

Registration No. 789(GH) Delhi

Ph.: 011-49789007  
Email: veenacghs@gmail.com

**VEENA COOPERATIVE GROUP HOUSING SOCIETY LTD**  
**PLOT NO. 5D, SECTOR 22, DWARKA, NEW DELHI -110077**

BY HAND/SPEED POST/E-Mail

No.VCGHS/AGM/2023

Dated: 8<sup>th</sup> October, 2023

Dear Member,

It has been decided to call the Annual General Body Meeting of the Society on **SUNDAY, the 29th October 2023, at 10.30 AM sharp** at the premises of the Society. In terms of Rule 48 of DCS Rules, 2007, if within half an hour from the time appointed for the General Body Meeting, the quorum is not present, the General Body Meeting shall stand adjourned for fifteen minutes on the same day, and at the adjourned meeting, no quorum shall be necessary.


1. The Agenda for the Annual General Body Meeting 2023, in brief, shall be as under:
  1. To discuss and confirm the final audited Accounts of the Society for the financial year 2022-2023. (A copy each of audited balance sheet, profit and loss account together with the audit Observations and Suggestions thereon relating to the preceding year and the report of the committee there on, is enclosed.)
  2. Deliberation on report regarding building repair work.
  3. Retro fitment of RECDs/conversion to dual fuel mode in DG set in view of directions of CAQM which restricted use of current DG sets to elevators only wef 01 Oct 23.
  4. Mandatory redesigning of Rain Water harvesting system as per new norms issued by NGT.
  5. Parking of all visitors' cars outside society to have better security control over vehicles entry in society.
  6. Viability of EV charging point in society.
  7. Rationalization of penal charges on delayed payments of dues by members.
  8. Upgradation of Fire Fighting System so as to obtain NOC from Fire Department.
  9. Upgradation of CCTV surveillance system since current analog system is obsolete which is difficult to keep in reliable working condition.
  10. Any other item with the permission of the Chair.
2. A copy of the Annotated Agenda is being forwarded separately.

All members are cordially invited to the AGM and requested to be present in time to make it a success.

With kind regards and best wishes,

All Members (By name with Flat Number)

Yours sincerely,  
Yogesh Kumar  
(Yogesh Kumar) DELHI  
Hony. Secretary





**THE VEENA CO-OPERATIVE GROUP HOUSING SOCIETY LTD.**  
BALANCE SHEET AS AT 31ST MARCH, 2023

As on 31.03.2022 Amount (Rs.)	LIABILITIES	As on 31.03.2023 Amount (Rs.)	As on 31.03.2022 Amount (Rs.)	ASSETS	As on 31.03.2023 Amount (Rs.)
10,000	Members' Deposit	10,000	257,416,787	<b>FIXED ASSETS</b>	
80,000	Share Money	80,000	As per schedule 'B'		
276,207,665	Members' Deposit	276,207,665	9,175,525	Work In Progress	265,220,277
2,000,000	Land & Construction Money	2,500,000	5,000	Investments	
1,200,000	Building Replacement Fund	100,000	D.C.H.F.C. Shares		
8,000,000	Capital Replacement Fund	8,000,000	2,384,295	Fixed Deposit with PNB (including Interest Accrued)	5,000
	Members Contribution for New Elevators				2,515,748
462,073	<b>CURRENT LIABILITIES &amp; PROVISIONS</b>	1,160,954	1,603,424	<b>CURRENT ASSETS, LOANS &amp; ADVANCES</b>	
	As per schedule 'A'		154,297	Receivable from Members (As per schedule - 'C')	1,496,032
			1,887,400	Other Advances (As per Schedule - 'D')	425,427
			15,333,040	Cash and Bank Balances (As per Schedule - 'E')	409,139
				<b>INCOME &amp; EXPENDITURE A/C</b>	
				Balance as on 01-04-2022	15,333,040
				Add: Excess of Expenditure over Income	2,653,956
287,959,738	<b>TOTAL</b>	288,058,619	287,959,738	<b>TOTAL</b>	288,058,619

