,000	41,180
Saraswat Co-Op Bank	364,001	543,873	Bank Charges	16,912	14,979
Union Bank of India Building Fund	-	-48,796	Cleaning Expenses	2,173,573	1,785,279
Union Bank of India Children Fund	-	2,453	Conveyance Expenses	12,506	14,295
Union Bank of India Maint. Fund	3,330,331	6,322	Education Fund	246	946
Axis Bank	20,777	613,035	Electricity Expenses	1,403,157	1,643,350
Admission Fees	90	120	Fire Fighting Expenses	-	159,264
Advertisements & Canopy	375,128	355,297	Fixed Asset Purchased	388,161	87,675
Fixed Deposit Maturity Proceeds	12,000,000	7,265,674	Fixed Deposit Create	15,000,000	10,000,000
Share Money & Land Money	900	1,200	Functions & Postcard	893,139	686,079
Maintenance & Road Renovation Charges - Members	21,514,598	20,319,505	Gen Set Maintenance	45,325	96,186
Interest Income	1,981,115	872,118	GST Paid	171,640	92,013
Misc. Receipts	111,548	135,200	Insurance Expenses	240,623	250,815
Grant In Aid	895,438	399,789	Office Expenses	126,313	31,135
Maintenance Charges - Shop	2,522,137	138,594	Lift Maintenance	1,840,794	2,643,647
Screen Sale	61,863	35,898	Maintenance Building	2,052,876	691,337
Other Taxable Receipts	823,849	501,606	Miscellaneous Expenses	39,934	39,827
Fixed Asset Sale	22,024	-	Payment to Neelam Kaura Due to Court Order	-	385,517
Security Deposit Received	415,620	100,000	Postage Expenses	2,083	2,482
Old Recovery	450,000	-	Printing & Stationery Expenses	71,689	74,245
			Professional Expenses	608,770	528,240
			Repair & Maintenance Expenses	1,104,640	416,421
			Road Renovation Expenses	3,538,781	28,224
			Salary Expenses	1,996,156	1,943,411
			Security Expenses	2,971,306	3,037,434
			Subscription of Federation	-	5,100
			Society Maintenance	1,145,510	1,415,719
			Solar Expenses	996,152	986,276
			TDS Paid	316,121	190,186
			Telephone Expenses	20,452	19,562
			Website Expenses	-	31,860
			Labour Cost	47,030	-
			Rain Water Harvesting	3,030,870	-
			Closing Balance		
			Cash In Hand	316,765	49,393
			Saraswat Co-Op Bank	664,598	364,001
			Union Bank of India Building Fund	-	3,330,331
			Union Bank of India Maint. Fund	3,326,069	-
			Axis Bank	-	20,777
TOTAL	44,345,421	31,268,077	TOTAL	44,345,421	31,268,077

As per our separate report of even date enclosed
For S HASAN & ASSOCIATES
Chartered Accountants
FRN: 024064N

Sawmy
CA Sawmy Hasan
Proprietor
M.No. 519078
PLACE: New Delhi
DATE: 26.08.2026
UDIN: 26579078AVD1SX9112

Basarg. PRESIDENT *Om my* SECRETARY *P.K. Bhat* TREASURER *W* ACCOUNTANT



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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 2026

INCOME	Schedule	Amount in Rs.	
		Current Year ended 31st March 2026	Previous Year ended 31st March 2025
Receipts for Other Services (GST Applicable)	K	1,436,209	1,387,329
Receipts for Other Services (GST Exempt)	L	126,076	208,113
Member Maint Receipt Utilization		16,530,687	10,352,974
Bank Interest Received	M	7,577	13,569
Interest on Deposit	N	2,110,331	1,676,256
Other Income	O	620,337	447,539
Recovery Light Project From Seema Aggarwal	P	468,214	2,630,372
TOTAL - INCOME		21,299,431	16,716,152

