

**DELHI EPDP CO-OPERATIVE GROUP HOUSING SOCIETY LTD.**

Registration No. 593 G/H (New) | GST Number : 07AAAAD3724F1Z6

EPDP/AGM/2026

Dated : 20th September, 2026**NOTICE**

As decided by the Managing Committee in the meeting held on the 23/08/2026, the next Annual Meeting of the General Body of the Society will be held on the 11th of October, 2026 (Sunday) at 2:15 pm, at the premises of the Society to consider the following agenda items:

Formal Items :

1. Confirmation of the proceeding of the last meeting of the General Body held on the 5th October, 2025.
2. Action Taken Report (ATR) on the decisions taken in the AGM held on 5th October, 2025.

Statutory Items (Section 31 of Delhi Co-operative Societies Act 2003):-

3. Report of the Managing Committee.
4. Consideration of the Audited Accounts of the Society for the F.Y. 2025-26 along with the Report of the Auditors and Audit Compliance Report.
5. Work Programme, activities and Revised Budget for the FY 2026-27 and Proposed Budget Estimates for the F.Y. 2027-2028.
6. Statement of Loan, if any, given to any of the Members of the Managing Committee.
7. Matter related to Parapet & Roof repair.
8. Matter related to Compliance with Duties of Bulk Waste Generators under the Solid Waste Management Rules, 2026.
9. Matter related to retrofitting of new cracks in columns & beams and staircase waists as identified after April, 2026.
10. Matter related to Study undertaken to set our defect-prone water pipeline right.
11. Matter related to allotment of funds for all projects.
12. Matter related to amendment of Bye-laws as per new notification from Registrar, Co-operative Societies.

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13. Matter related to complaint regarding stray Cats & Dogs.
14. Any other matter under the provisions of Bye-laws, Acts and Rules, with the permission of the Chair.

The agenda notes / discussion paper on the listed items are enclosed.

Notes:

1. The Notice and the Agenda Notes may please be carried to the meeting. It will not be possible to supply additional copies at the venue due to environmental concern.
2. If there is no quorum within 30 minutes of the scheduled time, the meeting will be adjourned for 15 minutes. The adjourned meeting will start thereafter, for which no quorum is required.
3. List of members and defaulters as on **31st August, 2026** was displayed on the Notice Board of the Society. The next list of defaulters will also be displayed on **21st September, 2026**.
4. In case any member requires any further clarification on listed agenda items, a written request for the same may be sent to the office by 30th September, 2026, so that advance preparation may be made for explaining the same in the meeting.
5. Registration will commence at 2:00 pm on 11th October, 2026 at the venue.

Members are requested to attend the meeting.

For and on behalf of Managing Committee,



Col Satchit Kumar Basu (Retd)
Secretary

Encl: As above

Distribution:-

1. All members of the Society (As per list).
2. Asstt. Registrar (GH-II), Office of the Registrar, Co-operative Societies, Parliament Street, New Delhi – 110001.
3. Notice Board of the Society.



DELHI EPDP CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

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ANNUAL GENERAL MEETING ON THE 11TH OCTOBER, 2026

Agenda Notes / Discussion Paper

Agenda Item No. 1

Confirmation of the proceeding of the last meeting of the General Body held on 5th October, 2025.

The proceedings of the meeting were circulated on 09.10.2025, a copy of which is enclosed at 'Annexure A' (Pages 7 to 23). No comment has been received.

These are for confirmation.

Agenda Item No. 2

Action Taken Report (ATR) on the decisions taken in the AGM on 5th October, 2025.

An update on the ATR is as follows :-

Sr. No.	Agenda Item No.	Issues	Action Taken / To be Taken
1	2 (i)	Repairs to outer surface grit.	: Being done selectively. At present the work is under progress at block no. 1 & 6.
2	2 (viii)	Matter related to financial power of the Managing Committee	: Already approved by the General Body. The same should continue for F.Y. 2027-28.
3	3 & 14	Replacement of Internal Water Pipeline.	: Shri Roop Mukherjee (Flat No. 553) has submitted the Report. The same will be presented during the meeting.
4	4	(i) Shri Shibnath Chakraborty (M. No. 27) pointed out that at Para 2 at page no. 42 of the Audit Report, the Auditor mentioned "Trustees" and "Trust" instead of "Managing Committee". This should be informed to the Auditor & RCS.	: (i) Action completed.

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Sr. No.	Agenda Item No.	Issues	Action Taken / To be Taken
8		New Policy of Rainwater Harvesting	: Rainwater Harvesting project as per current policy of DJB stands approved by the General Body held on 20/10/2024 which can be financed through BMF / BRF (Rs. 45 lakhs). However, expenditure and implementation has been pending since Federation of CGHS Dwarka has taken up the case against DJB. We will wait till the judgement arrives to save hardened money of the residents.
9		Retrofitment of Coloumns, Beams & Staircase	9 coloums (Ground to Top), 1 beam, 1 waist slab of Block No. 1 , 1 Staircase Beam of Block No. 2 , 5 staircase beam, 7 landing slab, 9 waist slabs of Block No. 5 . Entry Gate, 7 staircase beams (inside), 4 staircase beam (outside), 7 lift lobby beam, 7 landing slab, 5 waist slab of Block No. 6 and 5 coloumns, 1 staircase beam of Block No. 8 have been completed in addition to number of Mortar repair. Block nos. 3 & 4 will be taken up along with other works during F.Y. 2026-27 & 2027-28.
10		Installation of Rooftop Solar Plant	: The shadow study of Sub-Station-I and Sub-Station-II is required before installation of Solar Panel. Hence, it is pending.
11		Closing of Shaft Area	: The Pilot project could not be taken-up due to its low priority as compared to jobs mentioned above.
12		Lift Lobby Guard Wall	: The Pilot project could not be taken-up due to its low priority as compared to jobs mentioned above.
13		Parking Charges	: Action completed.

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Agenda Item No. 3**Report of the Managing Committee.**

A copy of the Report is enclosed at **Annexure-B** (Pages **24 to 41**).

Agenda Item No. 4**Consideration of the Audited Accounts of the Society for the F.Y. 2025-26 along with the Report of the Auditors and Audit Compliance Report.**

The copies are enclosed at **Annexure-C1 and C2** (Pages **42 to 65**).

Agenda Item No.5**Work Programme, Revised Budget for the FY 2026-27 & Proposed Budget Estimates for the F.Y. 2027-2028.**

The Work Programme and Revised Budget Estimates for the financial year 2026–27 & Proposed Budget Estimates for the financial year 2027-28 are enclosed at **Annexure D1 and D2** (Pages **66 to 69** respectively). These were approved by the Managing Committee in the meeting held on 19/09/2026.

Agenda Item No. 6**Statement of Loan, if any, given to any of the Members of the Managing Committee.**

No loan has been given to any member of the Managing Committee at any point of time by the present Managing Committee.

Agenda Item No. 7**Matter related to Parapet & Roof Repair**

The progress of work has already been elaborated in ATR. Further action will continue as per limit of expenditure given to the Managing Committee in the previous General Body Meetings (Agenda item no. 7 of last AGM) and provision of fund required.

Agenda Item No. 8**Matter related to Compliance with Duties of Bulk Waste Generators under the Solid Waste Management Rules, 2026.**

A new policy letter on the Solid Waste Management is enclosed at **Annexure – E1**. The matter will be discussed during the meeting. The Federation of CGHS Dwarka has taken-up the issue with MCD. We may await the outcome.

Agenda Item No. 9**Matter related to retrofittment of new cracks in columns & beams and staircase waists as identified after April, 2026.**

We had submitted compliance certificate to DDA on 7th November, 2023. Thereafter new cracks were visible and those had to be retrofitted on priority during 2025-26. Now, during August 2026, we have discovered 35 numbers of crack developed in Columns of Basements. Some of the photographs have been shown in the Report of the Managing Committee.

Repair of the same will be taken up in continuation as per the approval of General Body meeting held on 5/10/2025 out of General Maintenance Fund / BMF and as per the approved limit of expenditure of Rs. 10 lakhs vide Rule 106 of Delhi Co-operative Societies Rules 2007. However, requirement of fund will be discussed during the meeting.

Agenda Item No. 10

Matter related to Study undertaken to set our defect prone water pipeline right.

A study was carried by Shri Roop Mukherjee (Flat No. 553), M. Tech (Environment Engineering) having 30 years' experience in Water Supply Systems.

The discussion will take place during the meeting and decision taken accordingly.

Agenda Item No. 11

Matter related to allotment of funds for all projects.

There will be need for funds in order to address the following: -

- (a) Replacement of Lifts after a period of say five years.
- (b) Retro fitment of Columns & Beams which have developed cracks.
- (c) Redesigning of RWH (Rainwater Harvesting) if the case taken-up by Federation of CGHS Dwarka is not accepted.

The details will be discussed during the Meeting.

Agenda Item No. 12

Matter related to amendment of Bye-laws as per new notification from Registrar, Co-operative Societies.

We have received a Policy Notification on the amendment of Bye-laws which is attached as **Annexure-F1 (Pages 74 & 75)**

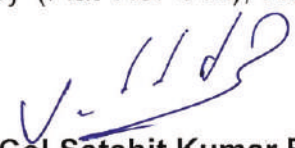
A Sub-Committee consisting of Shri Alok Mukhopadhyay, President, Shri Syamal Das Sarma, Vice-President and Smt. Nilanjana Mukherjee have gone through the Bye-laws and found no need to amend the Bye-laws.

Agenda Item No. 13

Matter related to complaint regarding stray Cats & Dogs.

We have received several complaints regarding stray cats & dogs within the Society.

The present legal position with regard to stray cats & dogs and what society can possibly do will be presented by Mrs. Namita Roy (Flat No. 612), Advocate and one of our members.


Col Satchit Kumar Basu (Retd)
Secretary

Encl: As above



DELHI EPDP CO-OPERATIVE GROUP HOUSING SOCIETY LTD.
Registration No. 593 G/H (New) | GST Number : 07AAAAD3724F1Z6

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**MINUTES OF THE ANNUAL GENERAL BODY MEETING
OF THE SOCIETY HELD ON THE 5TH OCTOBER, 2025**

The Annual General Body Meeting of the Delhi EPDP CGHS Ltd. was held in the premises of the Society at Plot No. 19 Sector 4 Dwarka on Sunday, the 5th October 2025. The meeting was scheduled to be convened at 2:15 p.m. but due to lack of quorum even at 2:45 p.m. it was further adjourned by 15 minutes and reconvened at 3:00 p.m.

83 members signed the attendance register and joined the proceedings.

Shri Alok Mukhopadhyay, President presided over the meeting.

The President welcomed the Members to the Annual General Meeting on behalf of the Managing Committee. He conveyed greetings to the members for Bijoya as well as for the forthcoming Kali Puja and Diwali. He also praised the performance of all puja sub-committees for successful completion of Durga Puja.

The President requested all the members to maintain proper decorum, cordial atmosphere, so that an informed and constructive discussion can take place.

He remembered those members / residents and their relatives whom we lost during the past one year since last AGM. Silence was observed as a mark of respect to the departed souls before commencement of business.

Thereafter he requested the Secretary, Col Satchit Kumar Basu (Retd) to proceed with the Agenda items.

At the outset, Secretary on behalf of the Managing Committee warmly welcomed all the members to the Annual General Body Meeting of Delhi EPDP CGHS Ltd. and thanked them for taking part in the meeting.

He mentioned that all the members had given mandate to the present Managing Committee for 3 years which will be completed in October 2025. The first responsibility was to ensure that at the end of the tenure a free and fair election is held in time also and the responsibility of the Society is handed over to the next elected committee. He stated that he was proud to announce that even with all the responsibility of celebrating our iconic Durga Puja, the Managing Committee has completed all the formalities for election of the Managing Committee which will be held on Sunday i.e. 12th October, 2025.

He also informed that Gen z of the society, though active for most functions seems to be unwilling to take part in the election of the Managing Committee.

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He, thereafter, enumerated the protocol to be followed during AGM. In view of the fact that the entire proceedings will be videographed and the video will be sent to RCS, he suggested that we may not record in the minutes every word spoken by various speakers during the meeting and only record names of participants and the decision taken. Thus we could save precious papers and remain environment friendly. He requested General Body to approve the protocol to be followed.

On this Shri Basudeb Majumdar (M. No. 170) suggested that not only names of the member but his views also to be mentioned as he was not computer-savvy.

Shri Priyabrata Das (M. No. 829) agreed with the views of Shri Basudeb Majumdar.

Secretary modified the proposal and suggested that along with the names, a gist of the view of the speaker will be mentioned in the proceedings.

Resolution: The General Body unanimously approved the Protocols and methodology of recording of minutes.

Thereafter, the Secretary presented the listed agenda items of the Annual General Body Meeting, through power point presentation.

Agenda Item No. 1

Confirmation of the proceeding of the last meeting of the General Body held on the 20th October, 2024.

Secretary intimated that the proceedings were circulated to all members. Managing Committee has not received any comment / observation from any member on the proceedings till date. He, therefore, requested the House to confirm the proceedings.

Resolution : The General Body unanimously confirmed the minutes of the Annual General Body Meeting held on 20.10.2024.

Agenda Item No. 2

Action Taken Report (ATR) on the decisions taken in the AGM on 20th October, 2024.

- (i) **Repairs to outer surface grits :** Secretary intimated that this is an ongoing process. Hence, it is being taken-up on need basis.

Brig Ujjal Dasgupta (Retd) (M. No. 726) suggested that grooves between the grit have multiple disadvantages as behind the grit, the water seep through and causes seepage inside the flat. Hence these should be repaired.

Shri Priyabrata Das (M. No. 829) agreed with the views of Brig Ujjal Dasgupta.

- (ii) **Repairs to Parapet of Roof :** Secretary informed that the Parapet walls of block nos. 1, 2, 7 & 8 were repaired and painted. Parapets of the remaining blocks will be repaired in due course.

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H. K. Dasgupta
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- (iii) **Repairs to remaining portion of internal road surfaces :** Secretary intimated that the work is being undertaken on piecemeal basis.
- (iv) **Matter related to Retrofitment / corrective measures after Structural Safety Audit:** Secretary informed that after completion of retrofitment as identified by M/s. Cortex Construction and submission of report to DDA, further requirement of retrofitment also surfaced subsequently. These are being taken care of by the same contractor without compromising the quality. However, there is a need to keep financial provision for all such repairs in the coming years.
- (v) **Replacement of old overhead tanks :** Secretary intimated that 12 Nos. of Sintex overhead tanks have been replaced. More will be replaced on need basis subject to availability of funds.
- (vi) **Matter related to Replacement of Drive Sheave & Steel Wire Ropes in Lifts :** Secretary informed that the replacement of Drive Sheaves & Steel Wire Ropes have been done on remaining 8 numbers of lifts. Thus all 16 Nos. of lifts now have new Drive Sheave and new Steel Wire.
- (vii) **Matter related to Public Notice dated 21/09/2021 issued by Delhi Pollution Control Committee for the owners of DG Sets of capacity 125 KVA and above :** Secretary intimated that new 01 no. 200 KVA Sound attenuated Cummins DG Set CPCB4 compliant was purchased from M/s. Sudhir Power Limited, as recommended by the Sub-Committee constituted by the General Body for the purpose. We have also discarded 02 Nos. of obsolete 200 KVA old Cummins DG Sets. Hence, at present we have only one new DG set which is sufficient to meet our requirements.
- (viii) **Matter related to financial power of the Managing Committee (Agenda Item No.7 of last AGM) :** Secretary informed that the financial power approved in AGM held on 20/10/2024 should continue to remain effective in view of unprecedented repair / maintenance / retrofitment activities of our aging buildings.

Resolution : The General Body unanimously approved the limit of expenditure by the Managing Committee to Rs. 10 lakhs of Rule 106 of DCS Rules 2007.

- (ix) **Matter Related to charging members for excess water consumed (Agenda Item No. 8 of last AGM) :** Secretary intimated that the point was being complied with.
- (x) **Matter Related to Installation of Roof Top Solar Plant (Agenda Item No. 9 of last AGM) :** Secretary informed that although a decision was taken to go for a pilot project of Roof Top Solar panel the decision needs to be reviewed. This is because roof top repair as approved by the AGM held on 20.10.2024 was taken up by the Managing committee in block No.5. The condition of the roof during repair was found not satisfactory due to presence of honeycomb. It is, therefore, not recommended to go for solar power on old roof of blocks. A fresh proposal will be discussed as agenda point.

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- (xi) **Matter Related to Progress of Roof Treatment of Affected Flats (Agenda Item No. 10 of last AGM):** Secretary intimated that the roof treatment of one part of the rooftop of Block No. 5 (above Flat No. 576) has been completed. The repair and water proofing has been satisfactory and monsoon tested.
- Smt. Alpana Biswas (M. No. 683) requested the Managing Committee that structure safety audit should be taken up for roof also.
- (xii) **Matter Related to Wheel Chair Friendly Ramp (Agenda Item No. 11 of last AGM):** Secretary intimated that although approved in last AGM, there were some new options / variants came up which are being explored before committing precious fund in haste on this project.
- (xiii) **Matter Related to Contamination of Ground Water from RWH (Agenda Item No. 12 of last AGM) :** Secretary informed that although the General Body had approved the project as well as its fund (out of BMF/DRF). The Managing Committee is exploring most cost- effective solution. From a budgetary expenditure of Rs 45 Lakhs we are trying to reduce it to around 30 Lakhs. Proposals from various contractors are being received. Action will be initiated after due diligence. The negotiation is going on and action plan is being formulated.
- (xiv) **Update of Work Programme for the year 2024-25:** Secretary updated the action taken on Work Programme which are as follows :-

Sl. No.	Work Programme	Action Taken
1	Repair of Pillars of Gates.	: Main Gate Pillars have been repaired and designed with granite and lights. Action completed.
2	Water Proofing Treatment on Roof of affected flats.	: One roof has been repaired as pilot project. Action completed.
3	Upgradation of 08 Numbers of Lifts.	: Upgradation of Lifts completed.
4	Making wheelchair-friendly pathway from lift lobby to paved level in all blocks.	: Pending due to new models of wheel chairs as also other alternatives being available in the market.
5	Replacement of 2 X 200 KVA DG Sets	: New State-of-the Art 200 KVA DG Set has been installed.
6	Periphery of Pump Room Water Proofing.	: Not yet started.
7	Installation of Rooftop Solar Plant.	After pilot roof repair/water proofing it is observed that condition of roof is not suitable for solar installation.
8	Repair & Plastering of Parapet Wall.	Repair & Plastering of Parapet Wall completed for Block No.1,2,7 & 8 including painting.