*[Signature]*  
(PRESIDENT)



*[Signature]*  
(SECRETARY)

*[Signature]*  
(TREASURER)

Audited as per our separate report of even date attached

For Rajendra P. Gupta & Associates  
Chartered Accountants  
FRN: 004497N

*[Signature]*  
CA R.P. Gupta  
Partner  
M.No. 082554

Place : New Delhi  
Date : 26/08/2023

UDIN-23082554BHAFNV8735



**THE VEENA CO-OP. GROUP HOUSING SOCIETY LTD.**  
**SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31-03-2023**

**SCHEDULE - 'A'**

**CURRENT LIABILITIES & PROVISIONS**

PARTICULARS	2022-2023	2021-2022
	Current Year	Previous Year
Education Fund Payable	200	100
Auditors Fees Payable	22,000	22,000
Electricity charges	65,300	59,880
TDS - Income Tax	2,802	1,447
Security Charges Payable	63,220	55,000
Legal & Professional Expenses Payable	11,800	11,800
Telephone Expenses Payable	-	943
Generator Expenses Payable	-	2,753
Unidentified Receipts	-	7,500
Security Deposit	74,000	84,000
New Lift Expenses Payable	788,240	-
Building Maintenance Expenses Payable	3,996	57,420
Festival Expenses Payable	-	56,900
Sweeping & Cleaning Expenses Payable	34,848	32,957
Ground Rent Payable	20,848	-
Provision for Income Tax	73,600	69,373
<b>TOTAL (RS.)</b>	<b>1,160,954</b>	<b>462,073</b>

**SCHEDULE - 'B'**  
**FIXED ASSETS**

S.NO.	PARTICULARS	RATE OF DEP.	WDV AS ON 01.04.2022	ADDITION	DELETION	WDV AS ON 31.03.2023	DEPRECIATION	WDV AS ON 31.03.2023
1	LAND	0%	30,757,303	-	-	30,757,303	-	30,757,303
2	BUILDING	0%	221,126,703	-	-	221,126,703	-	221,126,703
3	TROLLY CYCLE	15%	8,477	-	-	8,477	1,272	7,205
4	FURNITURE & FIXTURE	10%	54,427	-	-	54,427	5,443	48,984
5	FAN & COOLERS	15%	8,542	5,700	-	14,242	2,136	12,106
6	OFFICE EQUIPMENTS	10%	19,057	-	-	19,057	1,906	17,151
7	PRINTER	15%	309	-	-	309	46	263
8	ELECTRIC EQUIPMENT	15%	27,050	10,620	-	37,670	5,651	32,019
9	MAINTAINANCE EQUIPMENT	10%	823	-	-	823	82	741
10	PLUMBING TOOLS	15%	1,211	-	-	1,211	182	1,029
11	ALMIRAH	10%	2,824	-	-	2,824	282	2,542
12	WATER MOTOR	15%	34,556	-	-	34,556	5,183	29,373
13	ORIENT HEAT CONVECTOR	15%	3,617	-	-	3,617	543	3,074
14	UPS	15%	5,850	-	-	5,850	812	5,038
15	WATER METER	15%	6,958	-	-	6,958	1,044	5,914
16	COMPUTER	40%	103	-	-	103	41	62
17	FIRE EXTINGUISHER	15%	150,218	-	-	150,218	22,533	127,685
18	WATER DISPENSER	15%	1,644	-	-	1,644	247	1,397
19	MUSIC SYSTEM	15%	6,861	-	-	6,861	1,029	5,832
20	R.O	15%	12,271	-	-	12,271	1,841	10,430
21	SUMBERSIBLE PUMP	15%	14,066	-	-	14,066	2,110	11,956
22	INTERCOM	15%	27,011	-	-	27,011	4,052	22,959
23	WHEELED DUST BIN	15%	20,000	-	-	20,000	3,000	17,000
24	BATTERY FOR GEN SET	15%	13,727	-	-	13,727	2,069	11,658
25	AIR CONDITIONER	15%	29,570	-	-	29,570	4,436	25,134
26	ELECTRONIC GRASS CUTTER	15%	15,232	-	-	15,232	2,285	12,947
28	LIFTS	15%	4,994,857	10,079,405	-	15,074,062	2,261,109	12,812,953
27	TRANSMETER	15%	73,720	-	-	73,720	11,058	62,662
28	EQUIPMENTS FOR PLAY ROOM	15%	-	39,323	-	39,323	5,898	33,425
29	MOBILE	15%	-	1,650	-	1,650	248	1,402
30	SCREEN FOR CCTV CAMERAS	15%	-	14,400	-	14,400	1,080	13,320
	<b>TOTAL (RS.)</b>		<b>257,418,787</b>	<b>10,151,098</b>		<b>267,567,885</b>	<b>2,347,608</b>	<b>265,220,277</b>