EXPENDITURE		Amount in Rs.	
		Current Year ended 31st March 2026	Previous Year ended 31st March 2025
AGBM/SGBM Expenses		102,018	161,456
Festival Expenses		532,297	655,983
Electricity Expenses		2,391,708	2,789,809
Security Expenses		2,886,174	2,694,186
Legal & Professional Charges		711,051	112,010
Repair & Maintenance	Q	2,573,067	4,314,678
Common Area Maintenance Expenses	R	3,623,659	2,864,083
Administrative Expenses	S	173,656	194,731
Salary to Staff	T	1,982,043	1,907,281
Discount on Maint.		253,028	258,127
Insurance Expenses		230,220	230,220
Audit Fee		52,510	59,440
Repairs & Maintenance - Building Basement		1,233,725	-
Repairs & Maintenance - Building Shaft		1,375,230	-
Rain Water Harvesting Exp		3,030,870	-
Education Fund		346	346
Miscellaneous Expenses		32,555	74,758
Depreciation		115,274	107,403
Int. Paid to Neelam kaura	E	-	289,087
Loss on sale of Assets		-	2,554
TOTAL		21,299,431	16,716,152

Schedule A to T are integral part of the financial statements.

As per our separate report of even date enclosed

For S HASAN & ASSOCIATES

Chartered Accountants

FRN: 024064N

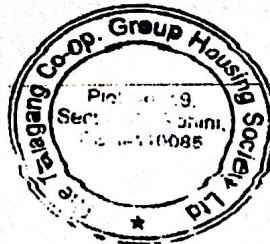
Sammy
CA Sammy Hasan
Proprietor
M.No. 519078
PLACE : New Delhi
DATE : 26-AUG-2026
UDIN : 26579078AVDISX.9112

Sammy
PRESIDENT

Sammy
SECRETARY

Sammy
TREASURER

Sammy
ACCOUNTANT



(7)

THE TALAGANG CO-OP. GROUP HOUSING SOCIETY LTD.

PLOT NO. 49, SECTOR-13, ROHINI, DELHI-110085

Schedules on Financial Statement for the year ended 31st March 2026

Amount in Rs.

PARTICULARS	As at 31st March 2026	As at 31st March 2025
Schedule 'A' Building Fund		
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	229,105,117
Equalization Fund	3,418,070	3,418,070
New Lift Installation Fund	6,587,974	7,650,985
Shops & Store Fund	1,464,011	1,464,011
TOTAL	271,772,661	272,835,672

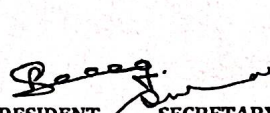
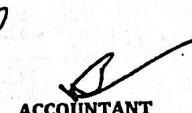
Schedule 'B' Members Maintenance Reserve Fund

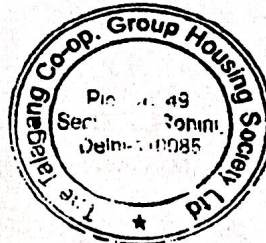
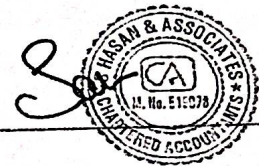
Opening Balance	7,675,029	3,111,675
Add: Monthly Maintenance	13,150,680	13,079,800
Add: Old Maint & others Recovery	1,613,234	-
Add: Amt trf from Income & Expenses a/c		1,928,178
Sub Total	22,438,943	18,119,653
Less: trf to Income & Expenses Account	(16,530,686)	(10,352,974)
Less: Additional Demand no longer receivable		(91,650)
Net Members Maintenance Reserve Fund	5,908,257	7,675,029

Schedule 'C' Road Renovation Reserved Fund

Road Renovation Receipt - 1st Installment 50%	5,504,000	5,456,000
Road Renovation Receipt - 2nd Installment 50%	5,504,000	-
Sub Total	11,008,000	5,456,000
Less: Road Renovation Expenses	(2,787,353)	(28,224)
Net Road Renovation Reserve Fund	8,220,647	5,427,776

For and on behalf of The Talagang CGHS Ltd.