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Sl. No.	Work Programme	Action Taken
9	Painting of retrofitted Beams, Coloums, Slabs & Staircases and retrofitment if new cracks are observed.	: All painting completed for retrofitted pillars and beams and staircases. New cracks now have been observed in Beams, Pillars and Staircases. Retrofitment of these beams & columns are also being taken up.
10	Redesigning & implementation of Rain Water Harvesting System	: Although approx. 45 lacks was approved a more cost effective solution is being explored.
11	Grit Repairs as ongoing project.	: Suitable cost-effective solution is being explored
12	Kitchen Shafts – Change of Old Pipes as required basis.	: Kitchen shafts (2 Nos.) and wherever required bathroom/ toilet pipes (7 Nos.) have been changed.
13	Replacement of broken kota stone of Lift Lobbies Floor and facelift of lift lobby wall with stone cladding as per requirement.	: Not taken-up as yet.
14	Replacement /repair of broken kota stone of Staircase Tread as per requirement, if fund permits.	: Not taken-up as yet.
15	Refurbishment of Tank Pedestal when replaced.	: 12 Nos of Water Tanks have been replaced. All 12 pedestals have been refurbished.
16	Limited Internal Road Repair.	: Has been undertaken at Gate No.1.
17	Replacement of Old C.I. pipes to PVC pipes are being done with as required basis.	: Being done.
18	Repair of Staircase Waist Slab on as required basis.	: This has been carried out for Block Nos. 2, 3, 4, 5, 7 & 6 (partial).
19	Repair of Staircase Railing & height of Staircase Railings on outer side to be increased.	: Repair has been carried out wherever required.
20	Continuation of repairs of underground PVC water pipe system.	: Repair is being carried out as and when required.
21	Installation of a Fountain behind flag post.	: Fountain has been installed.

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Sl. No.	Work Programme	Action Taken
22	Painting of Generator Room & Transformer Room.	: Painting of Transformer Room Completed from outside. Inside painting completed in HT & LT panel of Generator Room. Pending:- Outside wall of DG room.

Agenda Item No. 3:**Report of the Managing Committee.**

The Secretary with the help of power point presentation highlighted achievements like Fountain on the Underground Reservoir, Installation of Garden Light (LED), Artwork on the walls of Transformer House, Facelift of Main Gate, Repair of Parapet & Painting, Procurement and installation of Sintex Water Tanks (12 nos.), Painting on Ramp Wall, Repair & Painting of Staircase & Stairwell, Installation of CPCB-IV compliant Generator Set, Upgradation of OTIS Lifts in Block No. 4 as pilot (with HOP, COP, Sill & Sensors). He further mentioned about achievements of Dakshinayan Natya Goshthi, New innovative signage was also shown. He further informed for training & regular update of Fire-Fighting Equipment – now AMC has been awarded. Managing Committee is also trying to provide insurance to all employees.

Secretary further mentioned that our Society got the Certificate of Achievement (Semi-Finalist) from Federation of CGHS Dwarka out of all registered Co-operative Group Housing Societies of Dwarka.

Secretary further informed that from the very day this Managing Committee took over the management, asset value of the buildings were continuously increased from Rs. 85.30 lakhs to Rs. 86.30 lakhs while annual premium has been reduced from Rs. 5.18 lakhs to Rs. 1.65 lakhs, placement of 'S' type benches in parks and development of new cracks were also shown through power point presentation. He also showed the pictures of various improvements specially done in Doctor's room.

Secretary also intimated that the present HDPE water pipeline is extremely defect-prone. Hence Managing Committee members namely Shri Prabir Sanyal, Shri Saroj Sarkar & Shri Shyam Ghosh has formulated action plan to replace the existing water pipeline. On his request Shri Prabir Sanyal explained the proposed line diagram of the project to the General Body along with its advantage and dis-advantages, Bill of Material and its estimated cost was also presented through power point presentation.

Secretary also gave the pictorial presentation of cleaning of rainwater harvesting pits, placement of First-aid box and steps made for safety of senior citizens etc.

Thereafter he enumerated the challenges of living in buildings which has many inadequacies for instance open-to-sky shaft area and open electrical shaft area. Shri Saroj Sarkar was called upon to explain the plan of Managing Committee to correct these inadequacies to the General Body.

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Water Woes : Secretary informed that our present water pipeline is extremely defect prone. Hence Managing Committee is working on new water pipeline layout. He invited Shri Prabir Sanyal to inform the highlights of the proposed Water Pipeline.

Shri Prabir Sanyal (M. No. 768) informed the highlights as follows :-

- (a) Carbon Steel with wrapping / Ductile Iron pipe is proposed.
- (b) Additional 10 Gate Valves in place of 5, so that only limited area will be affected in case of breach. Design will provide each block shut down.
- (c) Cost Effectiveness :-
 - (i) Risers will not be changed.
 - (ii) Serviceable Gate Valves will be utilized.
 - (iii) Repair possible by our own plumbers (as against outsiders now).

Shri Basab Ghosh (M. No. 467) said that he thought it would be done in a phased manner. Further Shri Basab Ghosh expressed his doubt as to whether our plumbers will be able to take on the repair of the proposed new pipeline.

Secretary intimated that the Managing Committee proposes the entire pipeline is changed without changing the risers. Existing HDPE pipeline will be discontinued. However this will be done in consultation with reputed consultant only.

- (ii) **Update on the Legal Cases :** Secretary updated the status of the legal cases of the Society as follows :-

SL. NO.	PETITIONER	RESPONDENT	SUBJECT	AUTHORITY	PETITION NO	NEXT HEARING DATE
01	Bimal Kumar Jana	EPDP	APPEAL AGAINST EXPULSION ORDER ISSUED BY THE SOCIETY IN JULY, 2011	(DCT)	122/2015/DCT	06/10/2025
02	EPDP	BKJ	SPECIAL GENERAL BODY MEETING	FC	205/2023	03/10/2025
03	EPDP	DESIRE EVENTS	CHEQUE BOUNCING CASE	Dwarka Courts	CC NI ACT/857/2024	15/10/2025
04	Bimal Kumar Jana	SMT. SANTA DEY & OTHERS	TO CEASE MEMBERSHIP OF SMT. SANTA DEY (M.NO. 714)	HC	W.P.(C) 2819/2018	08/10/2025
05	EPDP	ARANJIT BHATTACHARY, (FLAT NO. 251)	ARBITRATION TOWARDS DEFAULT AMOUNT	RCS		15/10/2025

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- **Challenges in Dakshinayan :-** After presenting the Report of the Managing Committee, Secretary mentioned about the challenges that poor design of our buildings pose for maintenance namely, basements so planned that it cannot be used for parking, lift landings are so planned that all except ground floor residents are uncomfortable, staircases are so planned or executed that it needs special protection from rain to avoid repeated retrofitting, columns & beams were so constructed that within just 25 years we started detecting cracks needing retro-fitment, Electrical Shaft areas have been kept Open, Lift Lobbies are in the open area thus increasing wear and tear due to vagaries of weather, Pipe Shaft areas are kept open to sky consequently rainwater accumulates on the ground floor (mosquito breeding and pigeon dropping nuisance) and finally overhead water tanks which should have been RCC tanks duly planned on beam and column structure was replaced by syntax tanks on rooftop.

Resolution : The Report of the Managing Committee on various works were noted and approved by the General Body unanimously.

Agenda Item No. 4

Consideration of the Audited Accounts of the Society for the F.Y. 2024-25 along with the Report of the Auditors and Audit Compliance Report.

Secretary informed the House that the audited accounts of the Society for the year 2024-25 along with Compliance Report was sent to all members. No comments / clarification was received from any member till date. Hence the Accounts may be approved.

Shri Shibnath Chakraborty (M. No. 27) pointed out that at Para 2 at page no. 42 of the Audit Report, the Auditor mentioned "Trustees" and "Trust" instead of "Co-operative Group Housing Society" and "Managing Committee". This should be informed to the Auditor & RCS.

Secretary replied that the point is noted and will be informed to the Auditor & RCS.

Shri Basudeb Majumdar (M. No. 170) pointed out that at page no. 45 Auditor mentioned 321 members instead 360.

Secretary replied that many residents have not taken the membership of the society hence as on 30/08/2025 there are 320 Nos. of members.

Shri Basudeb Majumdar (M. No. 170) opined that those residents who have not taken the membership should not be allowed to live inside the premises. Secretary informed him that there is no such provision in law. Shri Basudeb Majumdar also wanted the details of the case of Flat No. 251 which was narrated by the Secretary.

Shri Shibnath Chakraborty (M. No. 27) mentioned that the family of many deceased members might not have taken up the transfer of the membership yet.

Resolution: After deliberations, the General Body approved the Audited Accounts and Compliance Report for the year 2024-25 unanimously.

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Agenda Item No. 5

Work Programme, Activities and Revised Budget for the FY 2025-26 and Proposed Budget Estimates for the F.Y. 2026-2027

Secretary intimated that the Work Programme, Revised Budget for the F.Y. 2025-26 and Proposed Budget Estimates for the F.Y. 2026-27 were sent to all members and requested the august House to approve the same.

He also informed that the Managing Committee has received some observations from Shri P. R. Das (M. No. 543) on the revised & proposed budget and had a detailed deliberation with him on all his observations. The main observation of Shri P.R. Das (M.No. 543) on water charges. He pointed out that the income was shown during FY 24-25 (4th quarter) as Rs. 5,76,881/- whereas in revised estimate (RE) of FY 2025-26 and budget estimate (BE) for FY 2026-27 no amount has been provided. After discussion with him, it was decided to incorporate these figures as Rs. 10 lakhs each for the FY 2025-26 (RE) and 2026-27 (BE) which will result in excess of expenditure over income as Rs. 1,74,000/- and Rs. 6,28,600/- respectively.

Secretary requested the House that the budget may be passed with these amendments as suggested by the honorable member and accepted by managing committee.

Decision : The General Body unanimously approved both the Work Programme and Revised Budget for the Financial Year 2025-26 and Proposed Budget Estimates for the Financial Year 2026-27, annexed at Annexure-1 & 2 respectively”

Agenda Item No. 6: Matter related to upgradation of OTIS Lifts.

Secretary informed that the Drive Sheaves and Steel Wire Ropes have been replaced in all 16 lifts already. However, M/s OTIS Elevator insists to replace also (a) Car Sills (b) Sensors (c) COP (Car Operating Panel) (d) HOP (Hall Operating Panel) and ARD (Automatic Rescue Device).

The Managing Committee decided to carry out a Pilot Project in the Lifts of Block No. 4 only. OTIS Elevator was sent the RFQ for (a), (b), (c) and (d). His initial quote for a,b,c (one block) was Rs. 5,30,000/-. After hard negotiation, it was brought down to Rs. 3,28,000/-.

He further informed that the Pilot Project in Block No. 4 was complete. If this is completed for all 8 blocks, the requirement of funds will be Rs. 26,24,000/- i.e. Rs. 7,289/- per flat.

He also intimated that OTIS Elevator quoted for ARD for all 16 lifts as Rs. 37,46,242/- (including GST) which will cost Rs. 10,406/- each flat.

However if the General Body desires to install both the total cost will be (Rs. 26,24,000/-+. Rs 37,46,242/-=Total : Rs. 63,70,242/-) Hence per flat cost will be Rs. 17,695/- (Say Rs. 18,000/-). He offered following options :-

- (a) Go for complete upgradation @ Rs. 18,000 / per flat
- (b) Only change of Sills, HOP-COP & Sensors etc. @ Rs. 7,289 / per flat
- (c) Only go for ARD @ Rs. 10,406 / per flat
- (d) RELAX

Contd.../--

It is further informed by the Secretary to the General Body that the Managing Committee obtained the quotations for new 16 lifts also for working out the cost per flat. The Managing Committee received the following 3 quotations from vendors :-

Hitachi Elevators	Kone Elevators	OTIS Elevators
Rs. 5.12 Crores	Rs. 2.53 Crores	Rs. 2.64 Crores

Based on the quotation of OTIS Elevator of Rs. 2.64 Crores then per flat contribution will be Rs. 73,334/- for 16 new lifts.

Shri Shardindu Biswas (M. No. 529) queried that if we change the HOP-COP, Sills & Sensors, how many years the lift will work.

Secretary replied that the life of the lift will increase by 5 – 6 years.

Shri Basudeb Majumdar (M.No. 170) mentioned that proper financial management is required.

Smt. Chandra Sen (M. No. 724) welcomed the upgradation in lifts. She informed that hooter button should be highlighted in the panel.

Secretary replied on her observation that for such observations she should not wait for the AGM. Instead visit the society office / inform Gate No.1 so that OTIS representative can be expedited to replace the same.

Shri Shovan Dutta Roy (M. No. 728) updated the House about ARD. He mentioned that when the power failed, our DG takes 40-45 seconds to resume the power supply. ARD is a device which provides power to the lift so that lift can work till it reaches the nearest floor. But ARD also takes 30 seconds to provide power to lift. Hence, it is not a very prudent decision to go for ARD when we have a new and functional stand by DG Set.

Regarding 2nd proposal, he suggested that we can go ahead to change the HOP-COP, Sensors & Sills.

Shri Shardindu Biswas (529) opined that Managing Committee has been given power to take whatever decision they want. They may go ahead and do whatever is correct.

Shri Basab Ghosh (467) suggested the following :-

- (i) The cost shown for new lifts is without using the hard negotiating talent of Managing Committee. Hence, the cost is likely to come down.
- (ii) Although the generator power comes within 45 seconds, we have only one standby generator. Hence, either we should go for another standby generator or install ARD.

Shri Priyabrata Das (829) mentioned that lift is important. Hence, lifts should be replaced in phase-wise (say 3 lifts at a time) so that all 16 lifts can be replaced within 5 year time. Members will contribute Rs. 73,334/- in five years instead of upgradation of HOP-COP, Sensors & Sills.

Contd.../--

To this suggestion of procurement in a phased manner, Shri Shovan Dutta Roy opined that synchronization of old lifts and new lifts may pose a serious problem.

Brig Ujjal Dasgupta (726) suggested that one lift per block can be replaced with new lift.

Shri Prabir Sanyal (768) informed the House that in neighbouring society, members had paid Rs. 1 lakh each for a new lift.

Shri Shovan Dutta Roy (728) opined that phase-wise replacement of new lifts and payment within certain period needs to be discussed with the vendor (OTIS) in detail.

Shri Surojit Maitra (895) suggested that we should go with Option (b).

Shri D. Suresh (896) suggested that society should go for new lift with payment terms in 3 years. The payment terms should be negotiated with the OTIS strongly.

Shri Shome Nath Munshi (860) mentioned that society recently had done expenditure for changing of Drive Sheaves and Steel Wire Ropes on existing lifts, hence, we should go with option (b) instead of new lifts. Since the lift will not stop in all the floors there is no point in spending so much just now.

Shri R.N. Chakravarty (365) wanted to know the timeline of implementation of upgradation.

Shri Basab Ghosh (467) said that we should go for option (b).

Shri Shibnath Chakraborty (27) suggested that we can increase Depreciation Reserve Fund (DRF) from Rs. 325/- to Rs. 500/- to create a corpus fund which can be used exclusively for new lifts. The amount should be charged after completion of installments for upgradation of the lifts, say w.e.f. April, 2026.

Shri Shardindu Biswas (529) said that maintenance should be increased so that additional fund is available for new lifts when time comes to replace.

Decision: After detailed deliberations following was approved by the General Body unanimously :-

- (1) The Managing Committee will proceed with Option (b) i.e. replacement of HOP-COP, Sensors and Sills in all remaining lifts for which per flat has to pay @ Rs. 7,289/- in two equal installments.
- (2) Contribution towards Depreciation Reserve Fund (DRF) will be increased from Rs. 325/- to Rs. 500/- w.e.f. April, 2026. The incremental amount i.e. Rs. 175/- will be kept for purchase of new lifts.

Agenda Item No. 7

Matter related to Parapet & Roof Repair.

Secretary informed the General Body that this work was approved in the last AGM under Agenda Item No. 10. He intimated that the parapet repair work was completed in Block Nos. 1, 2, 7 & 8. The balance parapet repair of Block Nos. 3, 4, 5 & 6 will be taken-up if the financial power of Managing Committee be approved as per last AGM.

Contd.../--

The Roof Repair work successfully completed on the roof above Flat No. 576 as per IS 3067:1988 followed by Flood Test. He further informed that during repair work huge honeycombs were observed. This led the Managing Committee to decide not to go for solar installation involving digging up to mother slab in any block. The roof repairing is pending on the roof above flat no. 574 which will be taken up shortly.

Secretary intimated that the Managing Committee proposed to complete the work out of Maintenance Fund without burdening the members. He proposed that the limit of financial power of the Managing Committee may be continued as was approved in the last AGM held on 20/10/2024.

Smt. Alpana Biswas (683) wanted load testing should be carried out for the roofs.

Shri Priyabrata Das (829) agreed with the views of Smt. Alpana Biswas.

Secretary intimated that structural audit for roof at the cost of the society can only be undertaken when the necessity is identified and for those it is identified. It cannot be taken up arbitrarily since water tanks are on roof top for last 25 years without causing any problem.

Decision: The General Body unanimously approved the limit of expenditure by the Managing Committee to Rs. 10 lakhs of Rule 106 of DCS Rules 2007 to continue for this project also.

Agenda Item No. 8

Matter related to New Policy of Rainwater Harvesting.

Secretary intimated that Society had received another letter from Delhi Jal Board (DJB) on the subject and directed to disconnect/bifurcate/plug all other waste water from balcony, washing and paved/parking, storm water drain or sewage infiltration, if any, entering in to the RWH Pit(s) and submit compliance report. In this connection progress is mentioned in ATR. The Rainwater Harvesting Project as per current policy of DJB was already approved (Rs. 45 lakhs) by the General Body in the last AGM held on 20/10/2024 which can be financed through BMF/DRF.