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THE VEENA CO-OP. GROUP HOUSING SOCIETY LTD.  
SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31-03-2023

**SCHEDULE - 'C'**  
**RECEIVABLE FROM MEMBERS & OTHERS**


PARTICULARS	2022-2023	2021-2022
	Current Year	Previous Year
Interest & Penal Interest	1,053,648	1,053,648
Electricity Charges	-	1,200
Ground Rent Members	53,284	115,646
Maintenance Charges (Net)	53,000	16,130
Interest Charges	56,100	55,300
Car Parking Charges	-	1,500
Building Replacement Fund Receivable	200,000	170,000
Lift Amount Receivable	80,000	190,000
TOTAL (RS.)	<u>1,496,032</u>	<u>1,803,424</u>

**SCHEDULE - 'D'**  
**OTHER ADVANCES**

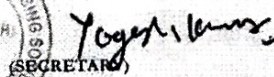
PARTICULARS	2022-2023	2021-2022
	Current Year	Previous Year
Telephone Security	4,000	4,000
TDS Recoverable	23,099	13,811
Prepaid Expenses	308,328	71,486
Advance Salary	30,000	5,000
BSES Security	80,000	60,000
TOTAL (RS.)	<u>425,427</u>	<u>154,297</u>

**SCHEDULE - 'E'**  
**CASH AND BANK BALANCES**

PARTICULARS	2022-2023	2021-2022
	Current Year	Previous Year
Punjab National Bank	207,012	1,717,714
Delhi State Co. Bank Ltd.	1,996	1,996
State Bank of India	196,752	162,432
Cash in Hand	3,379	5,259
TOTAL (RS.)	<u>409,139</u>	<u>1,887,400</u>

  
(PRESIDENT)



  
(SECRETARY)

  
(TREASURER)





As on 31.03.2022  
Amount (Rs.)  
22,000 / Tr  
2,872

**THE VEENA CO-OPERATIVE GROUP HOUSING SOCIETY LIMITED**  
**PLOT NO. 5-D, SECTOR-22, DWARKA, NEW DELHI-110077**  
**RECEIPTS & PAYMENTS ACCOUNT FOR THE YEAR ENDING 31st March 2023**