  
PRESIDENT SECRETARY TREASURER ACCOUNTANT



THE TALAGANG CO-OP. GROUP HOUSING SOCIETY LTD.

PLOT NO. 49, SECTOR-13, ROHINI, DELHI-110085

Schedules on Financial Statement for the year ended 31st March 2026

Current Liabilities & Provisions		Amount in Rs.	
		Schedule 'D'	
Particulars	As at 31st March 2026	As at 31st March 2025	
a. MISC CREDITORS			
Accurate Survellnace India	-	5,999	
Sandeep Kumar Advocate	101,925	153,225	
Subtotal(a)	101,925	159,224	
b. STATUTORY DUES			
Education Fund	346	346	
GST Payable	-	46,526	
Subtotal(b)	346	46,872	
c. EXPENSES PAYABLE			
Audit Fee Payable			
Electricity Expenses Payable	52,510	52,510	
Solar Expenses Payble	63,680	56,060	
Telephone Expenses Payable	62,319	93,938	
	1,379	1,388	
Subtotal(c)	179,888	203,896	
d. Security Deposits			
- From Adonmo (Against Advertisement on Public Display Boards)	4,483	4,483	
- From M/s Rajat Constructions (Road Contractor)	235,150	-	
- From Members (Against Flat Renovations)	475,000	100,000	
Subtotal(d)	714,633	104,483	
e. Members advances			
Advance from Members	119,550	152,118	
Subtotal(e)	119,550	152,118	
TOTAL (a+b+c+d+e)	1,116,342	666,593	

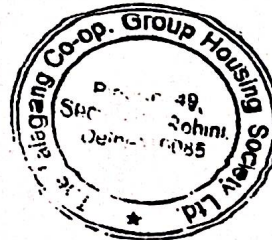
For and on behalf of The Talagang CGHS Ltd.


PRESIDENT


SECRETARY


TREASURER


ACCOUNTANT



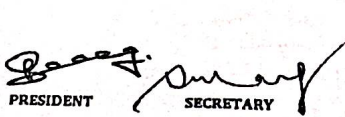
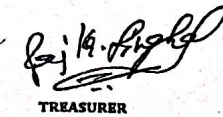
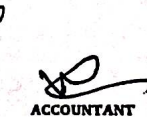
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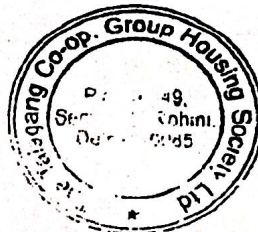
THE TALAGANG CO-OP. GROUP HOUSING SOCIETY LTD.
PLOT NO. 49, SECTOR-13, ROHINI, DELHI-110085
Schedules on Financial Statement for the year ended 31st March 2026