The strategy of the Managing Committee is to keep in touch with Federation of CGHS Dwarka who is a party to the case against DJB. NGT & Federation are party to the case which is in progress. We will wait till judgement arrives.

Resolution : The General Body unanimously agreed with the proposal of the Managing Committee and assured sanction of requisite fund as already approved in the last AGM held on 20/10/2024.

Agenda Item No. 9

Matter related to new cracks observed in Columns, Beams, Staircase waists.

Secretary informed the General Body that after submission of our compliance certificate to DDA, some new cracks were visible and these had to be retrofitted on priority. Though we are doing so there is a need to ensure that sufficient fund and financial power of MC is available to ensure timely retrofitment for safety of all of us. He showed the block-wise column, beams of staircase and Staircase waist slabs which have been repaired and which are due for repair.



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Resolution : The General Body unanimously approved the retrofitment of newly observed column, beams of staircase and Staircase waist slabs out of General Maintenance Fund /BMF.

Agenda Item No. 10

Matter related to Installation of Roof top solar plant.

Secretary intimated the House that a Sub-Committee was formed to progress installation of Solar in last AGM held on 20/10/2024 under Agenda Item No. 9 consisting of following members :-

- (i) Shri Shovan Dutta Roy
- (ii) Shri Bidyut Ghosh
- (iii) Shri Suresh Goel

Secretary informed that during roof repair / waterproofing in the pilot project of Block No.5 (on the roof of flat no. 576) it was observed that the construction of roof was not satisfactory, and honeycombs were observed. In view of this the Managing Committee does not recommend installation of solar on the roof of any block where digging upto mother slab will be required for installation of solar panels.

He stated that in view of above observation, the Sub-Committee took a view not to install Solar on the Roof of blocks. A secondary proposal to install solar on the roof of Sub-Station-1 & Sub-Station-2 needs further study of its efficacy. Hence, the Project is deferred.

Resolution : The General Body unanimously agreed to the decision of the Sub-Committee/Managing Committee.

Agenda Item No. 11

Matter related to Closing of Shaft Area.

Col Satchit Kumar Basu (Retd), Secretary intimated that electrical shafts are major electrical hazard & design flaw since it is completely open as per building plan. He proposed that a small pilot project may be undertaken to ensure that the safety is in position and there is no fire hazard. This will ensure stoppages of misuse of shafts. The Managing Committee proposed that the fund will be provided out of General Maintenance Fund without burdening the members.

He further stated that for plumbing shaft a major work in all buildings has been completed by providing door at ground floor by the present MC. The Managing Committee now proposes that the rooftop of plumbing shaft be covered with translucent sheet with steel frame to stop the ingress of rainwater and pigeon droppings which is hazardous for health. A Pilot Project will be taken up out of General Maintenance Fund.

Resolution : The General Body unanimously approved the proposal for covering the electrical Shafts & plumbing shafts. The Pilot Project will be undertaken out of General Maintenance Fund.

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Agenda Item No. 12

Matter related to Lift lobby Guard wall.

Secretary stated that the guard wall paint of lift lobby and plaster gets damaged easily due to vagaries of weather. The MC is exploring possibility of providing permanent plaster / wall plaster / wall cladding to reduce maintenance cost as well as enhancing aesthetics and proposes to use fire-proof Panel in the open Lift Lobby Guard Wall to prevent the walls from weathering & consequently reducing recurring maintenance cost. This will also enhance the aesthetics and if approved, this will be taken up as Pilot Project out of General Maintenance Fund.

Resolution : The General Body unanimously approved the proposal as Pilot Project for providing fire-proof panel in open Lift Lobby Guard Wall to prevent the walls from weather by using General Maintenance Fund.

Agenda Item No. 13

Matter related to Parking Charges.

Secretary intimated that during the last AGM held on 29/10/2023, parking charges for 4-wheelers were reviewed. There was a proposal to increase the free dropping & pick-up facility **from 2 hours to 4 hours** which was accepted. He informed that it was observed that many residents are misusing the extended time permitted for free dropping & pick-up. Also it is administratively difficult to monitor the duration of 2-4 hours as pick-up facility.

He proposed that the dropping / pick-up facility will be only for **15 minutes maximum**, after which parking charges will be applicable. For hospitalization or such like events, a compassionate view may be taken for one day.

Shri Priyabrata Das (829) requested the house to reduce the parking charges for 3rd car.

Shri R.N. Chakravarty (365) said that there is no question of reducing the parking charges for 3rd car rather it should be increased to Rs. 5,000/-.

Resolution : The General Body unanimously approved the proposal of the Managing Committee to allow 15-minutes maximum time for dropping / pick-up facility by the residents.

Agenda Item No. 14

Matter related to allotment of funds for all projects.

Secretary proposed allocation of funds to the General Body in order to finance the following projects : -

- (a) Retrofittment (out of General Maintenance Fund /BMF)
- (b) Water Pipeline (Approval of Rs. 35 lakhs out of DRF)
- (c) Rainwater Harvesting System (Rs. 24 Lakhs out of DRF)

Contd.../-

He requested the General Body to approve the funds for the above-mentioned proposed projects.

Resolution : The General Body unanimously approved the proposal of the Managing Committee as per following :-

- (i) Retrofitment of columns, staircase beams & staircase waist slab will be undertaken as and when required out of General maintenance fund /BMF.
- (ii) Rs. 35 lakhs for the proposed new Water Pipeline Project will be undertaken out of DRF.
- (iii) Rs. 24 lakhs for Rainwater Harvesting System out of DRF, if required.

Agenda Item No. 14

Any other matter under the provisions of Bye-laws, Acts and Rules, with the permission of the Chair.

Secretary requested the Chair to allow for the following points :-

- (a) **Water Woes** : Secretary requested the General Body to approve the proposal given in Report of the Managing Committee.

Resolution : The General Body unanimously approved the proposal of new water pipeline at the proposed cost at Agenda Item no. 13. The fund was approved as per agenda point No.14.

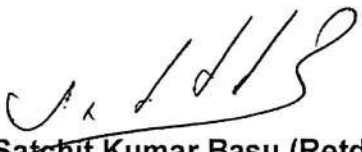
- (b) **Letter from Mr. Basab Ghosh** : Secretary readout the letter received from Shri Basab Ghosh on Work-Programme for the information of the House.

Brig Ujjal Dasgupta (Retd) requested to raise a point and to speak on behalf of Shri Nimai Dasgupta (197) who was not present. He was permitted to do so. He said that from next year onwards we should co-ordinate with neighbouring puja committees for a decent place for visarjan of Durga idol as the place used for visarjan of Goddess Durga this year was very dirty and not appropriate.

President replied that we had been doing visarjan of Durga idol under JPC headed by Dwarka Kalibari at temporarily dug out pits where conditions were pitiable. That is why we decided to discontinue the old practice. This time, the new arrangement ensured participation of all the residents since it was next to the society premises. We had got it specially cleaned and sanitized for this purpose.

There was no other point. The Meeting concluded with a vote of thanks to the Chair by the Secretary.

New Delhi
October 9th 2025


Col Satchit Kumar Basu (Retd)
Secretary


Alok Mukhopadhyay
President

Encl.: Annexure-1 & 2

Delhi EPDP CGHS Ltd, Dwarka, New Delhi-110078

APPROVED BUDGET FOR THE FINANCIAL YEAR 2025-26 & 2026-27

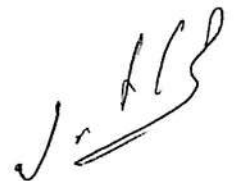
EXPENDITURE	Approved Budget for 2024-25	Approved Revised Budget for 2025-26	Approved Budget for 2026-27
Expenditure			
Salary and Overtime allowance to staff	3,000,000	3,280,000	3,444,000
Printing and Stationert	36,000	35,000	36,750
Postage and Courier	6,000	6,000	6,300
Local Convayance	15,000	15,000	15,750
Legal and Professional Charges	315,000	315,000	330,750
Housekeeping	670,000	710,000	745,500
Security Services	2,853,520	2,865,000	3,008,250
Office Maintenance	30,000	30,000	31,500
Repair and Maintenance	2,500,000	2,800,000	2,940,000
Annual Maintenance Charges (AMC)	1,050,000	1,050,000	1,102,500
Telephone Charges	12,000	5,000	5,250
Social Event Expenses	106,000	106,000	111,300
Expenses on Gen Body Meeting	100,000	100,000	105,000
Audit Fees	40,000	35,000	36,750
Library	5,000	-	-
Horticulture	20,000	20,000	21,000
Gymnasium	-	-	-
Bank Charges	5,000	5,000	5,250
Misc. Expenses	30,000	30,000	31,500
COMMON AREA EXPENSES	-	-	-
Electricity Charges	1,400,000	1,300,000	1,365,000
Water Charges	20,000	360,000	378,000
Diesel Consumption	10,000	10,000	10,500
Insurance Charges	15,000	15,000	15,750
	12,238,520	13,092,000	13,746,600
Electricity Charges	10,500,000	10,500,000	15,000,000
Diesel Charges	80,000	80,000	80,000
Insurance Charges	200,000	200,000	200,000
Provision for Depreciation	1,400,000	1,400,000	1,500,000
Contingency			
Ground Rent	280,000	280,000	270,000
Total Expenses	24,698,520	25,552,000	30,796,600
INCOME/RECEIPTS			
General Maintenance Charges	9,504,000	10,368,000	10,368,000
Addl Maintenance charges from Tenants	300,000	300,000	350,000
Parking Charges	400,000	400,000	400,000
Electricity Charges	10,500,000	10,500,000	15,000,000
Water Charges		1,000,000	1,000,000
Diesel Consumption	80,000	80,000	80,000
Insurance charges	200,000	200,000	200,000
Misc Income	850,000	850,000	1,000,000
Interest and late payment charges	1,400,000	1,400,000	1,500,000
Ground Rent	280,000	280,000	270,000
Total Income	23,514,000	25,378,000	30,168,000
Excess of expenditure over income	1,184,520	174,000	628,600
	24,698,520	25,552,000	30,796,600

Note : General Body may empower the Managing Committee for the unspent amount from one fund to utilize in another fund. Expenditure of a particular fund of approx. +/- 10% may be accepted. Financial power of managing committee may continue to remain as approved in the previous AGM.

Approved Work Programme for the year 2026 – 27
(and remaining period of current year)

- 1) Water Proofing Treatment on Roof of affected flats.
- 2) Making wheelchair-friendly pathway from lift lobby to paved level in all blocks.
- 3) Periphery of Pump Room Water Proofing.
- 4) Installation of Rooftop Solar Plant.
- 5) Repair & Plastering of Parapet Wall for balance buildings.
- 6) Redesigning & implementation of Rain Water Harvesting System as per latest policy.
- 7) Grit Repairs as ongoing project.
- 8) Kitchen Shafts – Change of Old Pipes as required basis.
- 9) Replacement of broken kota stone of Lift Lobbies Floor and facelift of lift lobby wall with stone cladding as per requirement.
- 10) Replacement/repair of broken kota stone of Staircase Tread as per requirement, if fund permits.
- 11) Refurbishment of Tank Pedestal when replaced.
- 12) Limited Internal Road Repair.
- 13) Replacement of Old C.I. to PVC pipes on as required basis.
- 14) Repair of Staircase Waist Slab of all blocks.
- 15) Painting of Staircase Railing.
- 16) Covering of Electrical Shaft Area.
- 17) Repair of Staircase Railing.
- 18) Continuation of repairs of underground PVC water pipe system.
- 19) Painting of Generator Room.
- 20) Flower Bed at ground floor level of all buildings need to be cemented over cinder filling.

NB : Managing Committee may prioritize the work & add as per requirement. General Maintenance Funds will be utilized other than those for which BMF/ BRF fund is approved already during AGM. Further fund to be provisioned.





DELHI EPDP CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

Registration No. 593 G/H (New) | GST Number : 07AAAAD3724F1Z6

ANNEXURE – B

REPORT OF THE MANAGING COMMITTEE 2026

During the Financial Year 2025-26 and up to the date of notice the Managing Committee has embarked upon a large number of projects for aesthetic and longevity of the Society. Few examples are as under :-

(a) **Retrofitment Work :** Retrofitment of Staircase undertaken in following blocks :-

- (i) Block No. 1
- (ii) Block No. 2
- (iii) Block No. 6
- (iv) Block No. 7
- (v) Block No. 8
- (vi) Block No. 5 (ongoing)

(b) **Repair of Staircase Beams (inside & outside) :** The following inside & outside beams retrofitment works have been completed :-



...2/--

DAKSHINAYAN

Plot No. 19, Sector - 4, Dwarka, New Delhi - 110078 | Ph. Nos. 25096521 Extn. No. 2155 & 2700 & 011-40110547

E-mail: delhiexpdp@gmail.com | Website : delhiexpdp-cghs.in

- (c) **Procurement of Sintex Water Tanks :** 14 Nos. of new Sintex Water Storage Tank (Anti-bacterial Pure – White Colour) of 3000 liters have been procured & installed during this year. In the previous year, we had procured 12 of water tankers. Thus 26 numbers of New Sintex water tanks have replaced the old ones by the Present Managing Committee without burdening the members.

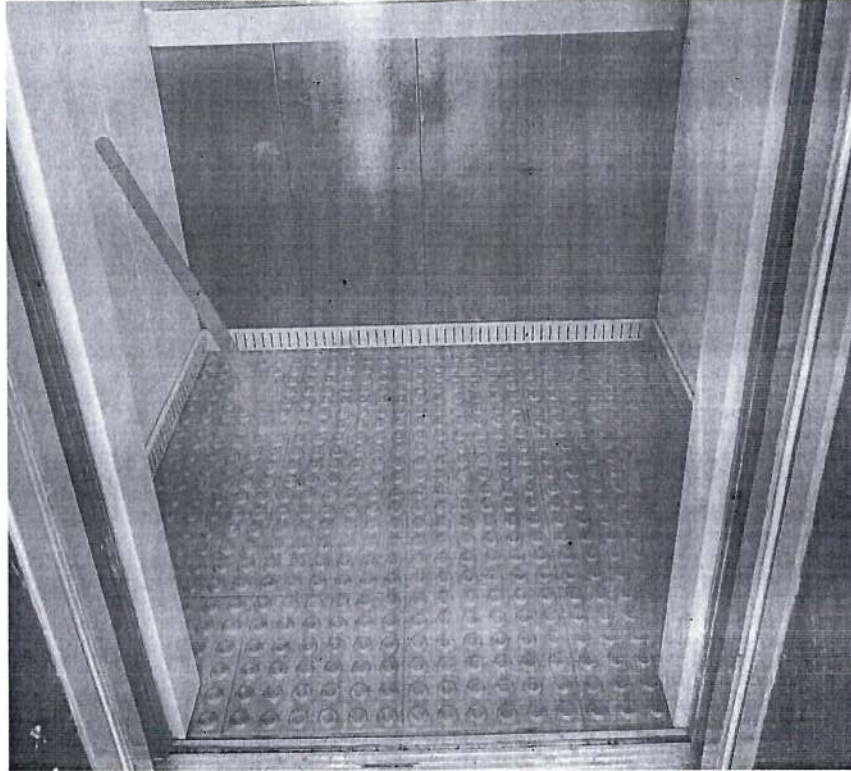


- (d) **Change of Kitchen / Toilet Pipelines :** Total 06 Nos. of 25 years old verticals of Kitchen / Toilet pipelines have been replaced during this year.



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- (e) **Upgradation of OTIS Lifts:** As approved by the General Body in the AGM held on 5th October, 2025 to undertake the upgradation of lifts, the Managing Committee has replaced all the COP (Car Operating Panel) + HOP (Hall Operating Panel), Sills along with the floor tiles in lifts. All lift cabins have been freshly painted.



- (f) **Dakshinayan Natya Goshti :** Dakshinayan Natya Goshti with the tacit support of the Managing Committee has excelled in their performance. They took part in the National level competition at Lucknow and was awarded with Best Direction, Best Actor, Best Supporting Actor & 2nd Best Production Awards.

Dakshinayan Natya Ghosti Triumphs

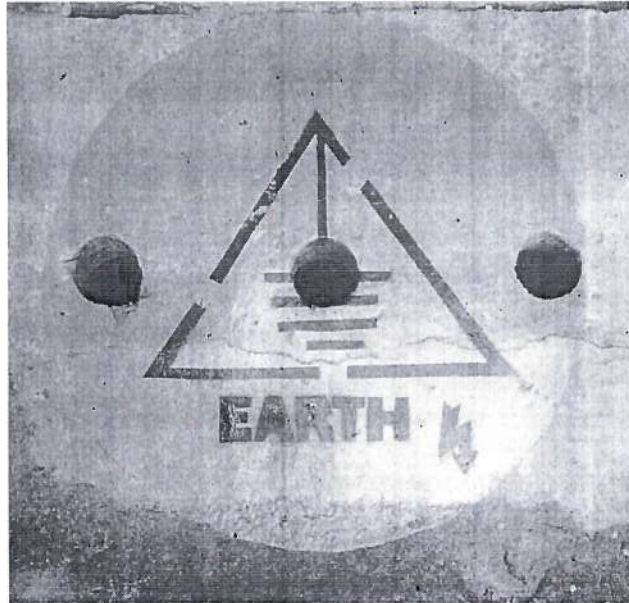
Dakshinayan Natya Ghosti (DNG), the drama club formed by Dakshinayan Apartments to promote cultural activities, achieved a remarkable victory at a national-level drama competition held in Lucknow on 29 December, organised by the Bengali



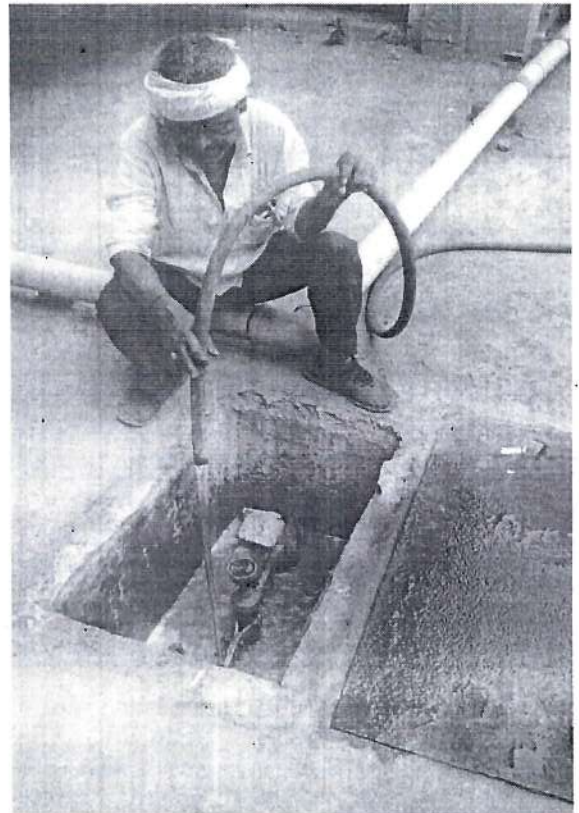
Club & Young Men Association. DNG won Best Script (Amrita), Best Supporting Actress (Madhura) and secured 5th Best Production among 18 acclaimed entries. This success reflects months of dedication, creativity and teamwork. Col Satchit Kumar Basu, Secretary & President, DNG Congratulated the team for the victory.