Receipt	Amount	Payments	Amount
<u>Opening Balances as on 01.04.2022</u>			
Cash In Hand	5,259	Audit Fee	22,000
Delhi State Co-Op Bank	1,996	Bank Charges	1,906
State Bank of India	162,432	Conveyance	8,780
Punjab National Bank	1,717,714	Intercom Maintenance	22,066
	1,687,400	Education Fund	
Amount Received from Members	4,580,858	Computer maintainance	18,806
Misc. Income	99,254	Electricity Charges	928,240
Membership fees	610	Festival Celebration Expenses	200,298
Transfer Charges	10,000	Gardening Exp.	59,880
Electricity Charges - Pressmeri	14,997	Diesel Exp.	60,000
Interest on Saving Bank A/c	15,927	Sweeping & Cleaning Expenses	401,274
Security Deposit - Major Repair	20,000	Misc Exp. Including Covid-19 Expenses	31,925
Capital Fund	100,000	Building Insurance	50,000
Fixed Deposit with Punjab National Bank	1,700,000	Postage & Courier	3,680
Dividend Received on DCHFC Shares	1,200	Plumbing Expenses	283,284
Interest on Fixed Deposits	65,387	Printing & Stationery	10,141
		Professional Charges	75,050
		Salary & Bonus expenses	739,000
		Security Expenses	746,850
		Repair & Maintenance (D.G. Set)	58,217
		Repair & Maintenance (Electricity)	192,923
		Repair & Maintenance (Building)	514,471
		Telephone Expenses	12,839
		Repair & Maintenance (CCTV)	23,600
		Ground Rent	26,060
		Website & Advertisement Expenses	6,255
		Federation Membership Fees	2,000
		AGM Expenses	38,482
		TDS Deposited	26,736
		Addition to Fixed Assets	71,693
		New Lift Expenses	127,830
		Income Tax Paid	80,284
		LIR AMC	305,808
		Security Deposit - Major Repair	30,000
		Refund against Capital Fund	1,200,000
		Fixed Deposit with Punjab National Bank	1,700,000
		MC Election Fees	26,336
		<u>Closing Balances as on 31.03.2023</u>	
		Delhi State Co-op. Bank	1,996
		State Bank of India	196,752
		Punjab National Bank	207,012
		Cash in Hand	3,379
			409,139
<b>Total</b>	<b>8,495,633</b>	<b>Total</b>	<b>8,495,633</b>

*[Signature]*  
(PRESIDENT)



*[Signature]*  
(SECRETARY)

*[Signature]*  
(TREASURER)

Audited as per our separate report of even date attached

For Rajendra P. Gupta & Associates  
Chartered Accountants  
FRN: 004497N

*[Signature]*  
CA R.P. Gupta  
Partner  
M.No. 082554



Place : New Delhi  
Date : 26/08/2023

UDIN - 23082554BHAFNV8735



**THE VEENA CO-OP. GROUP HOUSING SOCIETY LTD.**  
**INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDING 31ST MARCH 2023**

As on 31.03.2022 Amount (Rs.)	Expenditure	As on 31.03.2023 Amount (Rs.)	As on 31.03.2022 Amount (Rs.)	Income	As on 31.03.2023 Amount (Rs.)
22,000	To Audit Fee	22,000	3,105,500	By Maintenance	3,711,000
2,813	To Bank Charges	1,906	24,377	By Misc. Income	99,254
4,600	To Conveyance	8,780	1,220	By Membership fees	610
971,164	To Depreciation	2,347,608	20,000	By Transfer Charges	10,000
20,441	To Intercom Maintenance	24,216	167,500	By Car Parking Charges	222,000
100	To Education Fund	100	10,959	By Electricity Charges - Pressmen	14,997
6,350	To Computer maintainance	18,806	37,177	By Interest on Delayed Payments	3,058
776,610	To Electricity Charges	933,660	138,103	By Interest on FDR - PNB	219,969
83,085	To Festival Celebration Expenses	143,308	59,871	By Interest on Saving Bank A/c	15,927
8,500	To Gardening Exp.	59,680	-	By Dividend Received on DCHFC Shares	1,200
36,000	To Diesel Exp.	60,000			
-	To Lift Maintenance & Licence Fees	55,341			
404,572	To Sweeping & Cleaning Expenses	407,114			
81,281	To Misc Exp. Including Covid-19 Expenses	31,925			
97,797	To Building Insurance	58,424	1,001,323	Excess of Expenditure Over Income c/d	2,578,387
-	To AGM & SGBM Expenses	38,462			
2,593	To Postage & Courier	3,680			
139,195	To Plumbing Expenses	288,840			
9,315	To Printing & Stationery	10,141			
14,098	To Professional Charges	82,050			
705,500	To Salary & Bonus expenses	714,000			
763,224	To Security Expenses	764,640			
24,027	To Repair & Maintenance (D.G. Set)	58,217			
54,990	To Repair & Maintenance (Electricity)	202,923			
290,663	To Repair & Maintenance (Building)	457,904			
12,378	To Telephone Expenses	11,896			
41,133	To Repair & Maintenance (CCTV)	23,600			
7,000	To Water Tank Cleaning Charges	12,500			
-	To MC Election Expenses	26,336			
4,601	To Website & Advertisement Expenses	6,255			
2,000	To Federation Membership Fees	2,000			
-	To Excess of Income Over Expenditure c/d	-			
4,586,030	<b>Total</b>	6,876,402	4,586,030	<b>Total</b>	6,876,402