Schedule 'E' - FIXED ASSETS

PARTICULARS	Rate of Dep.	W.D.V. As on 1.4.2025	Additions during the Year	W.D.V. of Assets Sold During the Year	Total	Depreciation For the year	Dep. For the Year Charged from New Lift Fund	W.D.V. As on 31.3.2026
(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%	7,086,737	-	-	7,086,737	-	1,063,011	6,023,726
Sub Total (B) **		7,086,737	-	-	7,086,737	-	1,063,011	6,023,726
(a) Other Fixed Assets								
Air Conditioner	15%	52,887	-	-	52,887	7,933	-	44,954
Cooler	15%	10,880	-	-	10,880	1,632	-	9,248
Electric Meter	15%	2,801	-	-	2,801	420	-	2,381
Fire Fighting Equipments	15%	152,170	-	-	152,170	22,826	-	129,344
Generator	15%	53,182	-	-	53,182	7,977	-	45,205
Pump	15%	41,781	153,400	-	195,181	17,772	-	177,409
Sub Total		315,701	153,400	-	469,101	38,660	-	408,541
(b) Computers								
Computer & Accessories	40%	285	-	-	285	114	-	171
Laptop	40%	31,992	-	-	31,992	6,398	-	25,594
Computer -LCD	40%	4,956	11,033	-	15,989	4,189	-	11,800
Mobile	15%	5,949	-	-	5,949	893	-	5,057
Printer	40%	1,011	-	-	1,011	404	-	607
Sub Total		44,293	11,033	-	55,326	11,998	-	43,328
(c) Furniture & Fixture								
Fan	15%	6,588	-	-	6,588	989	-	5,599
Furniture & Fixture	10%	79,621	223,728	-	303,349	19,148	-	284,201
Sub Total		86,209	223,728	-	309,937	20,137	-	289,800
(d) Other Equipments								
Boom Barrier	15%	59,507	-	-	59,507	8,926	-	50,581
CCTV	15%	78,890	-	-	78,890	11,834	-	67,056
R.O Water Machine	15%	10,732	-	-	10,732	1,610	-	9,122
Time - Attendance System	15%	4,528	-	-	4,528	679	-	3,849
Tea Vending Machine	15%	13,782	-	-	13,782	1,034	-	12,748
Water Meter	15%	3,308	-	-	3,308	496	-	2,812
Sub Total		170,747	-	-	170,747	24,579	-	146,168
Sub Total (C = a+b+c+d) ***		614,850	388,161	-	1,003,011	115,274	-	887,737
GRAND TOTAL (A+B+C)		255,218,703	388,161	-	255,606,864	115,274	1,063,011	254,428,579

For and on behalf of The Talagang CGHS Ltd.

 **PRESIDENT**
 **SECRETARY**
 **TREASURER**
 **ACCOUNTANT**



(22)

THE TALAGANG CO-OP. GROUP HOUSING SOCIETY LTD.

PLOT NO. 49, SECTOR-13, ROHINI, DELHI-110085

Schedules on Financial Statement for the year ended 31st March 2026

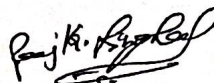
Particulars	Amount in Rs.	
	As at 31st March 2026	As at 31st March 2025
Fixed Deposit with Banks		Schedule 'F'
Axis Bank Ltd	-	4,000,000
Saraswat Co-op. Bank	7,500,000	7,500,000
Saraswat Co-op. Bank for Bank Guarantee	553,125	553,125
Union Bank of India	15,000,000	8,000,000
Total	23,053,125	20,053,125

Balance with Banks		Schedule 'G'
Axis Bank - Saving A/c No. 922020019120754	-	20,777
Union Bank of India - Saving A/c No. 2550101000003730	3,326,069	3,330,331
Saraswat Co-op. Bank - Saving A/c No. 2302001000000780	664,598	364,001
Total	3,990,667	3,715,109

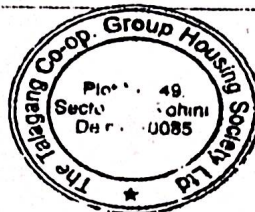
For and on behalf of The Talagang CGHS Ltd.


PRESIDENT


SECRETARY


TREASURER


ACCOUNTANT



THE TALAGANG CO-OP. GROUP HOUSING SOCIETY LTD.

PLOT NO. 49, SECTOR-13, ROHINI, DELHI-110085

Schedules on Financial Statement for the year ended 31st March 2026

Schedule 'H' RECEIABLE FROM MEMBERS					As at 31st March 2026	Amount in Rs.
S.No.	Particulars	FLATS CATEGORIES				As at 31st March 2026
		A	B	C	D	Total
A	Additional Demand - Category wise					
	Additional Demand on unallotted flats under possession in Society	48,000	-	-	21,000	69,000
	Additional Demand Recoverable - Category wise Unallotted flats under possession in Society-D	-	-	-	257,502	257,502
	Additional Demand Recoverable	48,000	-	-	257,502	316,502
	Subtotal	48,000	-	-	257,502	316,502
B	Monthly Maintenance, Parking Charges, Penalty & Building Maint, Lift & others	370,391	773,874	3,322,586	176,000	4,642,851
	Subtotal	370,391	773,874	3,322,586	176,000	4,642,851
C	Monthly Maint. & Interest	SHOP-1	SHOP-2	SHOP-4	SHOP-5	
	Monthly Maintenance and Building & Interest Receivable from Shop Owners	16,000	16,000	35,000	86,790	103,790
	Subtotal	16,000	16,000	35,000	86,790	103,790
	Grand Total					5,073,143
						8,492,068