V. 119

- (g) **Marking on Earthing Pits :** The signages have now been placed on all Earthing Pits, an essential safety arrangement that protects the electrical systems of your home and our lifts



We are pleased to inform you that all the earthing pits have now been serviced and thoroughly checked using a special Testing instrument purchased specifically for this purpose.



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- h) **Publication of Telephone Directory :** The upgraded Society Telephone Directory was printed without utilizing any of the society funds. The new avatar (yet another first) have names of our own cloud kitchens, numbers that may be needed by our senior citizens & essential numbers required when tragedy strikes amongst others numbers.

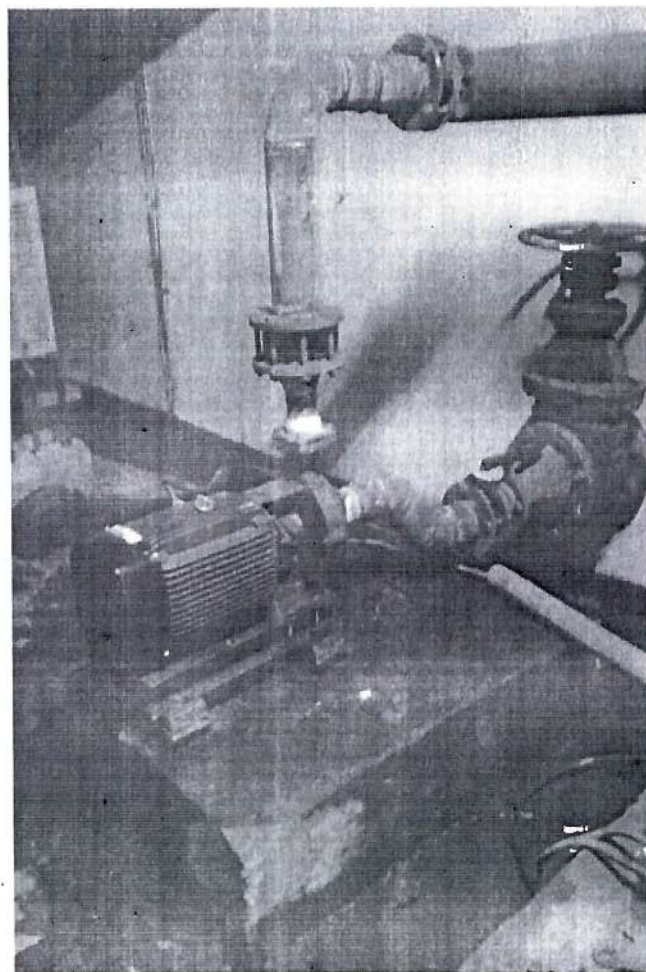
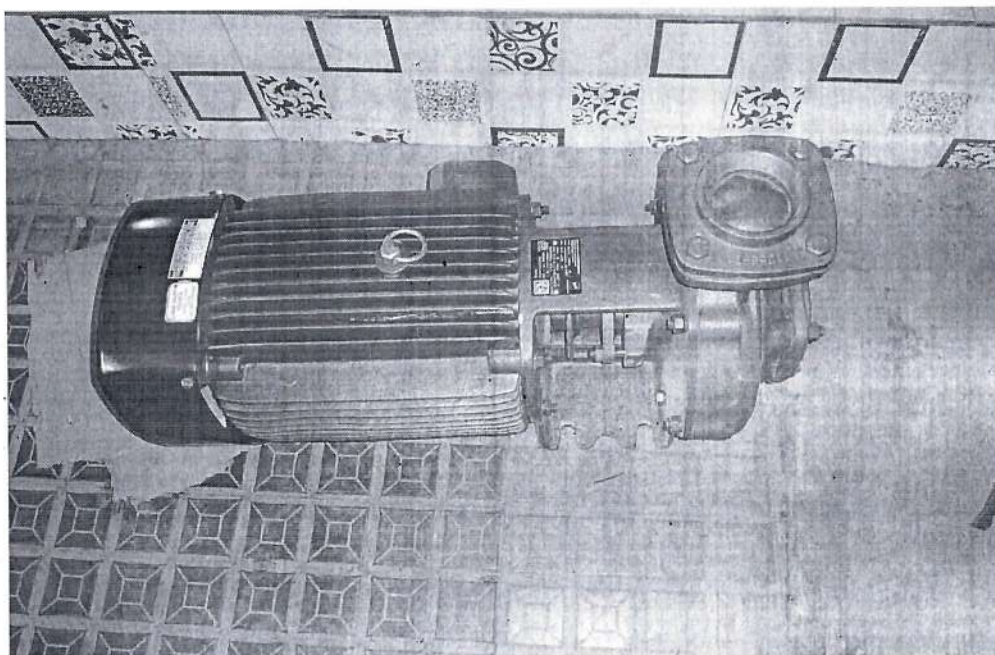


- i) **Bamboo Fencing of adjacent DDA Park :-** The Managing Committee by using rejected & dejected bamboos made a fencing for the adjacent DDA park to stop public nuisance.



4/12

- j) **Installation of new water pump along with replacement of old pipes, NRV etc. with 4" pipe, New NRV & Gate Valves :** The Managing Committee has installed a New 900 LPM Domestic Pump with its accessories on MS Base Frame with Anti Vibration Pads, 100 mm Dual Plate Check Valve with Disc, Fixing of 100 mm C.I. Butterfly Valve to ensure 24 x 7 water supply to all residents.



Ud 12

- k) **Purchase of Electric Meters (Single Phase)** : The Managing Committee has purchased 10 nos. Single Phase Electric Meters for replacing the defective ones.
- l) **Purchase of Merry Go Round (MGR) 4-seater with fibre seat**: 01 no. of Merry Go Round, 4-seater with fiber seat has been purchased & installed in the Toddlers Park.



- m) **Replacement of Drain/Sewer Covers** : We have replaced broken drain covers of various dimensions, as follows :-
- (1) 50 Nos. of RCC Drain Cover of size 500 L x 400 W x 70 mm
 - (2) 20 Nos. of RCC Drain Cover of size 900 L x 450 W x 90 mm TH
 - (3) 05 Nos. 600 X 600 mm Drain Covers & Frames
- n) **Procurement of Water Meter** : The Managing Committee purchased 20 numbers Aquamet Single Jet Class-B, Size : 20 mm Dry Dial water meters for replacement of defective ones.

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- o) **AMC for Fire-Fighting System :** We have also renewed the AMC for fire- fighting system and checking it from time to time for its functionality.

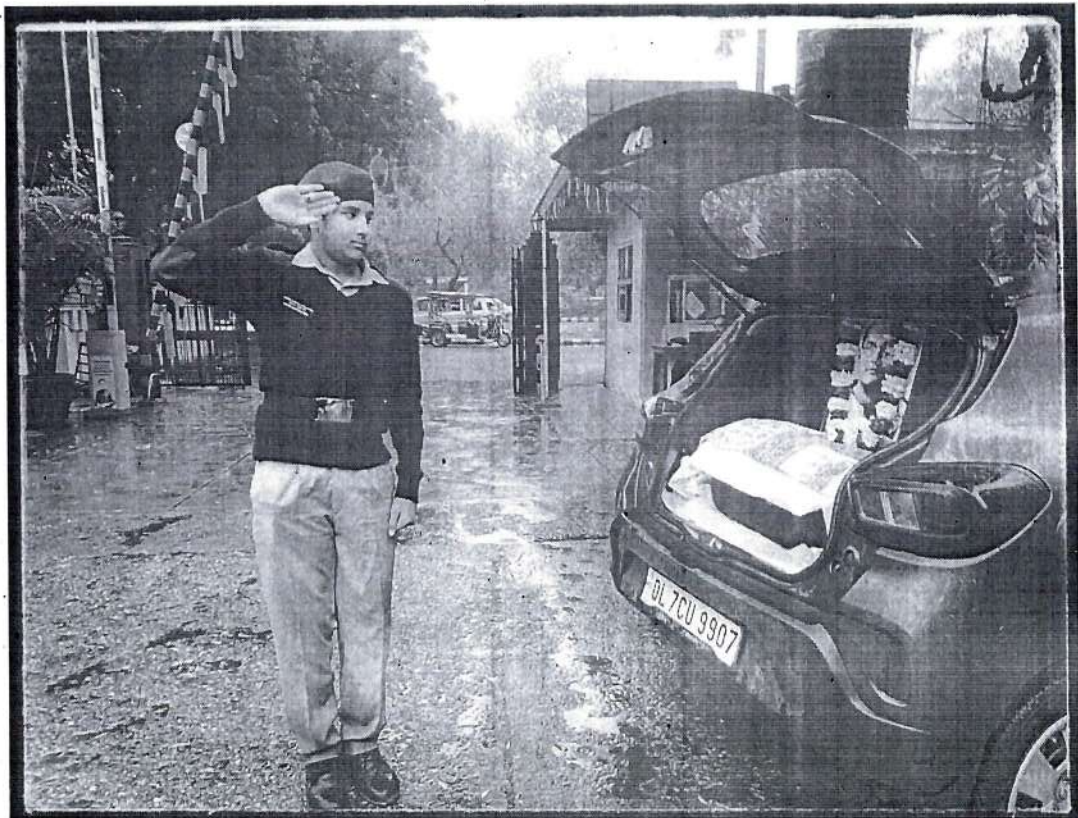


- p) **Doctors for OPD :** With our consistent endeavor to ensure availability of healthcare next to your residence, we have been able to get the following doctors for our OPD :-

- (i) Dr. Inder Kasturia
- (ii) Dr. Ravinder Kumar
- (iii) Dr. Harsh Bhan
- (iv) Dr. Ananya Bhatnagar
- (v) Dr. Ananya Jainwal

J. 13

- q) **Celebration of Netaji Birthday :** The youth brigade of Dakshinayan are celebrating Netaji Birthday every year. This year also they have celebrated with a Motorcade and procession / garlanding / singing patriotic songs. They have also distributed wall hanging mementos to all participants.



0.13

- r) **Lohri Celebration** : Dakshinayan is celebrating Lohri every year. This year also Lohri was celebrated and Dwarka City covered the same adequately.



Some glimpses of Lohri celebrations-

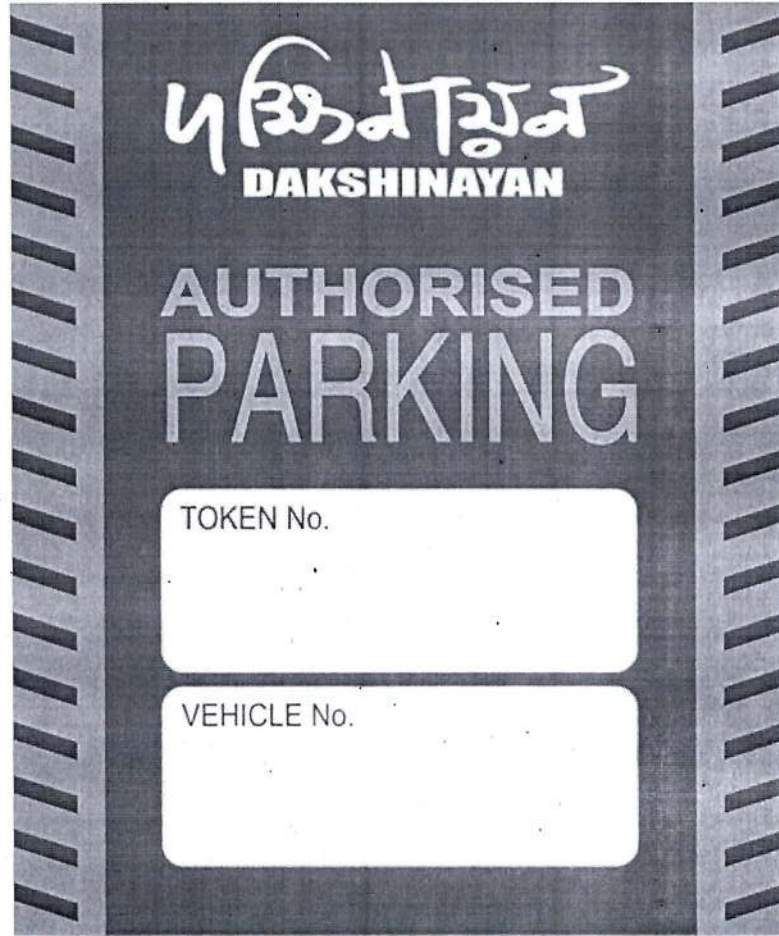
Dakshinayan Apartments - Dakshinayan Apartments, Sector-4 came alive with joy, music and festive cheer as residents gathered to celebrate Lohri, turning the evening into a heart-warming expression of community bonding. Smiles, folk songs



and the crackling warmth of the ceremonial bonfire set the tone for the celebration, as families, neighbours and friends came together to mark the harvest festival in a spirit of unity and shared happiness. The celebration reflected the essence of Lohri - gratitude, renewal and togetherness. Children danced around the bonfire while elders exchanged greetings and blessings, creating an atmosphere filled with laughter and positive energy. Traditional songs, rhythmic claps and the exchange of festive treats added to the cultural vibrancy of the evening, reinforcing the sense of one extended family that defines Dakshinayan. Sharing his thoughts, Col. Satchit Kumar Basu, Secretary, Dakshinayan Apartments, said that such celebrations strengthen community bonds and foster a sense of belonging among residents. He noted that the collective participation and enthusiasm of the residents made the Lohri and New Year celebrations a memorable experience, reflecting the vibrant and inclusive spirit of the festival.

J. S. 12

- s) **New Car Stickers :** The Managing Committee has introduced a new and better quality Car Stickers. The new sticker does not divulge exact address of the owner.



- t) **B Check of Generator Set :** 'B' Check of the generator set was conducted for smooth functioning of Generator Set. An SOP for the same has also been placed for the electricians for operation & maintenance.
- u) **Calendar of Events :** We have been organizing events such as Lohri / Makar Sakranti, Netaji Jayanti, Saraswati Puja (Vasant Panchami), Holi, Rabindra-Nazrul Sandhya, Independence Day, Durga Puja, Lakshmi Puja, Karwa Chauth & Kali Puja (Diwali). We want to limit the number of events in order to restrict the expenditure at the cost of residents to these only.
- v) **Removal of SAFAL Kiosk :** The SAFAL has not been able to provide the quality service to the residents. Hence, we have decided to terminate their service and offered the space to "Freshly Grown" whose service is satisfactory as seen in their neighbouring outlet.

J. 12

.....12/--

- w) **Theatre Workshop :** A Theatre Workshop was organized in Dakshinayan for all theatre enthusiasts on 24th May, 2026.



Theatre Workshop In Dakshinayan Apartments



Dwarka City News

A Theatre Workshop was organised at Dakshinayan Apartments on 24th May with the objective of nurturing the talent and skills of theatre enthusiasts and aspiring actors. The workshop was open to residents above twelve years of age as well as participants from outside the society and witnessed enthusiastic participation from people belonging to different age groups. The sessions were conducted by renowned Delhi-NCR theatre personality Rabishankar Kar, whose engaging interaction, practical demonstrations and insightful

guidance made the workshop an enriching and memorable experience for all participants. According to Col. Satehit Kumar Basu, Secretary of Dakshinayan Apartments, the event emerged as a grand success with participation from nearly thirty budding actors, experienced performers and spirited senior citizens, creating a lively atmosphere filled with creativity, expression and dramatic flair. The workshop concluded with the presentation of a memento to Rabishankar Kar by Col. Basu, President of Dakshinayan Natya Goshthi, followed by the distribution of certificates to all participants.

.....13/--

- x) **Celebration of Rabindra – Nazrul Sandhya:** Rabindra-Nazrul Sandhya was celebrated on 30/05/2026. Mr. Ankur Bhattacharya, Sourav Mustafi. Shubhankar Sarkar, Amartya Nath and Ms Manimala Bhattacharya were the master of ceremony.



U. 43

- y) **Property Tax Collection Camp :** The Managing Committee organized a Property Tax Collection Camp on 5th June, 2026 for the benefit of our senior citizens and residents who may not be very comfortable with online procedures.