**INCOME & EXPENDITURE APPROPRIATION ACCOUNT FOR THE YEAR ENDING 31ST MARCH 2023**

As on 31.03.2022 Amount (Rs.)	Expenditure	As on 31.03.2023 Amount (Rs.)	As on 31.03.2022 Amount (Rs.)	Income	As on 31.03.2023 Amount (Rs.)
1,001,323	To Excess Of Expenditure Over Income b/d	2,578,387	45,727	By Unclaimed Credit Written Back	-
13,856	To Income Tax Paid	4,722	98,926	By Prior Years Liabilities Written off	2,753
69,373	To Provision for Income tax	73,600	12,201,985	By Balance T/f to Balance Sheet	2,653,956
492,994	To Prior Year TDS Recoverable written off	-			
10,769,092	To Loss on sale of Old Lifts	-			
-	To Prior Year Interest on Fixed Deposit	-			
-	To Balance T/f to Balance Sheet	-			
12,346,638	<b>Total</b>	2,656,709	12,346,638	<b>Total</b>	2,656,709

*[Signature]*  
(PRESIDENT)



*[Signature]*  
(SECRETARY)

*[Signature]*  
(TREASURER)

Audited as per our separate report of even date attached

For Rajendra P. Gupta & Associates  
Chartered Accountants  
FRN: 004497N

*[Signature]*  
CA R.P. Gupta  
Partner  
M.No. 082554

Place : New Delhi  
Date : 26/08/2023

UDIN - 23082554BHAENV8735



# VEENA COOPERATIVE GROUP HOUSING SOCIETY LTD.

PLOT NO. 6 D, SECTOR-22, DWARKA, NEW DELHI-110075

## The Veena CGHS Ltd.

Reply to the Auditors Observations in Part C of the Audit Report for the Financial Year 2022-23

### PART - C- OBSERVATIONS & SUGGESTIONS:

1. Delhi State Co-Operative Bank account is yet to be Reconciled.

The Account has been frozen by the Bank long back ago. Efforts are made to open the same and obtain bank statement for the same.

2. The Society is advised to deposit Advance Income Tax to avoid interest on Income Tax liability.

Noted and first installment of Advance Tax amounting Rs 20,000 deposited on 06 Oct 23.

3. Interest on delayed payment received from members' against their dues is not being charged in some cases.

Interest on delayed payment for covid period was waived off and same was approved by AGM 2022.

4. TDS has not been deducted on the Advance Payment of Rs. 47,640.00 made to Surender Enterprises for Lift construction.

Noted for compliance

5. Interest & Penal Interest receivable from Animesh Kumar amounting to Rs. 10,32,648.00 & Praveen Bhatnagar amounting to Rs.21,000.00 should be recovered at the earliest. Interest amount not calculated upto date by society.

Animesh Kumar case is in Consumer court and Society has submitted all documents towards his outstanding. The recovery of the same depends on the decision of the Consumer Court. Praveen Bhatnagar case will be followed for recovery.