For and on behalf of The Talagang CGHS Ltd.

[Signature]
PRESIDENT

[Signature]
SECRETARY

[Signature]
TREASURER

[Signature]
ACCOUNTANT



THE TALAGANG CO-OP. GROUP HOUSING SOCIETY LTD.

PLOT NO. 49, SECTOR-13, ROHINI, DELHI-110085

Schedules on Financial Statement for the year ended 31st March 2026

Schedule 1-Other Current Assets

Particulars	As at 31st March 2026	Amount in Rs. As at 31st March 2025
TDS RECEIABLES		
a. Income Tax Refundable (Pending against Old IT demand under appeal)		
- TDS FY 2024-25	692,884	692,884
- TDS FY 2025-26	184,063	184,063
	217,467	-
Subtotal	1,094,414	876,947
c. Security Deposit in NDPL	200,000	200,000
Subtotal	200,000	200,000
d. Accrued Interest but not due (UBI)	529,210	603,039
Subtotal	529,210	603,039
e. Advance to Temp. workers		
MR. RAM SAGAR RAM	4,000	
MR SURENDRA KUMAR	5,000	
Subtotal	9,000	
f. Sundry Debtors		
Vishish Infotech	13,252	3,992
Adonmo Pvt Ltd	24,351	22,294
Subtotal	37,603	26,286
g. Advance To Supplier		
Khan welding works	15,000	
Rajat Construction	900,000	
Subtotal	915,000	
Total	2,785,227	1,706,272

INCOME & EXPENDITURE ACCOUNT

	SCHEDULE - 'I'
Opening Balance (Deficit)	(5,570,739)
Add: Unclaimed Capital fund ttd to Income & Expenditure a/c (Sch. B)	7,498,917
Less: Balance trf. To Member Maintenance fund a/c (Schedule B)	(1,928,178)
Closing Balance	

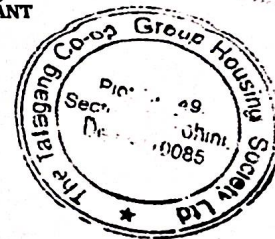
For and on behalf of The Talagang CGHS Ltd.

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TREASURER

ACCOUNTANT



THE TALAGANG CO-OP. GROUP HOUSING SOCIETY LTD.

PLOT NO. 49, SECTOR-13, ROHINI, DELHI-110085

Schedules on Financial Statement for the year ended 31st March 2026

PLOT NO. 49, SECTOR-13, ROHINI, DELHI-110085

Schedules on Financial Statement for the year ended 31st March 2026

Particulars	For the Year Ending	Amount in Rs.
	31st March 2026	For the Year Ending 31st March 2025
		Schedule 'K'
GST TAXABLE RECEIPTS		
	50,000	-
Basement Maint Blk-16	16,000	-
Boom Barrier Reclept	649,817	655,996
Car Parking from Residents	73,200	66,119
Common Area Maintenance	369,800	284,700
Malba Maint Reclept	30,000	22,000
Function Park Maintenance	316,180	313,261
Advertisement Services fees	(150,847)	15,000
Untag Car Parking	82,059	30,253
Scrap Sale		
Total	1,436,209	1,387,329
		Schedule 'L'
GST EXEMPT RECEIPTS		
	47,938	66,320
Misc Income	1,610,363	172,482
Late Payment chgs Maintenance	39,312	124,431
Late Payment chgs Shops	17,686	-
Cost of Cat-D		
Penalty chgs against Delay Maintenance (Settlement as court Directions)	(1,740,323)	(309,654)
Stilled Space Maintenance	16,500	11,000
Facility Charges of flat no 1232	53,000	38,000
One Time Maintenance Demand	81,600	55,534
Maint. received related to Previous Years -1473	-	50,000
Total	126,076	208,113
		Schedule 'M'
INTEREST ON SAVING BANK ACCOUNT		
	7,577	11,856
Saraswat Bank - Savings Bank Account	-	270
Punjab National bank - SB Account (Closed)	-	1,443
Union Bank of India - Savings Bank Account		
Total	7,577	13,569