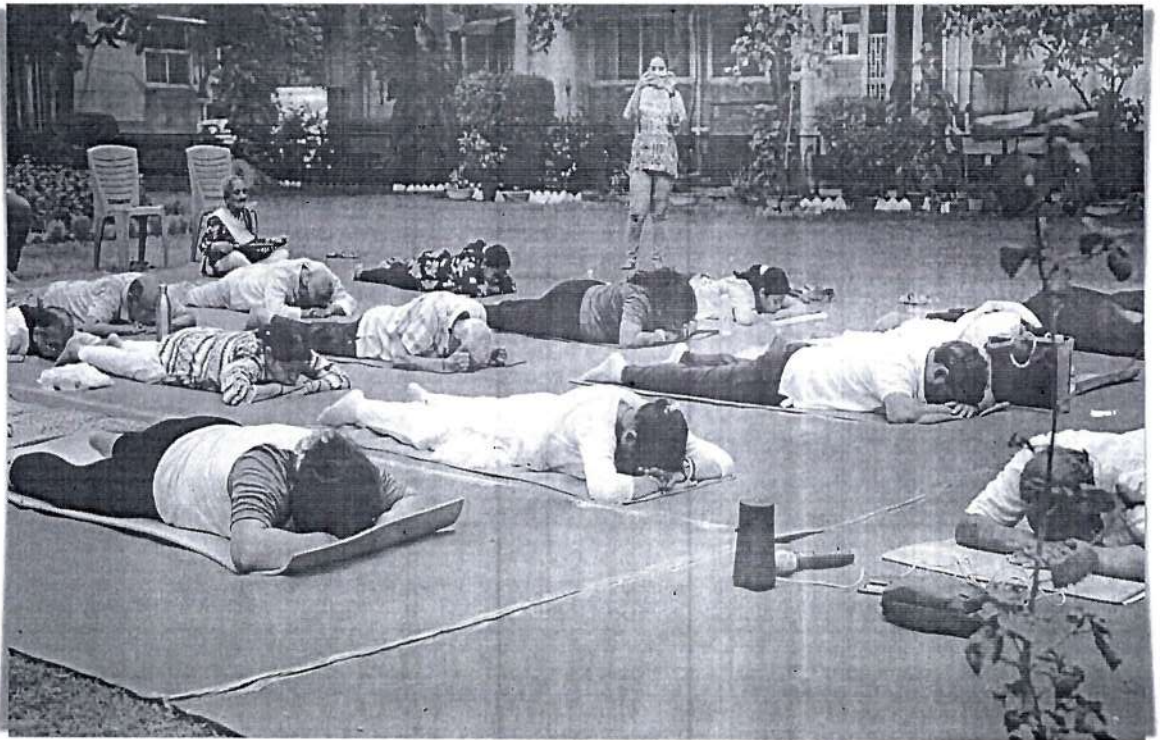


- z) **Reduction of Building Insurance Premium :** We have insured our building against Fire, Earthquake, STFI & Terrorism for Rs. 100 Crore (earlier it was Rs. 86.30 Crore). Present Managing Committee has been consistently increasing the asset value and reducing the annual premium through innovative negotiation as under :-

Year	Asset Value	Category Type		
		'A' Type	'B' Type	'C' Type
2020-2021	81.30 Cr.	970	1,054	1,435
2021-2022	81.30 Cr.	895	973	1,324
2022-2023	81.30 Cr.	357	388	529
2023-2024	85.30 Cr.	346	376	513
2024-2025	85.30 Cr.	326	348	473
2025-2026	86.30 Cr.	309	336	460
2026-2027	100.00 Cr.	273	297	404

.....15/--

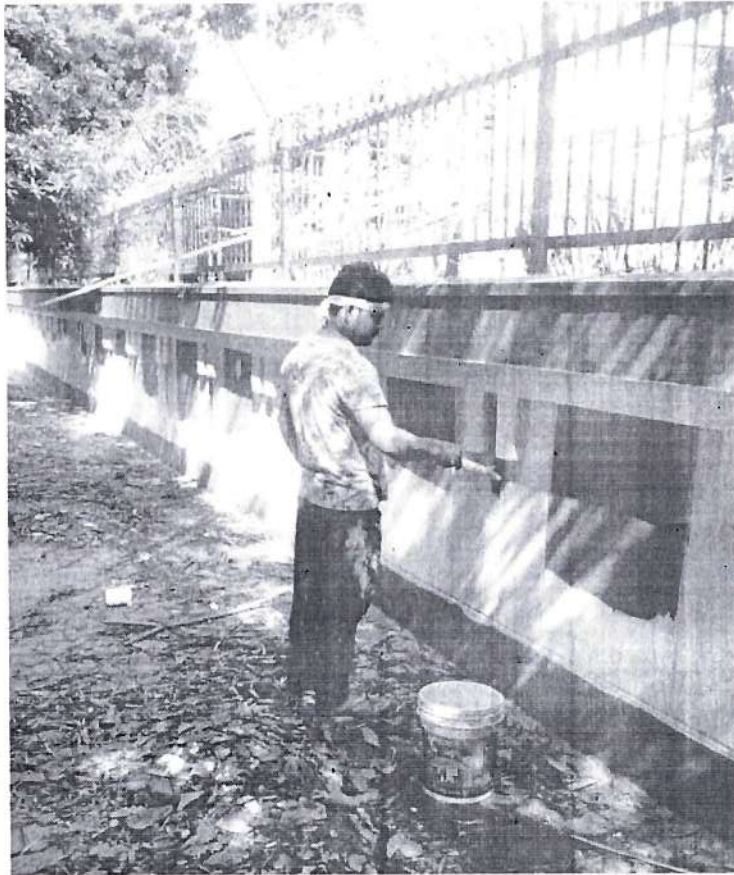
- aa) **Celebrate International Day of Yoga :** The Managing Committee organized International Day of Yoga on 21st June, 2026 at Central Park.



0.8/13

...16/--

- bb) **Dog & Cat Poop Scooper** : We have procured and provided a Poop Scooper to Housekeeping staff for cleaning inside the society premises.
- cc) **Repairing & Painting of Boundary Wall** : The outside wall has been repaired and re-painted to impress Maa Durga.

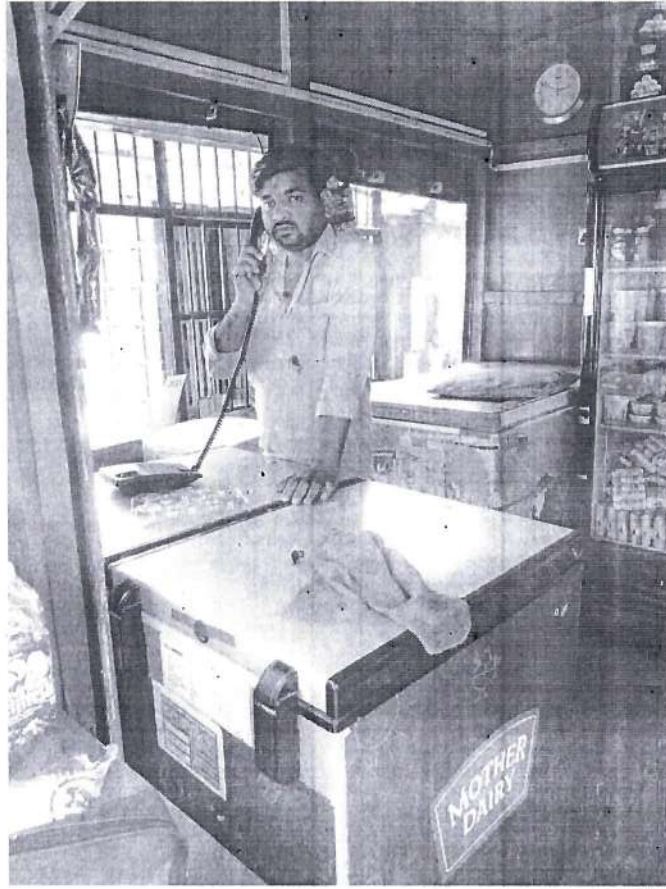


- dd) **Bhog Area Upgrade** : The floor of the Bhog preparation area has been resurfaced to ensure that no food particles remain on the ground and that only clean and hygienic Bhog is served during Durga Puja.



12/13

- ee) **Intercom Facility to Mother Dairy Kiosk:** We have provided intercom connectivity to Mother Dairy Kiosk to take orders, specially from senior citizens.



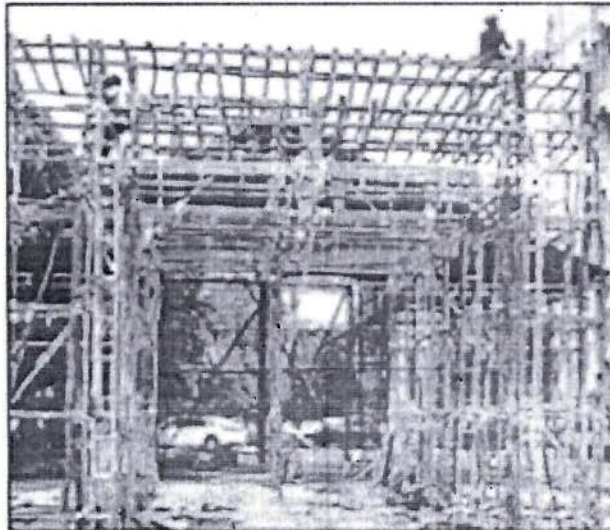
- ff) **Status of the Legal Case :** The status of the legal cases is as follows :-

Sl No	Petitioner	Respondent	Subject	Authority	Petition No	Next Hearing Date
01	BKJ	EPDP	Appeal Against Expulsion Order Issued By The Society In July, 2011	DCT	122/2015/DCT	17.11.2026
03	EPDP	Desire Events	Cheque Bouncing Case	Dwarka Courts	Cc NI Act/857/2024	03/10/2026
04	BKJ	Smt. Santa Dey & Others	To Cease Membership of Smt. Santa Dey (M.No. 714)	HC	W.P.(C) 2819/2018	Hon'ble High Court announced the order in favour of Smt. Santa Dey.
05	EPDP	Aranjit Bhattachary, (Flat No. 251)	Arbitration Towards Default Amount	RCS		Dy. Registrar (Arbitration) issued order to clear the dues within 2 months from 16.09.2026.

J. 13

- gg) **25th Durga Puja Celebration (Silver Jubilee) at Dakshinayan :** The Silver Jubilee Celebration is just around the corner. The local newspaper reflects our sentiments as below :-

Durga Puja Preparations Brings Festive Cheer To Dakshinayan



Dwarka City News

As Durga Puja approaches, the spirit of festivity is already sweeping through Dakshinayan, bringing a refreshing change to the daily routine of residents. For a few days, usual concerns such as seepage, leaking pipes, clogged drains and maintenance issues have taken a back seat, replaced by excitement over lighting arrangements, pandal themes and the much-awaited bhog menu. The preparations have also brought

residents together, with teams working tirelessly to organise five days of cultural programmes featuring music, drama and performances by in-house talent as well as invited artists. A grand Dandia evening will once again serve as a prelude to the Puja, with a professional DJ and sound system adding to the celebrations.

Col. Satchit Kumar Basu (Retd.), Secretary, said the entire community is eagerly preparing to welcome Maa Durga with devotion, enthusiasm and togetherness.

Col Satchit Kumar Basu (Retd)
Secretary



H.K. DUA & CO.

CHARTERED ACCOUNTANTS

309, Jyoti Shikhar 8, District Centre, Janakpuri, New Delhi-110058

Ph.: 011-25511883, 011-45530162

Email: harshdua@hotmail.com, harshduaca@hotmail.com

AUDITORS REPORT

Annexure - C1

To

The Members

Delhi EPDP Co-Operative Group Housing Society Ltd.

Plot No. 19, Sector-4,

Dwarka,

New Delhi-110078

We have audited the attached Balance Sheet of **DELHI EPDP CO-OPERATIVE GROUP HOUSING SOCIETY LTD** as on 31st March, 2026 and the Income & Expenditure Account and Receipts & Payment Account for the year ended on that date, annexed thereto. These financial statements are responsibility of society's management. Our responsibility is to express an opinion of these financial statements based on our audit.

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

Further, we report that :-

- a. We have obtained all the information and explanation, which to the best of our knowledge and belief were necessary for the purpose of our audit.
- b. In our opinion proper books of accounts as required by law have been kept by the society so far, as appears from our examination of books of accounts.
- c. The Balance Sheet, Income & Expenditure Account & Receipts and Payments Account dealt with by this report are in agreement with the books of accounts maintained.
- d. Further to our comments above, in our opinion and to the best of our information and according to the explanations given to us, the accounts, subject to our observation as in annexure (Informatory Part 'A', 'B', 'C') of our report, give the information required by the Delhi Cooperative Societies act, 2003, rules framed there under and byelaws of the society, in

the manner so required and give true and fair view in conformity with the accounting principles generally accepted in India :-

- I. In the case of Balance Sheet, of the state of affairs of the society as on 31st March, 2026.
- II. In the case of Income & Expenditure Account, of excess of expense over income for the year ended on that date.
- III. In the case of Receipts & Payments account, of Receipts and Payments for the year ended on that date.

**For H.K. Dua & Co
Chartered Accountants**



**(CA Harsh Kumar Dua)
Partner
Membership No. 080727
Firm Regn. No. 00581N**

**Dated : 27.08.2026
Place : New Delhi**

DELHI EPDP CGHS LTD., DWARKA, NEW DELHI

**Action Taken / Compliance Report on the Observations
of the Auditors on the Accounts for the year 2024-25**

PART-A

	Observations of the Auditors	Comments / Compliance Report
1.	The society should take necessary steps to collect outstanding dues and interest for delayed payments from defaulting members..	Being compiled. All members having outstanding amount have been sent Notices/ letters. Legal action has been initiated against one chronic defaulter.
2.	It is observed that few members have not taken membership of the society, it is suggested to the management committee to encourage those members who are eligible to take membership should come forward and take membership of the society.	Suggestion has been noted .There has been minor increase in number of members due to consistent Persuasion. More is likely to be in the offing.

PART-B

WORKING OF THE SOCIETY :-

1. The society is functioning from its registered office situated at Plot No. 19, Sector-4, Dwarka, New Delhi-110078 and all the members are being allowed to inspect the documents of the society including audit report as per the provisions of Delhi Co-operative Societies Rules, 2007
2. Society reconciled its Bank accounts maintained with Punjab National Bank and ICICI Bank, Reconciliation statements of the bank accounts are attached with the report.
3. The society has no policy of advancing loan to the members for the purpose of payment for repair of house/flats leased out to the members and other allied needs. The society as such has not granted any loan to the members during the financial year under audit.



4. In view of the fact that Society has no debt, the debt-equity ratio is not applicable.
5. Managing Committee has implemented/carried out the decisions of the General Body. Necessary actions are being taken whenever required.
6. As per the explanation given to us, there was no unresolved disputes in the society at the year end, except those before the courts/arbitrators as per list attached .
7. There was no claim outstanding against the members and other outside parties except amount recoverable on account of regular maintenance & other charges of the Society.
8. No TDS has been deducted on the payment of Rs 45000 paid to Mosumi Printer on Nov/22/2025.
9. The Flats on the Society's land were constructed and allotted to the members in the year 2001.
10. During the year under audit, 16 Managing Committee Meetings were held on dates as mentioned in the annexure enclosed and the minutes of the same were also recorded and annual general body meeting was held on 5/10/2025.
11. Election of the Managing committee of the society was held on 12/10/2025 for a new three year Term.
12. As explained to us, none of the office bearers of the society suffer from the disqualification contained in Section 35 read with Rule 54 and 55.
13. List of members with the ledger balances at the close of the cooperative year is attached with this report.
14. The society has prepared budget for expenditure made during the financial year 2025-2026.
15. The society is periodically reviewing the fixed assets.
16. Certificate of cash and records maintained by the society is attached with this report. Also certificate by our firm regarding books of accounts of society seen by us during the audit is attached herewith.
17. The society has shares of DCHFC of society amounting to Rs. 5,000.00 at the close of the co-operative year.
18. During the year there was addition of Fixed Deposit amounting to Rs. 144825/- now total FDR as on 31st March, 2026 Rs. 21170420/



ANNEXURE TO THE AUDIT REPORT YEAR ENDING 31ST MARCH, 2026.

PART-C

OBSERVATION MADE DURING THE COURSE OF AUDIT

PART-C

1. We have observe that GST number has been taken by the society, however it has not been used on rental income and other services. Either surrender the number or start charging GST on the services and deposit the taxes to the authorities.
2. TDS should be deducted on the payment made to the water tanker suppliers.
3. The society should take necessary steps to collect outstanding dues and interest for delayed and interest for delayed payments from defaulting members.
4. It is observed that few members have not taken membership of the society, it is suggested to the management committee to encourage those members who are eligible to membership should come forward and take membership of the society.
5. No TDS has been deducted on the payment of Rs. 45000/- paid to Mosumi Printer on 22/11/2025 (DAKSHINAYAN PUJA SMITY)

**For H.K. Dua & Co
Chartered Accountants**



**(CA Harsh Kumar Dua)
Partner**

**Membership No. 080727
Firm Regn. No. 000581N**

**DATED: 27 / 08 / 2026
PLACE: NEW DELHI**

DELHI EPDP CO-OPERATIVE GROUP HOUSING SOCIETY LTD.
PLOT NO. 19. SECTOR-4, DWARKA, NEW DELHI-110078.

Accounting Policies and Notes to Accounts for the year 2025-2026

Accounting Policies:

1. **Accounting convention and concepts** : The accounts for the year ended 31st March, 2026 have been prepared under the historical cost of convention in requirements of the Delhi Cooperative Societies Act. The Federation follows the mercantile system of accounting and recognized income and expenditure on accrual basis in the preparation of accounts.
2. **Fixed Assets** : Assets are recorded at cost less depreciation. The cost of assets includes all expenses incurred for acquisition of assets.
3. **Depreciation**: Depreciation on fixed assets is provided on written down value method on the individual items at the rates specified under the Income Tax Rules. No depreciation is provided on items sold during the year.
4. **Investments**: Investments are stated at cost of acquisition. Investments are held as long term investments. Income on investment is accounting on accrual basis.
5. **Valuation of Stocks**: Value of closing stocks of stores and spares as also the Diesel are estimated.

Notes to Accounts

1. Electricity charges have been apportioned between the metered consumption & common area uses.
2. Bills for electricity consumption and materials issued in March, 2026 but billed on 01.04.2026, have been provided in accounts on 31.03.2026.
3. The Accounts of Dakshinayan Puja Samity for the year 2025-2026 are enclosed.