6. Rs. 10,440.00 cash paid for purchase of outer net of basket ball court, which is not allowed as per prescribed limit by Income Tax Department. Society is advised to make cash expenses within prescribed limit.

Noted for compliance

XXXXXXXX

XXXXXXXX



XXXXXXXX



Regd. No. 789

Ph.: 011-49789007  
Email: veenacghs@gmail.com

# VEENA COOPERATIVE GROUP HOUSING SOCIETY LTD.

PLOT NO. 5 D, SECTOR-22, DWARKA, NEW DELHI-110075

BY HAND/SPEED POST/E MAIL

No.VCGHS/AGM/2023

Dated: 8<sup>th</sup> October, 2023

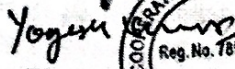
**Subject:** Annual General Body Meeting 2023 to be held on 29<sup>th</sup> October, 2023 - Annotated Agenda for

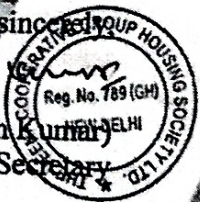
Dear Members,

Please find enclosed a copy of the Annotated Agenda for the Annual General Body Meeting 2023 of the Society scheduled to be held on Sunday, the 29<sup>th</sup> October, 2023 at 10.30AM sharp at the premises of the Society (vide Notice No.VCGHS/AGM/2023), dated the 8<sup>th</sup> October, 2023.)

2. You are cordially requested to kindly peruse the Annotated Agenda to enable fruitful discussions on various issues and arriving at concrete viable decisions.

With kind regards and best wishes,

Yours sincerely,  
  
(Yogesh Kumar)  
Hony. Secretary



All Members (By name and Flat Number)



## Annual General Body Meeting on 29<sup>th</sup> October, 2023

### Annotated Agenda

#### 1. Final audited Accounts of the Society for the financial year 2022-2023.

- (i) A copy of the Audited Accounts of the Society along with the Balance Sheet for the year 2022-23 is enclosed for member's information and approval.

It may be noted that, during the financial year 2022-23, as per the Income and Expenditure Account for the year ended on 31.03.2023, circulated with the Notice, as against an expenditure of Rs. 68,76,402.00, the income totals to Rs. 42,98,015.00, thus leaving a deficit of Rs. 25,78,387.00. The deficit includes an amount of Rs. 23,47,608.00 on account of depreciation on lifts and other assets and the actual deficit has been of Rs. 2,30,779.00 only which has been met from the interest on building replacement fund.

- (ii) The Annual Budget for the financial year 2023-2024 has been annexed for approval in the AGM 2023. As a practice most of major expenses are met by way of raising separate demand on actual basis and fund collected through monthly maintenance charges is used for routine/day to day expenses. So there is no proposal to further enhance the maintenance charges. Proposal of solar power plant as a means to reduce power expenses, actually needs major initial investment which is not being taken up in the wake of sudden mandatory expenses of DG set and RWH system apart from building repair.

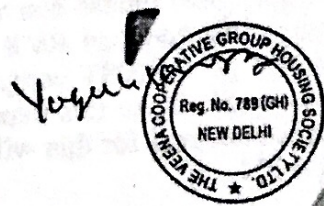
#### 2. Deliberation on report regarding building repair work.

- (i) It was decided in the AGM held in March, 2023 to reconstitute Building Project Committee to undertake various repair and paint work. The BPC was accordingly reconstituted by order dated the 23<sup>rd</sup> April 2023. BPC after carrying out detailed study has submitted following Head wise estimation:-

(i) Repair and repainting of outer surface and common areas of the building.  
Approx Rs 1,23,52,698/-

(ii) Repair of Basement parking area, waterproofing on top and relaying of grass.  
Approx Rs 6,81,422/-

(iii) Replacement of all water pipes.  
Approx Rs 37,52,621/-





(iv) Repair of drive ways and in stilt parking area.