For and on behalf of The Talagang CGHS Ltd.

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ACCOUNTANT



THE TALAGANG CO-OP. GROUP HOUSING SOCIETY LTD.

PLOT NO. 49, SECTOR-13, ROHINI, DELHI-110085

Schedules on Financial Statement for the year ended 31st March 2026

INTEREST ON FIXED DEPOSITS IN BANKS		Schedule 'N'
Axis Bank	168,426	361,782
Bank of India	4,080	3,059
Saraswat Bank	714,466	728,353
Union Bank of India	1,223,359	583,062
Total	2,110,331	1,676,256
OTHER INCOME		Schedule 'O'
Govt Grant for Park & Garden Etc (including Old Pendency)	595,438	399,789
Forfeiture of Share Money	900	1,200
Interest on deposit with TPDDL	18,000	17,300
Under Value on Disposal Of Society A.C's Flat No. 902 & 1511	-	29,250
No longer payable Expenses	5,999	-
Total	620,337	447,539
RECOVERY LIGHT PROJECT FROM SEEMA AGGARWAL		Schedule 'P'
Grill Contractor-Dharmender	-	131,000
Own Company Odin System Pvt Ltd	18,480	429,000
Cont payments-1232	25,000	-
No Supporting Documents(Funds withdrwal from society without supporting documents)	125,850	-
Street Lights Project-	-	1,951,000
Under Value Disposal Of Society A.C's	-	19,500
Late Payment Charges Receivable upto 31-03-2026	298,884	99,872
Total	468,214	2,630,372

Note- Above amounts are due for recovery from Mrs. Seema Agarwal, ex-president on account of misappropriation of funds, alongwith interest thereon based on decision of members in the AGBM held on 22.09.2024 and confirmed by the ORDER dated 30.03.2026 of H'ble Registrar of Societies, NCT of Delhi for initiating expulsion proceedings and recovery of dues thereon.

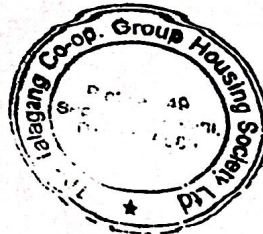
For and on behalf of The Talagang CGHS Ltd.

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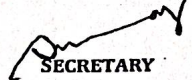


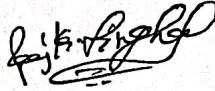
THE TALAGANG CO-OP. GROUP HOUSING SOCIETY LTD.
PLOT NO. 49, SECTOR-13, ROHINI, DELHI-110085