4. Figures have been rounded up to Rupees and re-arranged and regrouped where ever necessary.



Delhi EPDP Co-Operative Group Housing Society Ltd.
Dwarka, New Delhi - 110078
Balance Sheet as at 31.03.2026

LIABILITIES		As at 31st March		ASSETS	(Figures in Rupees)	
		2026	2025		2026	2025
<u>Share Capital</u>				<u>Fixed Assets</u>		
<u>Reserves & Other Funds</u>				Land	46,147,507	46,147,507
Reserve Fund	2,910,806		32,000	Common Area Assets (Schedule 'A')	27,460,941	29,344,660
Common Good Fund	329,710		2,910,806	Furniture & Office Equipments (Schedule 'B')	415,505	505,012
Building Fund	122,657,983		325,310		74,023,953	
Building Maintenance Fund	7,649,110		122,657,983	<u>Investments (At cost)</u>		
Building Replacement Fund	3,543,556		9,602,825	Investment in Shares with DCHFC	5,000	5,000
Depreciation Reserve Fund	16,092,000		3,111,556	FD with PNB	21,017,420	18,719,960
Structural Retrofitment Fund	14,400,000		14,688,000			
Asset Replacement Fund	1,207,800		14,400,000	<u>Current Assets, Loans and Advances</u>		
		168,790,965	1,207,800	Stocks of spares in hand	285,848	148,113
<u>Current Liabilities & Provisions</u>				Stocks of Diesel in hand	26,301	40,328
Advances from Members/Residents	753,660		655,947	Dues recoverable from members / residents	2,341,787	1,648,368
Audit Fee Payable	-		-	Security Deposits (Consumption Deposit to DVB)	846,000	846,000
Security Deposits Payable	2,498,942		2,113,384	Prepaid Expenses	145,000	165,000
TDS Payable	41,930		-	Other Advances & Receivables	127,392	183,915
Recovery of Structural Audit Fee	-		72,359	TDS Recoverable	152,164	150,761
Expenses payable	127,958		108,626	Balance Subsidy Receivable from BSES	1,024,599	939,841
Education fund Payable	324		-	TCS Recoverable	7,614	-
Sundry Creditors	549,253		16,644			
Refund of Electricity Subsidy	1,181,571		1,347,307	<u>Cash & Bank Balances</u>		
		5,153,638		Cash in Hand	1,389	22,648
				Cash at Banks		
				Punjab National Bank	229,601	396,513
				ICICI Bank	12,910	393,937
				Excess of Expenditure over Income		
				Balance Brought Forward from Previous year	73,592,984	73,532,637
				Add : Amt. Brought Forward from Income & Exp. A/c.	137,041	60,347
Total		173,977,003	173,250,547	Total	173,977,003	173,250,547

For Delhi EPDP Co-op. Group Housing Society Ltd.

As per our report of even date
For H.K.Dua & Co.
Chartered Accountants
Regn. No.00581N

Ashim Krishna Saha
Treasurer
Dated 27.08.2026
New Delhi

Col. Satchit K. Basu (Retd.)
Secretary

Alok Mukhopadhyay
President

(CA Harsh Kumar Dua)
Partner
Membership No. 080727

DELHI EPDP CO-OPERATIVE GROUP HOUSING SOCIETY LTD.
PLOT NO. 19, SECTOR - 4, DWARKA, NEW DELHI - 110 078
Receipts and Payments for the year ended 31.03.2026

Receipts		2026	2025	Payments		2026	2025
Opening Balance				Current Liabilities			
0444 - Bank Accounts		790450.21	1700162	0340- Security Deposits Received		377620.00	283535
0443 - Cash-in-Hand		22648.00	9690	0341- Security Deposit Contractor		60000.00	40177
Capital Account				0350 - Expenses Payable		18540.00	51098
0310- Share Capital		800.00	700	0390- TDS Payable		179744.00	107199
0331- Common Good Fund		4000.00	3500	0393- Audit Fee Payable		29495.00	
Current Liabilities				Performance Guarantee Anil Kumar Sharma		0.00	1027410
0340- Security Deposits Received		413450.00	392880.00	Sundry Creditors		25032793.99	27061761
0341- Security Deposit Contractor		150000.00	140177	0342 - Performance Security - Contractors		21144.00	9365
0350 - Expenses Payable		-	398	Investments			
0390- TDS Payable		41717.00	16008	0441- Investment in Fixed Deposits (PNB)		2190200.00	3186895
Duties & Taxes		-	8361	Current Assets			
Performance Security- Helicon Construction Pvt Ltd		20920.00	0	0441 - Loans & Advances (Asset)		485302.00	355575
Sundry Creditors		77836.00	254072	0442 - Account Summary		270577.99	288453
Investments				Income (Direct) (Direct Incomes)			
0441- Investment in Fixed Deposits (PNB)		1076094.00	5737956.00	0171- Recovery of Parking Charges for Cars/Two Wheelers		0.00	2050
Current Assets				T S Malta		0.00	9520
0472- TDS Deducted From Us		177460.00	139110.00	Expenses (Direct) (Direct Expenses)			
ADONMO PRIVATE LIMITED		163764.64	154548	0210-Salaries & Allowances		3050431.00	3200396
Dance Room		36000.00	39000	0211- Printing & Stationery		0.00	460
Dance Room - 663		-	9750	0213- Local Conveyance		0.00	530
FITPOST (GYM)		28000.00	35000	0232- Repair & Maintenance		0.00	107267
0441 - Loans & Advances (Asset)		629675.00	561190	0233- Expenses on Social Events		22583.00	5655
0442 - Account Summary		28030776.69	27217904	0235- Bank Charges		10546.45	7307
Income (Direct) (Direct Incomes)				0238- Horticulture		0.00	5777
0150- Recovery of Electricity Charges		349.00	351.00	0244- Misc. Expenses		8500.00	8500
0171- Recovery of Parking Charges for Cars/Two Wheelers		56350.00	57650	0282- Ground Rent		239261.00	259868
Expenses (Direct) (Direct Expenses)				Freighting Repair Maintenance		0.00	52575
0232- Repair & Maintenance		-	22810.00	Interest on TDS		1540.00	1581
0235- Bank Charges		4012.00	4255	0215 - Expenses in General Body Meeting		6061.00	-
0237- Library		400.00	400	0231- Office Maintenance		1204.00	-
Income (Indirect) (Indirect Incomes)				0237- Library		1500.00	-
0192- Interest Received From SB A/c		31805.00	35299	0281- Telephone Expenses		799.00	-
0194- Misc Receipt		440859.36	225846	Closing Balance			
0196- Share Application Fees		80.00	70	0444 - Bank Accounts		242511.47	790450
0197- Interest From Others		-	5159	0443 - Cash-in-Hand		1389.00	22648
Stall/Banner		75500.00	113796.00				
Total		3132272947.00	36886072.00	Total		32272947.00	36886072.00

As per our report of even date
For H.K. Dua & Co.
Chartered Accountants
Regn. No.00581N

(CA Harsh Kumar Dua)
Partner
Membership No. 080727

PRESIDENT

SECRETARY

TREASURER

Date : 27.08.2026
Place : New Delhi

Income and Expenditure Account for the year ended 31st March 2026

Expenditure		Current Year	Previous year	Income	Current Year	Previous year
General Maintenance Charges						
Salary and Overtime to Staff		3,199,610	3,110,685	General Maintenance Charges	10,368,000	9,720,000
Administrative Expenses				Addl. Maintenance Charges (from tenants)	312,400	318,000
Printing & Stationery	47,767		28,092	Parking Charges	507,750	509,250
Postage & Courier	1,914		1,059			
Local Conveyance	13,248		19,245			
Legal & Professional Charges	246,082		151,800			
House Keeping	720,000		684,600			
Security Services	2,627,775		2,618,190			
Office Maintenance	22,907		11,521			
Repair & Maintenance	4,896,129		3,425,542			
Telephone Charges	1,308		2,394			
Administrative Expenses	-		7,300			
Social Events	71,355		152,591			
Expenses on General Body Meetings	106,771		73,181			
Audit Fees	28,970		29,500			
Library	1,100					
Horticulture	9,985		15,768			
Bank Charges	6,634	8,801,945	4,633			
Common Area Expenses						
Electricity Charges	1,049,286		1,530,033			
Diesel Consumption	-					
Insurance Charges	11,520	1,060,806	11,895			
Electricity Charges		13,062,361	11,878,029	Electricity Charges	11,677,661	14,657,474
Water Line Repair and Water Tanker Charges		11,677,661	14,657,474	Water Consumption Charges	1,499,745	576,881
Diesel Charges		867,843	361,319	Material Issued by the Society	46,217	32,401
Insurance Charges		14,027	41,838	Insurance Charges	153,480	158,104
Misc. Expenses		153,480	158,104	Misc. Income	1,451,737	1,573,206
Depreciation		14,500	12,500	Interest Received (including late payment charges)	1,675,781	1,520,046
Ground Rent		2,118,051	2,130,203	Ground Rent	239,261	259,868
Interest Paid on TDS		239,261	259,868	Share Application Fee	80	70
Balance Write off		1,540	-	Balance Write Back	4,426	213
Co-operative Education Fund		31		Stall/Banners	75,500	113,795
		324	320	Excess of expenses over Income	137,041	60,347
Total		28,149,079	29,499,655	Total	28,149,079	29,499,655

For Delhi EPDP Co-op. Group Housing Society Ltd.

As per our report of even date
For H.K.Dua & Co.
Chartered Accountants (Regn. No.00581N)


Ashim Krishna Saha
Treasurer

Dated, 27.08.2026
New Delhi


Col. Satchit Kr. Basu (Retd.)
Secretary


Alok Mukhopadhyay
President


(CA Harsh Kumar Dua)
Partner
Membership No. 080727

DELHI EPDP CO-OPERATIVE GROUP HOUSING SOCIETY LTD
As on 31st March-2026

FIXED ASSETS

(Figures in Rupees)

So.No	Particulars	W.D.V. as on 01-April-2025	Additions during the year		Sale/Deleted during the year	Total as on 31st March-2026	Rate	Depreciation	W.D.V. as on 31-March-2026
			Up to 30-Sept-2025	After 30-Sept-2025					
1	Land	46,147,507	-	-	-	46,147,507	0%	-	46,147,507
2	Common Area Asset (a)	4,153,482	-	-	-	4,153,482	15%	623,022	3,530,460
2	Common Area Assets (b)	3,100,769	-	-	-	3,100,768	10%	310,077	2,790,691
2	Common Area Assets (c)	21,908,909	-	-	-	21,908,909	5%	1,085,445	20,813,464
	Other Fixed Assets								
3	Furniture & Fixture	63,813	-	17,325.00	-	81,138	10%	7,250	73,888
4	Computers	2,558	-	-	-	2,558	40%	1,022	1,536
5	Website and Tally Software	8,125	-	-	-	8,125	25%	2,031	6,094
6	Electrical & Misc. Items	421,024	67,500.00	60,000.00	-	548,524	15%	77,781	470,743
7	Office Equipments	9,493	-	-	-	9,493	15%	1,423	8,070
	Total	75,815,680	67,500	77,325	-	75,960,504		2,118,051	73,842,453
	Previous Year	75992774	13056348	2492214	13413954	78127382		2130203	75997179


Treasurer
Date :- 27-08-2026
New Delhi


Secretary


Auditor


President


Auditor

DELHI EPDP CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

PLOT NO. 19, SECTOR - 4, DWARKA, NEW DELHI - 110 078

STATEMENT OF COMMON AREA ASSETS AS ON 31st MARCH, 2026

(Figures in Rupees)

Schedule - A

Sl. No.	Particulars	Rate of Depreciation	W.D.V. as on 01.04.2025	Additions for more than 180 days	Additions for less than 180 days	Deletion during the year	Balance as on 31.03.2026	Depreciation			W.D.V. on 31.03.2026
								For more than 180 days	For less than 180 days	Total Depreciation	
1	Lift	15%	1,268,736	-	-	-	1,268,736	190,310	-	190,310	1,078,426
2	Fire Fighting System & Battery	15%	376,666	-	-	-	376,666	56,500	-	56,500	320,166
3	Tubewell	15%	35,682	-	-	-	35,682	5,352	-	5,352	30,330
4	UPVC Pipes	15%	88,969	-	-	-	88,969	13,345	-	13,345	75,624
5	Telephone System	15%	56,458	-	-	-	56,458	8,469	-	8,469	47,989
6	New Batteries	15%	1,692	-	-	-	1,692	254	-	254	1,438
7	Common Area Light Fittings	15%	76,970	-	-	-	76,970	11,546	-	11,546	65,424
8	External Electrification (DG Set, Transformers, HT & LT Panels) including batteries	15%	2,165,830	-	-	-	2,165,830	324,874	-	324,874	1,840,956
9	Pump Set	15%	14,582	-	-	-	14,582	2,187	-	2,187	12,395
10	Water Meters	15%	51,198	-	-	-	51,198	7,680	-	7,680	43,518
11	Convex Mirror 40"	15%	4,213	-	-	-	4,213	632	-	632	3,581
12	Water Motor 1.5 HP	15%	12,488	-	-	-	12,488	1,873	-	1,873	10,615
13	Security Rooms & Office	10%	13,405	-	-	-	13,405	1,341	-	1,341	12,064
14	Water Harvesting	10%	249,620	-	-	-	249,620	24,962	-	24,962	224,658
15	Fire Doors	10%	60,352	-	-	-	60,352	6,035	-	6,035	54,317
16	Basements	10%	477,711	-	-	-	477,711	47,771	-	47,771	429,940
17	Kota Stones for Common Area & Stair cases	10%	148,662	-	-	-	148,662	14,866	-	14,866	133,796
18	DG Room Acoustic	10%	20,581	-	-	-	20,581	2,058	-	2,058	18,523
19	Boundary Walls, Roads & Sub-Station	10%	487,745	-	-	-	487,745	48,775	-	48,775	438,970
20	Common Bathroom at Gate No.1	10%	45,736	-	-	-	45,736	4,574	-	4,574	41,162
21	Sweeper Trolley	10%	3,324	-	-	-	3,324	332	-	332	2,992
22	Water Proofing Work & Water Tank Pedestal Work	10%	1,473,687	-	-	-	1,473,687	147,368	-	147,368	1,326,319
23	Water and Sewerage	10%	119,947	-	-	-	119,947	11,995	-	11,995	107,952
24	Common Area Civil Work	5%	21,908,909	-	-	-	21,908,909	1,095,445	-	1,095,445	20,813,464
	Total :		29,163,163	-	-	-	29,163,163	2,028,544	-	2,028,544	27,134,619



TREASURER

Dated, 27.08.2026

New Delhi

SECRETARY

PRESIDENT

AUDITOR

DELHI EPDP CO-OPERATIVE GROUP HOUSING SOCIETY LTD.
PLOT NO. 19, SECTOR - 4, DWARKA, NEW DELHI - 110078
STATEMENT OF FIXED ASSETS AS ON 31st March, 2026

Schedule - B

(Figures in Rupees)

Particulars	Rate of Depreciation	ADDITIONS				DEPRECIATION			NET BLOCK
		WDV as on 01.04.2025	For more than 180 days	For less than 180 days	Deleted during the year	Balance as on 31.03.2026	For more than 180 days	For less than 180 days	
Furniture & Fixtures		63,813	-	17,325	-	81,138	6,384	866	73,888
Old Furniture & Equipment	10%	2,208	-	-	-	2,208	221	-	1,987
Computer table	10%	326	-	-	-	326	33	-	293
Garden benches	10%	3,541	-	17,325	-	20,866	354	866	19,646
Chairs	10%	25,612	-	-	-	25,612	2,561	-	23,051
Examination table	10%	518	-	-	-	518	52	-	466
Steel Almira	10%	6,528	-	-	-	6,528	653	-	5,875
Misc Items	10%	1,336	-	-	-	1,336	134	-	1,202
Filing Cabinet	10%	1,809	-	-	-	1,809	181	-	1,628
Wall Unit	10%	2,851	-	-	-	2,851	285	-	2,566
Wooden Almira	10%	2,839	-	-	-	2,839	284	-	2,555
Book Shelves	10%	1,118	-	-	-	1,118	112	-	1,006
Showcase	10%	225	-	-	-	225	23	-	202
Office Table Wooden	10%	1,194	-	-	-	1,194	119	-	1,075
Wooden Cabinet	10%	811	-	-	-	811	81	-	730
Garbage Cart	10%	3,876	-	-	-	3,876	388	-	3,488
Smartcare Stretcher	10%	3,116	-	-	-	3,116	312	-	2,804
Convex Mirror	10%	3,605	-	-	-	3,605	361	-	3,244
Wheelchair	10%	2,299	-	-	-	2,299	230	-	2,069
Computers		2,558	-	-	1	2,557	1,022	-	1,535
Computer & Printer (Old)	40%	16	-	-	-	16	6	-	10
UPS	40%	302	-	-	-	302	121	-	181
Printers	40%	1	-	-	1	-	-	-	-
Computer New	40%	2,221	-	-	-	2,221	888	-	1,333
External Hard Disk	40%	18	-	-	-	18	7	-	11
Electrical and Misc. Items		421,024	67,500	60,000	-	564,774	77,343	4,500	470,743
Inverter	15%	84	-	-	-	84	13	-	71
Gym Equipment	15%	938	-	-	-	938	141	-	797
Air Conditioner	15%	7,529	67,500	-	-	75,029	11,254	-	63,775
Testing Meggar	15%	346	-	-	-	346	52	-	294
Fans	15%	4,934	-	-	-	4,934	740	-	4,194
Cooler Pump	15%	11	-	-	-	11	2	-	9
Room Heater	15%	281	-	-	-	281	42	-	239
Refrigerator	15%	708	-	-	-	708	106	-	602
Electric Blower	15%	173	-	-	-	173	26	-	147