Approx Rs 11,48,364/-

(v) Overhauling of fire fighting system to make it ready for basic operations (Not upto level of NOC)

Approx Rs 5,00,000/-

Total estimated expenditure is Rs 1,85,00,000/-

Since this expenditure cannot be met from normal maintenance charges, special demand for this will have to be raised in 3 installments in the following manner:-

- (a) First installment of Rs 1,00,000/- before inviting tender,
- (b) Second installment of Rs 50,000/- Two months after work started.
- (c) Balance amount based on actual expenditure 3 months after second installment.

The proposal is submitted for approval of AGM.

Note : BPC member will further elaborate sequence/timeline of whole work and will clear queries of the members in the house during meeting.

**3. Retro fitment of RECDs/conversion to dual fuel mode in DG set in view of directions of CAQM which restricted use of current DG sets to elevators only wef 01 Oct 23:**

Commission for Air Quality Management had issued directions 54-57 dated 08 Feb 2022, followed by direction no 68 dated 14 Sep 2022 for regulation of DG Sets in NCR during GRAP. Thereafter, direction no 71 restricted use of DG Sets even during non GRAP periods unless converted to dual fuel mode. However, considering multiple representation seeking relaxation in directions CAQM allowed some relaxation vide Direction No 76 issued vide A-11018/01/2021/-CAQM/15322-15331 Dated 29 Sep 23, according to which DG sets can now be used for elevators till 31 Dec 23. It implies that we cannot use DG sets to supply power to residences or common area unless conversion to dual fuel mode in DG set is done. This involves approximate cost of Rs 8 Lakhs excluding CNG connection. Alternatively we may need to go for NGT compliant NEW DG set based on merits/ demerits of dual fuel conversion. Since this expenditure cannot be met from normal maintenance charges, special demand for this will have to be raised. The proposal is submitted for approval of AGM.





**4. Mandatory redesigning of Rain Water harvesting system as per new norms issued by NGT:**

As per directions of Hon'ble NGT in the matter of O.A. no 147/2021 a public notice was published in various newspapers on 14 Feb 2023 with the advisory that only roof top rain water should be connected to RWH system and all other waste water from balcony, washing and paved/parking area should be separated from the RWH system. To execute and comply with mentioned advisory, redesigning and relaying of RWH pipes is required. Delhi Jal Board has sent reminders for the compliance of same. MC proposes execution of this work during building repair work although on priority. Rough estimation for the same is 12 to 15 lakhs. Since this expenditure cannot be met from normal maintenance charges, special demand for this will have to be raised. The proposal is submitted for approval of AGM.

**5. Parking of all visitors' cars outside society to have better security control over vehicles entry in society.**

As we know that all society members are issued with car stickers which help security guards to control entry of unauthorized cars. However, due to entry of guest cars, guards find it difficult to control entry of vehicles without stickers. Also 4 parking slots are not often found enough to cater to all guests therefore many guests park their cars inside common areas resulting in avoidable unpleasant situations. Therefore it is proposed that all cars without stickers be parked outside. Once approved, guards will allow entry of vehicles with stickers only resulting in improved security control. The proposal is submitted for approval of AGM.

**6. Viability of EV charging point in society.**

Few members, desirous of buying Electric vehicle, enquired about availability of charging points. MC gathered info and found feasibility about the same. Currently subsidy is available on installation of charging points and BSES also provides connection with subsidized charges @4.50 per unit. View of house is sought for proposal to set up 2 to 4 EV charging points in the society at open parking space between D Block and Central Park OR any other location suggested by house. The proposal is submitted for approval of AGM.





**7. Rationalization of penal charges on delayed payments of dues by members.**

Currently Members are charged penalty for delayed payment of maintenance and car parking charges @ Rs. 400 each. No penalty is charged on delay of Building replacement fund. Also, in some cases charges are not levied because of one or two days delay which results in audit objection. MC considers these charges are quite high and need rationalization. So it proposes penal charges on delayed payments @ 18% per annum (1.5 % per month) calculated on day basis to cover all delays. With this, total amount of penal charges will be proportionate to delayed time and amount.