Schedules on Financial Statement for the year ended 31st March 2026		Amount in Rs.	
Particulars	For the Year Ending 31st March 2026	For the Year Ending 31st March 2025	
Legal Expenses & Professional Expenses			Schedule 'Q'
Legal Expenses-Advocate	647,231	62,010	
Professional Charges	63,820	25,000	
Other Legal Exp	-	25,000	
Total	711,051	112,010	
Repair & Maintenance Expenses			Schedule 'R'
Repair & Maint. - Computers	88,350	35,355	
Repair & Maint. - Electricals	262,220	137,202	
Repair & Maint. - Generators	45,831	106,275	
Repair & Maint. - Building	453,630	794,196	
Repair & Maint. - Fire Fighting	-	159,264	
Repair & Maint. - Boom Barrier	5,431	-	
Repair & Maint. - CCTV	88,146	245,894	
Repair & Maint. - Lift	509,831	1,746,104	
Repair & Maint. - AMC - LIFT	1,169,828	1,090,388	
Total	2,573,067	4,314,678	
Common Area Maintenance Expenses			Schedule 'S'
Gardening Expenses	1,182,247	907,776	
Sanitary Expenses	418,845	217,660	
Sweeper Expenses	1,692,767	1,508,247	
Malba Removal Expenses	329,800	230,400	
Total	3,623,659	2,864,083	
Administrative Expenses			Schedule 'T'
Bank Charges	16,042	13,748	
Advertisement	33,666	8,165	
Conveyance Expenses	12,596	14,895	
Postage Expenses	2,083	2,302	
Printing & Stationary	51,967	73,998	
Office Expenses	36,859	24,925	
Telephone Expenses	20,443	19,738	
Website Exp	-	31,860	
Subscription Of Fedration	-	5,100	
Total	173,955	194,731	

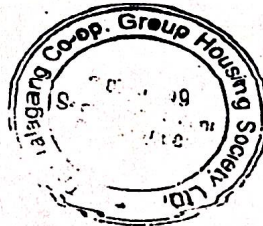
For and on behalf of The Talagang CGHS Ltd.


PRESIDENT


SECRETARY


TREASURER


ACCOUNTANT

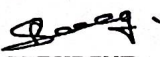


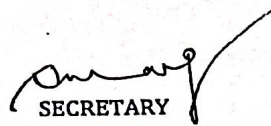
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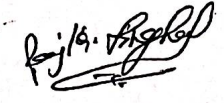
THE TALAGANG CO-OPERATIVE GROUP HOUSING SOCIETY LIMITED
YEAR ENDING ON 31st MARCH 2026

NOTES TO ACCOUNTS FORMING PART OF THE BALANCE SHEET

1. The accounts are prepared on historical basis as a going concern.
2. The accounts are prepared on the accrual system of accounting.
3. Cost of fixed assets has been arrived at after taking the cost of acquisition including inward freight, duties, taxes and incidental expenses relating to acquisition.
4. Society has charged Depreciation on its fixed assets as per rate specified in Income Tax Act - 1961.
5. Previous year balances have been regrouped/ rearranged wherever required.
6. The Balances of members and outside parties are subject to confirmation and Reconciliation.
7. Notes to accounts form an integral part of the Balance Sheet, Income and Expenditure Account and Receipt & Payment Account for the year ended on 31st March 2026.


PRESIDENT


SECRETARY


TREASURER


ACCOUNTANT



BRIEF SUMMARY OF THE SOCIETY

Audit Period To

2 0 2 5

2 0 2 6

Name of the Society **THE TALAGANG CO-OP GROUP HOUSING SOCIETY LTD.**
 Address of the Society **PLOT NO. 49, SECTOR-13, ROHINI, NEW DELHI-110085**
 Address of the site (G/H) **AS MENTIONED ABOVE**
 Regn. No. **799** Date **23.05.1949** Category: **A**
 Deposit **Rs. 2,67,49,235/-** Paid up Capital **Rs. 26,29,600/-**
 Details of Bank A/C **PNB**
 Details of Financial Assistance Claimed / MDA etc. **NIL**
 Details of Loan from DCHFC/ D.S. Coop. Bank **NIL**
 Area of operation **CONSTRUCTION OF GROUP HOUSING SOCIETY**
 Date of last election held **10.03.2024**
 Pending enquiries (u/s 55/59) **NIL**
 No. of pending Arbitration cases / Suits **2**
 Audit Fee Claimed **Rs. 62510/-**
 Any Irregularity of misappropriation mismanagement /Fraud **NIL**