72 CDL Crompton for Society	15%	69,922	-	-	-	69,922	10,488	-	10,488	59,434
3 Phase Auto Changer	15%	88,543	-	-	-	88,543	13,281	-	13,281	75,262
Accessories for Sound System	15%	4,007	-	-	-	4,007	601	-	601	3,406
CCTV Camera 2 Nos & System	15%	32,175	-	-	-	32,175	4,826	-	4,826	27,349
CCTV Camera & System	15%	48,548	-	-	-	48,548	7,282	-	7,282	41,266
Ahuja Sound System	15%	31,924	-	-	-	31,924	4,789	-	4,789	27,135
OWK 4002 INSEXT KILLER OVASTER	15%	914	-	-	-	914	137	-	137	777
15 H.P. Booster Motor (Kriloskar Monbioc Pump)	15%	-	60,000	-	-	60,000	-	4,500	-	55,500
10 H.P. Booster Motor (Kriloskar Monbioc Pump)	15%	9,899	-	-	-	9,899	1,485	-	1,485	8,414
1.5 H.P. Booster Motor (Kriloskar Monbioc Pump)	15%	7,492	-	-	-	7,492	1,124	-	1,124	6,368
Severage Pump	15%	7,766	-	-	-	7,766	1,165	-	1,165	6,601
Clamp Meter	15%	762	-	-	-	762	114	-	114	648
Welding Machine	15%	2,264	-	-	-	2,264	340	-	340	1,924
Weighting Machine	15%	4,347	-	-	-	4,347	652	-	652	3,695
Vacuum Cleaner	15%	11,804	-	-	-	11,804	1,771	-	1,771	10,033
Electric Kettle	15%	313	-	-	-	313	47	-	47	266
Fan Room Heater	15%	1,031	-	-	-	1,031	155	-	155	876
Wall Fans (5 nos)	15%	2,010	-	-	-	2,010	302	-	302	1,708
Glove Light	15%	4,450	-	-	-	4,450	668	-	668	3,782
LED Flood Lights 150watt	15%	10,138	-	-	-	10,138	1,521	-	1,521	8,617
LED Lights	15%	12,005	-	-	-	12,005	1,801	-	1,801	10,204
Solar Light	15%	22,896	-	-	-	22,896	3,434	-	3,434	19,462
Ceiling Fan at Gate No. 1	15%	599	-	-	-	599	90	-	90	509
CCTV Rack & Dome	15%	8,906	-	-	-	8,906	1,336	-	1,336	7,570
Cricket Net	15%	4,260	-	-	-	4,260	639	-	639	3,621
Other electricals and Misc. Items	15%	19,045	-	-	-	19,045	2,857	-	2,857	16,188
Website and Tally Software		8,125	-	-	-	8,125	2,031	-	2,031	6,094
Website of Society	25%	1,877	-	-	-	1,877	469	-	469	1,408
Tally Software	25%	6,248	-	-	-	6,248	1,562	-	1,562	4,686
Office Equipment		9,493	-	-	-	9,493	1,423	-	1,423	8,070
Paper Shredder	15%	788	-	-	-	788	118	-	118	670
POS Machine	15%	5,496	-	-	-	5,496	824	-	824	4,672
Telephone instrument	15%	2,727	-	-	-	2,727	409	-	409	2,318
Water Filter	15%	482	-	-	-	482	72	-	72	410
Total		496,888	67,500	77,325	1	657,962	86,172	5,366	89,507	554,236


TREASURER
 Date :- 27.08.2026
 New Delhi




SECRETARY


PRESIDENT


AUDITOR

DELHI EPDP CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

PLOT NO. 19, SECTOR - 4, DWARKA, NEW DELHI - 110 078

Grouping of Accounts as on 31st March-2026

Security Deposit Received

Tenant's Security	1,880,695
Contractor's Security	230,000
Performance Security Contrator	47800
Performance Security- Anil kr Sharr	319527
Performance Sec. Helicon Const	<u>20,920</u>
	<u><u>2,498,942</u></u>

Furniture & Fixtures

Furniture & Fixtures	56,563
Computers	1,536
Electrical & Misc.Items	349,337
Office Equipments	<u>8,069</u>
	<u><u>415,505</u></u>

Other Advances & Receivables

Sundry Advance	4,550
Dakshinayan Puja Samity	15,137
Safal	14030
Mother Dairy	5809
Dev Raj Plumber	5000
Fitpost Gym	<u>82866</u>
	<u><u>127,392</u></u>

Interest Received

SB A/c	31,805
FDR A/c	1,314,836
Late Payment Charges	243,800
Interest from other	<u>83,754</u>
	<u><u>1,674,195</u></u>

Dues recoverable from members

Billed amount recovable	769,254
Debtor /Members	<u>1,572,533</u>
	<u><u>2,341,787</u></u>

Sundry creditors

Himanshu Sika	4,500
Baba Paint & Hardware Store	10,400
Konkret Product Co	42,834
Otis Elevator Co Ltd	459,875
Saini Associates	24,000
SRS Electricals	<u>7,644</u>
	<u><u>549,253</u></u>

Electricity Charges

	<u><u>12,726,947</u></u>
Flats	11,677,661
CA	<u>1,049,286</u>

Misc.Expenses

Dwarka Fedration	6000
EX-Gratia	<u>8,500</u>
	<u><u>14,500</u></u>

Depreciation

F & F	2,028,544
CA Assets	<u>89,507</u>
	<u><u>2,118,051</u></u>

Misc. Income

Misc. Income	1,102,815
Rent	<u>348,922</u>
	<u><u>1,451,737</u></u>

TREASURER

Dated, 27.08.2026

New Delhi

SECRETARY

PRESIDENT

AUDITOR

Delhi EPDP CGHS Ltd.
Plot No.- 19, Sector- 4, Dwarka, New Delhi - 110078

Statement of Billed Amount Recoverable from Members
for the period from 01.04.2022 to 31.03.2026

<u>Sl. No</u>	<u>Date</u>	<u>Particulars</u>	<u>Amount (Rs)</u>
1	31-03-2026	Late Payment Charges for 2025-2026,	199,730
2	31-03-2026	Recovery of electricity charges -26-02-2026 to 25-03-26, bill on 01.04.2026	486,823
3	31-03-2026	Water Cunsumtion charges-26-02-2026 25-03-2026, Bill on 01.04.2026	82,701
			<u>769,254</u>

 TREASURER	 SECRETARY		 PRESIDENT	 AUDITOR
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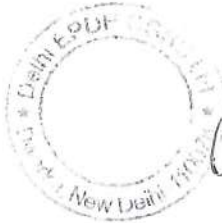
Date : 27.08.2026
Place : New Delhi

DELHI EPDP CO-OPERATIVE GROUP HOUSING SOCIETY LTD.
PLOT NO. 19, SECTOR - 4, DWARKA, NEW DELHI - 110 078

Statement of Expenses Payable as on 31.03.2026

Sl. No	Date	Particulars	Amount
1	31.03.2026	O.T. to Staff for the period of Mar-26	21,288
2	31-03-2026	Devender Pihal	60,000
3	31-03-2026	H K Dua & Co	46,670
Total			127,958


TREASURER




SECRETARY


PRESIDENT


AUDITOR

Date : 27.08.2026

Place : New Delhi

DELHI EPDP CO-OPERATIVE GROUP HOUSING SOCIETY LTD.
PLOT NO. 19, SECTOR - 4, DWARKA, NEW DELHI - 110 078

Statement of Loans & Advances as on 31.03.2026

<u>Sl. No</u>	<u>Particulars</u>	<u>Amount</u>
1	Sundry Advances :-	-
a	Subhash Chander	4,550
b	Dev Raj	5,000
2	Fitpost Gym	82,866
3	Dakshinayan puja Samity	15,137
4	Mother Dairy	5,809
5	Safal	14,030
Total		127,392


TREASURER SECRETARY


PRESIDENT


AUDITOR

Date : 27.08.2026
Place : New Delhi

DELHI EPDP CO-OPERATIVE GROUP HOUSING SOCIETY LTD.
PLOT NO. 19, SECTOR - 4, DWARKA, NEW DELHI - 110 078

Statement of Prepaid Expenses as on 31.03.2026

Sl. No	Date	Particulars	Amount
1	30-Mar-26	Insurance for Common Assets (Bajaj General Insurance) (01.04.25 to 31.03.26)	145,000

Total 145,000


TREASURER


PRESIDENT


AUDITOR

Date : 27.08.2026
Place : New Delhi

DAKSHINAYAN PUJA SAMITY
PLOT NO. 19, SECTOR-4, DWARKA, NEW DELHI-110078

Balance Sheet as on 31.03.2026

Liabilities	Amount		Assets	Amount	
	Current Year 31.03.2026	Previous Year 31.03.2025		Current Year 31.03.2026	Previous Year 31.03.2025
Capital Account					
Current Liabilities					
TDS Payable	-	-	Fixed Assets (Annexure-A)	122,561.00	144,190.00
Expenses Payable	2,000.00	2,000.00	Current Assets		
Delhi EPDP CGHS Ltd	15,490.00	110,351.00	Sundry Debtors	126,000.00	66,756.00
Other Liabilities	126,000.00	-	TDS deducted from us	-	17,146.00
			TDS Payable	1,020.00	
Profit & Loss A/c			Investment		
Opening Balance		2,351,924.00	FDR	3,217,410.00	2,164,013.00
Add:- Excess of Income Over Exp.		1,093,869.80			
	3,445,793.80		Cash & Bank Balance		
			Cash in Hand	1,515.00	2,600.00
			Cash at Bank	120,778.00	69,570.00
Total	3,589,284.00	2,464,275.00	Total	3,589,284.00	2,464,275.00

For Delhi EPDP Co-op. Group Housing Society Ltd.

As per our report of even date
For H.K.Dua & Co.
Chartered Accountants
Regn. No.00581N


Ashim Krishna Saha
Treasurer


Prabir K Ghosh
Chief Convenor


Col. Satchit Kr. Basu (Retd.)
Secretary


Alok Mukhopadhyay
President


(CA Harsh Kumar Dua)
Partner
Membership No. 080727

Dated, 27.08.2026
New Delhi

Income and Expenditure Account for the year ending 31.03.2026

Expenses	Amount		Amount	
	Current Year	Previous Year	Current Year	Previous Year
Durga Puja				
Organization/Pandal Decoration	1,091,088.00	1,259,160.00	1,026,980.00	949,106.00
cultural	380,297.00	894,702.00	338,406.00	288,808.00
Protima	87,000.00	85,000.00	95,000.00	145,000.00
Immersation	20,000.00	29,520.00	102,350.00	96,000.00
Sports	35,871.00	39,483.00	1,135,473.00	770,715.00
Bhog	585,867.00	617,807.00	979,255.00	922,224.00
Administrative & Establishment Exp	195,279.00	169,422.00	180,875.00	187,196.00
Puja	333,765.00	330,758.00	18,795.00	-
Ananda Mela	6,091.00	6,647.00	170,443.00	147,411.00
Security	101,146.00	99,980.00	10,538.00	8,775.00
Saraswati Puja				
Organization/Pandal Decoration	38,000.00	42,400.00	15,000.00	-
Protima	11,000.00	10,700.00	32,300.00	40,500.00
Bhog	79,535.00	82,736.00	10,147.00	11,549.00
Puja	20,216.00	23,899.00	500.00	11,000.00
			551.00	
Interest on late payment of TDS	110.00	-		156,453.00
Indirect Expenses				
Bank charges	1,105.20	259.00		
Electricity Expenses	14,744.00	17,850.00		
Depreciation	21,629.00	24,414.00		
Excess of Income over Expenditure	1,093,869.80			
Total	4,116,613.00	3,734,737.00	4,116,613.00	3,734,737.00

For Delhi EPDP Co-op. Group Housing Society Ltd.

Ashim Krishna Saha
Treasurer

Prabir K Ghosh
Chief Convenor

Col. Satchit Kr. Basu (Retd.)
Secretary

Alok Mukhopadhyay
President

As per our report of even date
For H.K.Dua & Co.
Chartered Accountants (Regn. No.00581N)

(CA Harsh Kumar Dua)
Partner
Membership No. 080727

Dated, 27.08.2026
New Delhi

DAKSHINAYAN PUJA SAMITY
PLOT NO. 19, SECTOR-4 DWARKA, NEW DELHI-110078

Receipts and Payments for the year ending 31.03.2026

Receipts	Amount 31.03.2026	Amount 31.03.2025	Payments	Amount 31.03.2026	Amount 31.03.2025
Opening Balance					
Bank Account	69,570.00	611,026.00	Loans (Liability)		
Cash-in- Hand	2,600.00		Unsecured Loans	185,925.00	87,625.00
Loans (Liability)					
Unsecured Loans	111,234.00	55,064.00	Current Liabilities		
			TDS Payable	14,950.00	664,364.00
Current Liabilities			Sundry Creditors	543,764.00	
Sundry creditors	5,000.00	17,410.00	Investment		
TDS Payable	10,770.00		Fixed Deposit	900,000.00	600,000.00
			Current Assets		
Investment	-	208,282.00	TDS Deducted From Us	300.00	2,985,222.00
			Loans and Advance (Assets)	2,324,839.00	
Current Assets			Direct Income		
Loans & Advances (Assets)	1,445,219.00	449,050.00	Donations	11,067.00	37,501.00
			Sponsors	14,000.00	
			Stalls	20,000.00	
Direct Incomes			Subscriptions	2,500.00	
Advertisements	367,162.00	3,264,575.00	Direct Expenses		
Banners	95,000.00		Administratives Expenses	46,361.00	126,510.00
Coupons	102,350.00		Ananda Mela	6,091.00	
Coupons -Saraswati puja	32,300.00		Bhog	559,867.00	
Donations	29,862.00		Bhog-Saraswati puja	79,535.00	
Donations Sarswati puja	551.00		Cultural	380,297.00	
Pranami	180,875.00		Organisation/Pandal Decoration	2,500.00	
Pranami Saraswati Puja	10,147.00		Puja	333,765.00	
Sponsors	1,149,473.00		Puja Sarswati Puja	20,216.00	
Sponsors Saraswati puja	15,000.00		Security	4090	
Stalls	1,046,980.00		Sports	35,871.00	43,190.00
Subscriptions	981,755.00		Indirect Expenses		
Subscription Saraswati Puja	500.00		Bank Charges	1,305.00	
Indirect Income			Mousumi Printer	57,440.00	
Interest Received From SB A/c	10,538.00	8,775.00	TDS Interest	110.00	
Indirect Expenses			Closing Balance		
Bank charges	200.00	2,000.00	Bank Account	120,778.00	72,170.00
			Cash-in-Hand	1,515.00	
Total	5,667,086.00	4,616,582.00	Total	5,667,086.00	4,616,582.00

For Delhi EPDP Co-op. Group Housing Society Ltd.

Ashim Krishna Saha
Treasurer

Prabir K Ghosh
Chief Convenor

Dated, 27.08.2026
New Delhi

As per our report of even date
For H.K. Dua & Co.

Chartered Accountants (Regn. No.00581N)

Alok Mukhopadhyay
President

(CA Harsh Kumar Dua)
Partner
Membership No. 080727

DAKSHINAYAN PUJA SAMITY
As on 31st March-2026

FIXED ASSETS

(Figures in Rupees)

So.No	Particulars	W.D.V. as on 01-April-2025	Additions during the year		Sale/Deleted during the year	Total as on 31st March-2026	Rate	Depreciation	W.D.V. as on 31- March-2026
			Up to 30-Sept-2025	After 30-Sept-2025					
1	Electric and Misc Items								
2	Decorative Lights	12,508	-	-	-	12,508	15%	1,876	10,632
3	Lamp Stand	2,508	-	-	-	2,508	15%	376	2,132
4	Stairs and Table	4,186	-	-	-	4,186	15%	628	3,558
5	Yagyakund	1,847	-	-	-	1,847	15%	277	1,570
6	CCTV Camera and Accessori	81,734	-	-	-	81,734	15%	12,260	69,474
7	Utensils Plates	9,911	-	-	-	9,911	15%	1,487	8,424
8	Utensils Aluminium Oatila L	12,184	-	-	-	12,184	15%	1,828	10,356
9	Utensils Steel Serving Tub wi	6,968	-	-	-	6,968	15%	1,045	5,923
10	Gas Burners with Accessories	1,673	-	-	-	1,673	15%	251	1,422
	Portable Wash Basin	10,671	-	-	-	10,671	15%	1,601	9,070
	Total	144,190	-	-	-	144,190		21,629	122,561
	Previous Year	156,904	0	0	0	156,904		24,414	144,190

For Delhi EPDP Co-op. Group Housing Society Ltd.

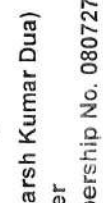
As per our report of even date
For H.K.Dua & Co.

Chartered Accountants (Regn. No.00581N)


Ashim Krishna Saha
Treasurer


Prabir K Ghosh
Chief Convenor


Alok Mukhopadhyay
President


(CA Harsh Kumar Dua)
Partner
Membership No. 080727

Dated, 27.08.2026
New Delhi



DELHI EPDP CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

Registration No. 593 G/H (New) | GST Number : 07AAAAD3724F1Z6

Annexure C2

DELHI EPDP CGHS LTD., DWARKA, NEW DELHI

Action Taken / Compliance Report on the Observations of the Auditors on the Accounts for the year 2025 – 26

	Observations of the Auditors	Comments / Compliance Report
1.	We have observed that GST number has been taken by the Society, however it has not been used on rental income and other services. Either surrender the number or start charging GST on the services and deposit the taxes to the authorities.	Process is under way to surrender the GST number.
2.	TDS should be deducted on the payment made to the water tanker suppliers.	Noted. Implementation is under progress.
3.	The society should take necessary steps to collect outstanding dues and interest for delayed and interest for delayed payments from defaulting members.	Being complied. All members having outstanding amount have been sent Notices. Legal action has been initiated against one major defaulter.
4.	It is observed that few members have not taken membership of the society, it is suggested to the management committee to encourage those members who are eligible to take membership should come forward and take membership of the society.	Suggestion has been noted. There has been minor increase in number of members due to consistent persuasion. More is likely to be in the offing.
5.	No TDS has been deducted on the payment of Rs. 45,000/- paid to Mosumi Printer on 22/11/2025 (DAKSHINAYAN PUJA SAMITY).	Complied with.