**8. Upgradation of Fire Fighting System so as to obtain NOC from Fire Department.**

NOC from fire department is a mandatory requirement for continuous occupation of building. Ever since the Building Contractor obtained initial Fire Clearance, it has not been renewed. In case, society gets a notice and building is declared unsafe, we may face unprecedented hardships. MC proposes to upgrade fire fighting system with all norms and apply for renewal of NOC at the earliest. Since this expenditure cannot be met from normal maintenance charges, special demand for this will have to be raised. The proposal is submitted for approval of AGM.

**9. Upgradation of CCTV surveillance system since current analog system is obsolete which is difficult to keep in reliable working condition.**

CCTV surveillance system is an integral part of overall security of any complex in current environment, more so when it is housing hundred families. Present CCTV system has become obsolete and often found beyond maintenance for want of parts due to availability issues. It involves replacement of mostly all equipments and likely to cost around 2,89,000/- for 32 camera, as quoted by one of service provider. This cost will however depend on make and quality of equipments and can be controlled by further research in market. Since this expenditure cannot be met from normal maintenance charges, special demand for this will have to be raised. The proposal is submitted for approval of AGM.

**10. Any other item with the permission of the Chair.**

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**Veena CGHS Ltd, Plot 5D, Sector 22, Dwarka**  
**Budget for the year 2023-2024**

EXPENDITURE	Per Year			INCOME	Per Year		
	Audited 22-23	Estimated 23-24	Per Month		Audited 22-23	Estimated 23-24	Per Month
AMC -Intercom	24,216	22,066	1,839	Maintainence Charges	3,711,000	3,700,000	308,333
AMC DG Set	58,217	22,136	1,845				
Diesel Cost	60,000	40,000	3,333	Parking Charges	222,000	222,000	18,500
Salary	714,000	714,000	59,500				
Electricity Exp	933,660	800,000	66,667	Interest Received	235,896	250,000	20,833
Housekeeping Exp	407,114	400,000	33,333	Divident	1,200	600	
Lift AMC	55,341	306,800	25,567				
Security Exp	764,640	764,640	63,720				
Bonus	24,800	24,800	2,067				
15th Aug	32,145	14,613	1,218				
26th Jan	44,428	44,000	3,667				
Lohri	1,010	1,000	83				
Holi Clebration	41,015	50,000	4,167				
Accounting Charges	11,800	11,800	983				
Gardening Exp	59,680	15,000	1,250				
Building Insurance	58,424	58,424	4,869				
Plumbing Exp	288,840	150,000	12,500				
Electricity Spares	202,923	100,000	8,333				
AGM Exp	38,462	40,000	3,333				
Postage and Courier	3,680	3,000	250				
Building Repair & Maintainece	457,904	100,000	8,333				
Computer Repair Maint.	18,806	18,000	1,500				
Telephone Exp	11,896	14,674	1,223				
Rainharvesting And Tank Cleaning	12,500	15,000	1,250				
Conveyance	8,780	9,000	750				
Printing & Stationary	10,141	10,000	833				
Audit Fees	22,000	22,000	1,833				
Bank Charges	1,906	1,500	125				
Professional Exp.	70,250	80,000	6,667				
Education Fund	100	100	8				
Miss expenses	31,925	30,000	2,500				
Repair Maint CCTV	23,600	23,600	1,967				
Website Advertisement Exp.	6,255	6,255	521				
Federation Mambership Fees	2,000	2,000	167				
MC Election	26,336	-	-				
Fire Exp.		30,000	2,500				
<b>Total</b>	<b>4,528,794</b>	<b>3,944,408</b>	<b>328,701</b>	<b>Total</b>	<b>4,170,096</b>	<b>4,172,600</b>	<b>347,667</b>
				Loss (2022-23)	(358,698)		
				Income (2023-24)	228,192		