Names of Managing Committee members during audit period

President
Sh. Rajesh Kr Garg

Secretary
Sh. Sunil Garg

Treasurer
Sh. Raj Kumar Singhal

AT THE TIME OF
PREVIOUS AUDIT

AT THE TIME OF
PRESENT AUDIT

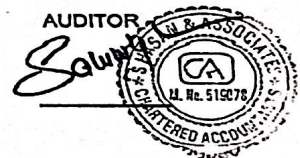
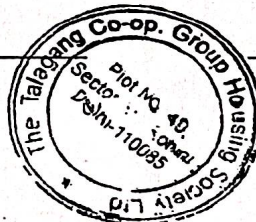
Audit Period	2024-25	2024-25
No. of members	348	348
No. of resigned/expelled members	17	17
No. of new enrolled members	17	17
Name of the C.A.	S HASAN & ASS	S HASAN & ASSO
Audit classification	F	F
Sanctioned MCL	N.A.	N.A.
Sanctioned CCL	N.A.	N.A.
Turnover of the society	1,57,46,896/-	1,65,72,200/-
Working capital	NIL	NIL
Sales	NIL	NIL
Net profit/(loss)	NIL	NIL
Education Fund Due	Rs. 346	Rs 346
Education Fund paid on (date)	22.08.2025	

Signature
PRESIDENT

SECRETARY

TREASURER

AUDITOR



THE TALAGANG CO-OP. GROUP HOUSING SOCIETY LTD.
PLOT NO. 49, SECTOR-13, ROHINI, DELHI-110085

BANK RECONCILIATION AS ON 31.03.2024

S.NO	BANK	BANK A/C NO.	Description	Date	BOOK BALANCE (A)	Cheque issued but not presented (B)	Cheque Deposited but not credited (C)	Amount in Rs. BANK BALANCE (A+B+C)
1	SARASWAT BANK	230700100000780			644,898			644,898
2	UNION BANK	255010100003730			3,324,069	824,905	201,720	3,949,234
A	Cheque Deposited but not credited by Bank							
	NAME OF ISSUER	TRXN NO	DATE OF ISSUE	CHQ NO.				
	1651		29.03.26	107308			610	
	1554		29.03.26	000167			16,000	
	1534		31.03.26	098553			16,000	
	818		31.03.26	000024			16,000	
	1534		31.03.26	098555			10,050	
	123-124		31.03.26	NRFT			22,000	
	1574		31.03.26	NRFT			16,000	
	161		31.03.26	958941			16,000	
	1664		31.03.26	000260			11,250	
	1521		31.03.26	021983			16,000	
	902		31.03.26	000508			610	
	531		31.03.26	NRFT			16,000	
	1532		31.03.26	018669			25,000	
	134		31.03.26	NRFT			200	
B	Cheque issued but not presented for payment							
	NAME OF BENEFICIARY	TRXN NO	DATE OF ISSUE	CHQ NO.				
	RATHY ELECTRICAL		20.02.26	028163			13,806	
	INNOVATIVE DEC		07.02.26	027818			20,060	
	ADVANCE MANGLAM		27.03.26	029324			5,500	
	PARVEEN H/W		31.03.26	029333			33,068	
	SAI ENTERPRISES		31.03.26	029334			13,747	
	HARISH CHANDER		31.03.26	029335			8,710	
	SALARY STAFF		31.03.26	029336			157,315	
	RAM NARESH		31.03.26	029337			21,010	
	RAM SAGAR		31.03.26	029338			6,100	
	SUSHIL KUMAR		31.03.26	029339			12,805	
	RAM KISHORE		31.03.26	029340			20,800	
	SURENDRA KUMAR		31.03.26	029572			13,970	
	SHREE BALAJI		31.03.26	029574			103,985	
	NEXGEN MANPOWER		31.03.26	029575			256,562	
	TDS-194-I		31.03.26	030352			2,360	
	TDS-194-C		31.03.26	030353			31,447	
	LABOUR CESS		31.03.26	030354			47,050	
	GST PAID		31.03.26	029590			56,610	

For and on behalf of The Talagang CGHS Ltd.

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