Col Satish Kumar Basu (Retd)
Secretary

DAKSHINAYAN

Plot No. 19, Sector - 4, Dwarka, New Delhi - 110078 | Ph. Nos. 25096521 Extn. No. 2155 & 2700 & 011-40110547
E-mail: delhiexpdp@gmail.com | Website : delhiexpdp-cghs.in

Proposed Work Programme for the year 2026-27 & 2027-28

Sl. No.	Approved Work Programme 2026-27	Status	Proposed Rolling Work Programme 2027-28
1	Water Proofing Treatment on Roof of affected flats.	One roof treatment completed	Balance will be taken-up.
2	Installation of Rooftop Solar Plant.	Deferred.	--
3	Repair & Plastering of Parapet Wall for balance buildings.	Parapet repair along with painting of Block Nos. 1, 2, 4, 7, 8 & 6 (half portion) have been completed.	Action will be taken for block no. 5, 3 & 6 (half portion) shortly.
4	Redesigning & implementation of Rain Water Harvesting System as per latest policy.	Awaiting Court Order.	Will be taken-up as per Court Order.
5	Grit Repairs as ongoing project.	On-going.	On-going.
6	Kitchen Shafts – Change of Old Pipes as required basis.	03 Nos. completed.	Will be taken-up as and when required basis.
7	Refurbishment of Tank Pedestal when replaced.	14 New Water Tanks purchased & positioned on refurbished pedestal.	Total 26 New Water Tanks have been installed. More tanks will be replaced based on their actual condition (Total Tanks : 166 nos.)
8	Limited Internal Road Repair.	850 Sq.ft. completed.	Will be taken-up as and when required basis.
9	Replacement of Old C.I. to PVC pipes on as required basis.	03 Nos. completed.	Will be taken-up as and when required basis.
10	Repair of Staircase Waist Slab of all blocks.	14 Nos. completed.	Balance will be taken-up
11	Painting of Staircase Railing.	Block 1, 2, 6 7 & 8 (half) have been completed.	Balance will be taken-up



.....2/--

Sl. No.	Approved Work Programme 2026-27	Status	Proposed Rolling Work Programme 2027-28
12	Repair of Staircase Railing.	Block Nos. 1, 2, 6, 7 & 8 have been completed.	Balance will be taken-up
13	Continuation of repairs of underground PVC water pipe system.	Study completed.	Repair will be taken-up as per study & approved budget of 35 lakhs in AGM held on 5 th Oct., 2025.
14	Painting of Generator Room.	Completed (Inside).	Outside will be taken-up.
15	Flower Bed at ground floor level of all buildings need to be cemented over cinder filling.	Pilot Project undertaken.	Based on the result, further action will be initiated.
16	Making wheelchair-friendly pathway from lift lobby to paved level in all blocks.	Pended for study of more design.	--
17	Periphery of Pump Room Water Proofing.	Pended for next year.	Will be taken-up.
18	Replacement of broken kota stone of Lift Lobbies Floor and facelift of lift lobby wall with stone cladding as per requirement.	Pended.	--
19	Replacement/repair of broken kota stone of Staircase Tread as per requirement, if fund permits.	Pended.	--
20	Covering of Electrical Shaft Area.	Pended.	--

NB : Managing Committee may prioritize the work & add as per requirement. General Maintenance Funds will be utilized other than those for which BMF/ BRF fund is approved already during last AGM. Further fund to be provisioned.

Delhi EPDP CGHS Ltd, Dwarka, New Delhi-110078

REVISED BUDGET FOR THE FINANCIAL YEAR 2026-27 & PROPOSED BUDGET ESTIMATES FOR F.Y. 2027-28

EXPENDITURE	Approved Budget 2025-26	Expenditure 2025-26 (31.03.2026)	Approved Budget for 2026-27	Expenditure 2026-27 Upto 31.08.2026	Revised Budget 2026-27	Proposed Budget 2027-28
Expenditure						
Salary and Overtime allowance to staff	3,280,000	3,199,610	3,444,000	1,264,734	3,444,000	3,616,200
Printing and Stationery	35,000	47,767	36,750	4,425	50,000	50,000
Postage and Courier	6,000	1,914	6,300	28	3,000	3,000
Local Conveyance	15,000	13,248	15,750	4,697	15,750	16,500.00
Professional Charges	315,000	47,700	70,000	4,580	70,000	70,000
Legal Charges		198,382	260,750	15,000	262,500	262,500
Housekeeping	710,000	720,000	745,500	318,000	765,000	803,250
Security Services	2,865,000	2,627,775	3,008,250	1,114,442	3,008,250	3,158,660
Office Maintenance	30,000	22,907	31,500	12,481	31,500	33,000
Repair and Maintenance	2,800,000	3,870,086	2,940,000	1,170,733	3,500,000	3,675,000
Annual Maintenance Charges (AMC)	1,050,000	1,026,043	1,102,500	453,163	1,102,500	1,157,625
Telephone Charges	5,000	1,308	5,250	1,500	5,250	6,000
Social Event Expenses	106,000	71,355	111,300	45,310	111,300	116,865
Expenses on Gen Body Meeting	100,000	106,771	105,000	-	120,000	120,000
Audit Fees	35,000	28,970	36,750	28,970	29,000	30,000
Library	-	1,100	-	-	-	10,000
Horticulture	20,000	9,985	21,000	3,900	5,000	10,000
Gymnasium	-	-	-	-	-	-
Bank Charges	5,000	6,634	5,250	2,232	5,250	5,500
Misc. Expenses	30,000	14,500	31,500	3,336	31,500	31,500
Insurance Charges	15,000	11,520	15,750	10,024	15,750	15,750
COMMON AREA EXPENSES						
Electricity Charges	1,300,000	1,049,286	1,365,000	403,588	1,365,000	1,500,000
Water Charges	360,000	341,500	378,000	188,000	450,000	500,000
Diesel Consumption	10,000	4,000	10,500	1,227	10,500	10,500
	13,092,000	13,422,361	13,746,600	5,050,370	14,401,050	15,201,850
Electricity Charges	10,500,000	11,677,661	15,000,000	6,557,191	15,000,000	15,000,000
Water Line Repair & Water Tanker Charges	350,000	526,343	-	218,789	530,000	550,000
Diesel Charges	80,000	10,027	80,000	16,307	40,000	40,000
Insurance Charges	200,000	153,480	200,000	134,976	150,000	150,000
Provision for Depreciation	1,400,000	2,118,051	1,500,000	894,044	2,200,000	2,200,000

Delhi EPDP CGHS Ltd, Dwarka, New Delhi-110078

REVISED BUDGET FOR THE FINANCIAL YEAR 2026-27 & PROPOSED BUDGET ESTIMATES FOR F.Y. 2027-28

EXPENDITURE	Approved Budget 2025-26	Expenditure 2025-26 (31.03.2026)	Approved Budget for 2026-27	Expenditure 27 Upto 31.08.2026	Revised Budget 2026-27	Proposed Budget 2027-28
Ground Rent	280,000	239,261	270,000	-	250,000	250,000
Excess of income over Expenses	-	-	-	186,075	-	-
Total Expenses	25,902,000	28,147,184	30,796,600	13,057,752	32,571,050	33,391,850
INCOME/RECEIPTS						
General Maintenance Charges	10,368,000	10,368,000	10,368,000	3,456,000	10,368,000	10,368,000
Addl Maintenance charges from Tenants	300,000	312,400	350,000	101,200	250,000	250,000
Parking Charges	400,000	507,750	400,000	183,400	400,000	400,000
Electricity Charges	10,500,000	11,677,661	15,000,000	5,174,184	15,000,000	15,000,000
Water Charges	1,000,000	1,499,745	1,000,000	597,944	1,500,000	1,500,000
Diesel Consumption	80,000	-	80,000	-	50,000	50,000
Insurance charges	200,000	153,480	200,000	134,976	135,000	135,000
Misc Income	850,000	1,451,737	1,000,000	375,173	1,200,000	1,200,000
Interest and late payment charges	1,400,000	1,675,781	1,500,000	433,333	1,500,000	1,500,000
Ground Rent	280,000	239,261	270,000	-	250,000	250,000
Total Income	25,378,000	27,885,815	30,168,000	10,456,210	30,653,000	30,653,000
Excess of expenditure over income	174,000	137,041	628,600	-	1,918,050	2,738,850
	25,902,000	28,147,184	30,796,600	13,057,752	32,571,050	33,391,850

Note : General Body may empower the Managing Committee for the unspent amount from one fund to utilize in another fund. Expenditure of a particular fund of approx. +/- 10% may be accepted. Financial power of managing committee may continue to remain as approved in the previous AGM.





MUNICIPAL CORPORATION OF DELHI
OFFICE OF THE EXECUTIVE ENGINEER (EMS)/NGZ
ROOM NO. 201, 2ND FLOOR, RRT DEPOT,
SEC-9, DWARKA, NEW DELHI-110077
Email - eeemsngzsdmc@gmail.com

Annexure - E1



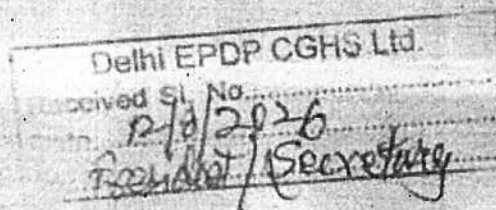
No. EE(EMS)/NGZ/MCD/2026-27/D-541

Dated:- 03.08.2026

NOTICE

To,

President/Secretary,
Dakshinayan Apartment,
Plot No 19, Sector 4, Dwarka Delhi-110075



Subject:- Compliance with Duties of Bulk Waste Generators under the Solid Waste Management Rules, 2026.

Sir/Madam,

In order to address the situation of increasing quantity of legacy waste at the landfill all across the country and following up the best civic practices in the world, the Ministry of Environment & Climate Change, Government of India vide Gazette notification S.O 388(E) dated 27/01/2026 has notified the Solid Waste Management (SWM) Rules, 2026, which have come into force from 1st April 2026.

As per Rule 5 (1b), every waste generator has to segregate and store the waste generated by them in four separate streams at source namely wet waste, dry waste, sanitary waste and special care waste; and handover segregated waste to authorised waste pickers or waste collectors as per the direction or notification by the local authorities from time to time;

Further, as per Rule 3(i)- a, b & c. of the said rules, an entity having:

- Built-up floor area of 20,000 sq. m. or above, or
- Water consumption of 40,000 litres per day or more, or
- Solid waste generation of 100 kg per day or more

(a) Institutional users including buildings occupied by the,-

- i. Central Government departments or undertakings, State government departments or undertakings;
- ii. Local bodies;
- iii. Public sector undertakings or private companies;
- iv. Schools, colleges, universities, other educational institutions; and
- v. Community places or like;

(b) Commercial users including,-

- i. Commercial establishments including railways, bus stations or depots, airports, ports;
- ii. Industrial units and industrial areas;
- iii. Malls, Multiplexes;

- iv. Hotels;
- v. Hospitals, nursing homes;
- vi. Hostels;
- vii. Wholesale markets, including "Mandis", for agricultural and horticultural produce, fish and meat;
- viii. Stadium, sports complexes;
- ix. Community halls, convention halls, auditorium;
- x. Marriage or banquet halls;
- xi. Conference centres, Expo centres, exhibition areas; and
- xii. Tourist spots.

(c) Residential societies.

Has been defined as Bulk Waste Generator (BWG).

In accordance with the said Rules, you fall under the category of **Bulk Waste Generator**.

Being a BWG, you are legally obligated to comply with the following duties:

Duties of Bulk Waste Generators as defined under Chapter-II, Rule-6 (a to m) of the notified gazette is as below:-

a. Registration with MCD/CPCB

Registration with Centralised Online portal to be prepared by Central Pollution Control Board(CPCB); the portal is likely to be live very soon, till then, registration shall be done on MCD 311 App.

b. Segregated Waste Handover

You shall make necessary arrangements for the collection and handing over of:

- Dry waste
- Sanitary waste
- Special care waste

to MCD or any agency authorised by MCD.

c. Decentralised Wet Waste Processing

You shall make necessary arrangements to collect and process wet waste or horticulture waste (if applicable) generated on your premises through:

- Composting
- Bio-methanation
- Any other approved technology

d. Setup and operate Waste Processing Facilities

Existing Bulk Waste Generators who are unable to set up such facilities may apply for exemption from MCD. Upon grant of exemption, they shall procure Extended Bulk Waste Generator Responsibility (EBWGR) Certificates from MCD for processing wet waste equivalent to the quantity generated.

e. Fulfillment of Extended Bulk Waste Generator Responsibility (EBWGR)

You are required to fulfil your EBWGR obligations for:

- i. Processing of wet waste generated; and
- ii. Ensuring environmentally sound management of dry waste, special care waste, and sanitary waste

The EBWGR obligation shall be calculated based on norms issued by Central Pollution Control Board (CPCB) in consultation with MoHUA and DDWS.

f. Procurement of EBWGR Certificates

Where wet waste is not processed at source, you shall procure EBWGR Certificates from MCD for environmentally sound management including collection, transportation, and processing of dry waste, special care waste, sanitary waste, and wet waste through registered waste processing facilities.

g. Non-Engagement with Unregistered Entities

You shall not engage with any entity that does not hold registration as mandated under the Solid Waste Management Rules, 2026.

h. Submission of Annual Returns

You shall submit Annual Returns by 30th June every year on the Centralised Online Portal in respect of your EBWGR obligation including procurement of EBWGR Certificates for the total calculated solid waste generated. The Annual Returns shall be submitted to this office and shall be made available in the public domain on the MCD website.

i. Disposal of Residual Inerts from Decentralised Processing

Residual solid waste or inerts generated during decentralised waste processing must be handed over to authorised waste collectors or agencies authorised by MCD.

j. Waste Management during Construction Activities

In case of construction of new units, you shall promptly clean up and remove all solid waste generated during the course of construction and manage it in compliance with the Rules.

k. Waste Management during Transit (for Public Transport Entities)

Entities engaged in public transport (including road and rail) shall ensure that solid waste is not littered during transportation and that waste generated during journeys and at stations is managed as per the provisions of the Rules.

l. Waste Infrastructure for Construction and Public Facility Operators

Entities engaged in construction or redevelopment projects or in operation of public facilities such as airports, bus stops, railway stations, and shopping malls, shall develop and operate facilities for collection, processing, or disposal of all categories of solid waste in accordance with the Rules.

m. Non-Mixing of Biomedical Waste (for applicable entities)

Establishments identified as occupiers under the Bio-medical Waste Management Rules, 2016 shall not mix biomedical waste with solid waste and shall provide information in their Annual Returns regarding quantity generated and handed over to authorised treatment facilities.

Apart from above, as per Rule 5 (2) of the SWM Rules, 2026: **All gated communities, institutions above 5,000 Sq. mtr., RWAs, markets, hotels, and restaurants shall ensure source segregation (wet, dry, special & sanitary waste), in-house processing of biodegradable waste as far as possible, and handover of recyclable and residual waste to authorized agencies.**

Adherences to the said Rules are likely to substantially reduce the quantity of waste to be handled/processed in the city on a centralised matter.

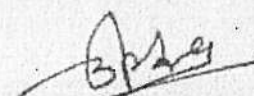
There specific norms for calculation/monitoring of generation/collection and processing of the waste at each BWG level, which shall be required to be uploaded by the BWG itself on the Centralised portal periodically. This data shall be inspected/monitored by MCD either by itself or through an authorised/qualified agency.

Failure to adhere to the aforesaid Rules, shall invite levy of fine/penalty as per schedule II annexed with extant SWM Bye laws 2017 (which are under revision as per the latest SWM Rules 2026).

In this regard, your attention is also invited to the directions issued by the Hon'ble Supreme Court in its orders dated 05.05.2026 in Civil Appeal No. 6174 of 2023 *Bhopal Municipal Corporation Versus Dr. Subhash C. Pandey & Ors.* Vide which, the electricity/water connection of the delinquent entity (BWG) may be disconnected by the concerned authority.

AS explained, you are requested: -

1. To take steps to create infrastructure/system within your organisation/area so as to comply with the rules and making the critical job of waste management in the city self-sustainable
2. Refer to Schedule-III specifying standards of processing and treatment of solid waste
3. Complete online registration on the Centralised Portal within 30 days of receipt of this notice.
4. Submit a Compliance Action Plan within 45 days detailing steps taken to fulfil duties as a Bulk Waste Generator
5. Ensure full operational compliance with segregation, processing, and EBWGR obligations within 90 days


EE(EMS)/NGZ

OFFICE OF THE REGISTRAR COOPERATIVE SOCIETIES
GOVT. OF NCT OF DELHI, OLD COURT BUILDING
PARLIAMENT STREET, NEW DELHI-110001

F.NO.PA/RCS/2026/235 - 237

Date: 19/6/26

Directive under section 42 of DCS Act, 2003 on Co-option of members in the Managing Committees of Societies

It has come to the notice of this office that several Co-operative Societies registered under the Delhi Co-operative Societies Act, 2003 are still carrying provisions in their bye-laws relating to co-option of members to the Managing Committee, which were incorporated under the erstwhile Delhi Co-operative Societies Act, 1972 and Rules framed thereunder.

Attention is invited to the provisions of the Delhi Co-operative Societies Act, 2003 and the Delhi Co-operative Societies Rules, 2007. The constitution and functioning of the Committee is governed by the provisions of the DCS Act, 2003 and DCS Rules, 2007. No provision exists under the DCS Act, 2003 or the DCS Rules, 2007 providing for co-option of members to the Managing Committee, as notified in the gazette dated 19.10.2007.

Further, Section 11 and Section 12 of the Delhi Co-operative Societies Act, 2003 provide for amendment and registration of bye-laws of co-operative societies so as to ensure conformity with the provisions of the Act and Rules. Any provision contained in the bye-laws which is inconsistent with the provisions of the Delhi Co-operative Societies Act, 2003 and the Delhi Co-operative Societies Rules, 2007 is liable to be amended accordingly.

Accordingly, all Co-operative Societies are hereby advised to review their existing bye-laws and identify provisions relating to co-option of members to the Managing Committee or any other provisions which are inconsistent with the Delhi Co-operative Societies Act, 2003 and the Delhi Co-operative Societies Rules, 2007.

All such societies shall place the matter before their General Body and initiate action for amendment of their bye-laws under Sections 11 and 12 of the DCS Act, 2003. The proposal for registration of amended bye-laws shall be submitted to the office of the Registrar Cooperative Societies within 90 days from the date of issue of this Circular.

It is clarified that any provision in the bye-laws inconsistent with the provisions of the Delhi Co-operative Societies Act, 2003 and the Delhi Co-



operative Societies Rules, 2007 shall not be acted upon merely on the ground that such provision exists in the bye-laws. Any co-option done in violation of the DCS Act, 2003, Rules, 2007 and this Directive shall be null and void.

All Deputy Registrars/Assistant Registrars shall ensure compliance of these directions in respect of societies under their jurisdiction.


(KRISHNA KUMAR SINGH, IAS)
Registrar Co-operative Societies

Copy to:-

1. PA to Spl. RCS, O/o RCS
2. All DRCS/Branch In-charges, O/o RCS
3. DRCS (IT) for uploading this order on the website of the O/o RCS
4. Guard file